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**Appellants: Barwood Development Securities Ltd and the North West Thornbury Consortium**

**Council: South Gloucestershire Council**

**LAND WEST OF PARK FARM AND SOUTH OF OLDBURY LANE, THORNBURY**

**AGENDA FOR THE ROUND TABLE DISCUSSION**

**ON HOUSING LAND SUPPLY**

**THE HOUSING REQUIREMENT**

1. There is no dispute that:
   1. The Core Strategy is over 5 years old and therefore the Council’s assessment of housing land supply is to be against the local housing need (LHN) rather than the CS requirement (paragraph 74 of the National Planning Policy Framework (the Framework)).
   2. The Thornbury Neighbourhood Plan was made in May 2022. It does not include policies and allocations to meet the identified housing requirement. Paragraph 14 of the Framework does not therefore apply.
   3. The LHN is established through the Government’s standard methodology, which takes previous shortfalls in delivery into account (Planning Practice Guidance).
   4. In this case the annual LHN is 1,388 dwellings per annum or 6,940 dwellings over a 5 year period (taking account of the 2022 updated affordability ratio).
   5. The 5 year period in question is from 1 April 2021 – 31 March 2026 and the base date for completions information is 31 March 2021.
   6. The Council has exceeded the Housing Delivery Test requirement at 133% in the Government’s figures published in January 2022.
   7. The appropriate buffer to allow choice and competition in the market for land is 5% and this is brought forward from later in the trajectory.
   8. The relevant figure against which deliverable housing supply is to be assessed over the 5 year period is 1,457 dwellings per annum (7,285 dwellings in total).

**THE HOUSING SUPPLY: GENERAL**

1. The main parties agree that the definition of deliverable is set out in the Glossary to the Framework and that further advice is given in the Planning Practice Guidance.
2. The main parties agree that:
   1. Is it agreed that the onus is on the Council to demonstrate that major sites that are allocated or have outline planning permission will be deliverable within the 5 year period (Framework Glossary category b) sites).
   2. It is agreed that the onus is on the Appellant to demonstrate that sites with detailed planning permission will not be deliverable within the 5 year period (Framework Glossary category a) sites).
3. Questions to be answered:
   1. What is the Council’s final position regarding its supply of deliverable housing sites against local housing need?
   2. What is the Appellant’s final position regarding the Council’s supply of deliverable housing sites against local housing need?
   3. Should sites be included in the forward supply if there is no planning permission at the base date?

**THE HOUSING SUPPLY: INCLUSION OF STUDENT ACCOMMODATION**

1. Whether this source of supply has been adequately justified (307 dwellings at issue).

**THE HOUSING SUPPLY: WINDFALLS**

1. Whether the Council has under-estimated the annual contribution made by small sites.

**THE HOUSING SUPPLY: DISPUTED SITES**

1. Cribbs/ Patchway New Neighbourhood (0134)

813 dwellings disputed

Site 0134a (61 dwellings at issue)

Site 0134aa (37 dwellings at issue)

Site 0134bb (244 dwellings at issue)

Site 0134b (100 dwellings at issue)

Site 0134ba (61 dwellings at issue)

Site 134c (300 dwellings at issue)

134ca (10 dwellings at issue)

1. **Land east of Harry Stoke, New Neighbourhood** (0135)

358 dwellings disputed

Site 0135a (55 dwellings at issue)

Site 0135da (100 dwellings at issue)

Site 0256 – Council agrees 50 dwellings should be removed

Site 0135b (100 dwellings at issue)

Site 0135d (53 dwellings at issue)

1. **North Yate New Neighbourhood** (0133)

532 dwellings disputed on the basis of the build rates put forward

1. **Land at Harry Stoke** (0021b)

233 dwellings disputed on the basis of the build rates put forward

27 additional apartments not included in the trajectory

1. **Land at Harry Stoke** (0021c)

125 dwellings disputed

1. **Other Sites**
   1. *Watermore Junior School, Coalpit Heath* (0226)

22 dwellings disputed

Council agrees 1 dwelling should be removed

* 1. *Cleve Park, Thornbury* (0227)

It is agreed that 14 dwellings should be removed

* 1. *Land east of Cedar Lodge, Charlton Common* (0234)

29 dwellings disputed

* 1. *Land at Crossways, Morton Park, Thornbury* (0247a)

69 dwellings disputed

* 1. *Land west of Trinity Lane* (0248)

60 dwellings disputed

* 1. *Land at Lyde Green Farm, Lyde Green* (0036ca)

50 dwellings disputed

* 1. *Land east of North Road, Yate* (0250a)

It is agreed that 1 dwelling should be removed

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* 1. *Parcel 30 Emersons Green* (0036az)

It is agreed that 5 dwellings should be removed

1. **ANY OTHER MATTERS**

*Christina Downes*

*27 September 2022*