



Rebuttal to Ms Paterson's Proof of Evidence on Housing Supply Matters by Ben Pycroft BA(Hons), Dip TP, MRTPI

Erection of up to 595 dwellings (Use Classes C3), land for a Primary School (Use Class D1), up to 700m² for a Retail and Community Hub (Use Classes A1, A2, D1), a network of open spaces including parkland, footpaths, allotments, landscaping and areas for informal recreation, new roads, a sustainable travel link (including a bus link), parking areas, accesses and paths and the installation of services and drainage infrastructure (Outline) with access to be determined and all other matters reserved – Land to the west of Park Farm, Butt Lane, Thornbury

for Barwood Development Securities Limited and the North West Thornbury Landowner Consortium

Emery Planning project number: 21-658

PI ref: APP/P0119/W/21/3288019

LPA ref: PT18/6450/O

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Project : 21-658
Site address : Land to the west of Park
Farm, Butt Lane,
Thornbury
Client : Barwood Development
Securities Limited and
the North West
Thornbury Landowner
Consortium
Date : 11 March 2022
Author : Ben Pycroft

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1. Introduction

- 1.1 This rebuttal to Ms Paterson's proof of evidence in relation to housing supply matters is submitted on behalf of Barwood Development Securities Ltd and the North West Thornbury Landowner Consortium (i.e., the Appellant) in support of its appeal against the failure of South Gloucestershire Council to determine an outline planning application within the relevant timescales for the erection of up to 595 dwellings (Use Classes C3), land for a Primary School (Use Class D1), up to 700m² for a Retail and Community Hub (Use Classes A1, A2, D1), a network of open spaces including parkland, footpaths, allotments, landscaping and areas for informal recreation, new roads, a sustainable travel link (including a bus link), parking areas, accesses and paths and the installation of services and drainage infrastructure with access to be determined and all other matters reserved (PINS ref: APP/P0119/W/21/3288019, LPA ref: PT18/6450/O).
- 1.2 This rebuttal specifically addresses matters relating to housing land supply raised in the proof of evidence submitted by Ms Paterson on behalf of the local planning authority, South Gloucestershire Council on this issue. This rebuttal does not respond to every aspect of Ms Paterson's evidence and should not be taken as agreement to such evidence.

2. The definition of “deliverable”

2.1 Paragraph 2.6 of Ms Paterson's proof of evidence provides the definition of “deliverable” as set out on page 66 of the 2021 Framework. As explained in section 3 of my main proof of evidence, the definition of “deliverable” has changed since the 2012 Framework was published. For sites with outline planning permission for major development or allocated sites without planning permission at all, the onus is firmly on the Council to provide clear evidence that housing completions will begin on site within five years. In section 3 of my main proof of evidence, I also refer to the associated guidance contained within chapter 68 of the PPG, which I note has not been referred to in Ms Paterson's proof of evidence. I also referred to several appeal decisions where the Secretary of State and Inspectors have considered the definition of deliverable and clear evidence. Within this context, I do not consider that the Council has provided clear evidence for any of the disputed sites which fall within category b) of the definition of deliverable as I discuss below.

3. Disputed sites

The absence of written evidence

- 3.1 Section 5 of Ms Paterson's proof of evidence in relation to housing supply matters provides the Council's evidence in relation to the disputed sites. As I explained in my main proof of evidence, the Council's position statement does not provide any written agreements with those responsible for delivering dwellings on sites. Similarly, In most cases, Ms Paterson does not provide any written evidence from the promoters of sites to support the inclusion of and / or the build rate proposed on any of the disputed sites.
- 3.2 As I explained in paragraphs 3.42 and 3.43 of my main proof of evidence, the Secretary of State and Inspectors have concluded that sites should be removed where there is no evidence of a written agreement. Within this context, I referred to the relevant sections of appeal decisions at land off Audlem Road, Nantwich (appendix EP1A – paragraph 21) and Cox Green Road, Surrey (appendix EP1B – paragraphs 22-24).
- 3.3 As I discuss below, for some of the disputed sites, Ms Paterson does refer to and include as appendices completed questionnaires received for three of the disputed sites. Whilst I dispute that these questionnaires constitute clear evidence, it is surprising that firstly the Council's position statement did not provide this evidence when it was published as the questionnaires pre-date its publication and secondly that Ms Paterson has only included these for three of the disputed sites and not for either the other disputed sites or even the sites which are not disputed.

The form and value of written evidence

- 3.4 Ms Paterson refers to and has provided the following appendices:
- Appendix E – Build out rates provided by Bellway Homes in relation to site 0133b;
 - Appendix F – Build out rates provided by YTL in relation to site 0134c; and
 - Appendix I – Build out rates provided by Persimmon Homes in relation to 0134ba.
- 3.5 These appendices have the title: "*Residential Site Assessments Deliverability Questionnaire 2021*" which have been sent to the developers / site promoters by the Council and asked the following questions:
- Question 1 – Current use?

- Question 2 – Is the site in control of a housebuilder?
- Question 3 – What is your anticipated timescale for the planning application / delivery process?
- Question 4 – Please provide a build rate trajectory if net completions for this site.
- Question 5 – Please outline if there are any constraints or any other factors which would impact upon delivery of this site?

3.6 At the end of each questionnaire, it states that the completed version should be sent to the Council's Planning Policy team by 22nd October 2021.

3.7 I comment on the Council's approach taken as follows.

3.8 Firstly, as I explain in my main proof of evidence, the Secretary of State and Inspectors have concluded that the evidential value of any written agreement is dependent on its content. In this case, the completed questionnaires are scant in detail. They do not explain how the timings of delivery could be achieved such as the detail in relation to reserved matters applications, applications for the discharge of conditions or installing the relevant infrastructure. For example, appendix I refers to flood risk and drainage constraints at site 0134ba but not how this issue is being addressed or is to be overcome. Appendix F simply states that an application for reserved matters on phase 2 of site 0134c is to be submitted in autumn 2022 for 300 dwellings but no further details are provided to confirm how site specific issues are to be addressed or how the timescales reflect the challenges around gaining reserved matters consent.

3.9 Within this context, I referred to appeal decisions where similar evidence had been found not to constitute "clear evidence" in Waverley (appendix EP1B – paragraphs 10-27) and Canterbury (appendix EP1G – paragraph 23). I also referred to an appeal decision in Braintree where the Secretary of State removed 10 sites from the Council's supply on the basis that Braintree Council had not provided "clear evidence" that housing completions will begin on those sites in the next five years (appendix EP1G – paragraph 41 of the decision letter). I attach at EP14 a copy of the proformas, and emails Braintree Council provided to the Secretary of State. As can be seen, the evidence which was provided by Braintree Council is very similar to that relied on by South Gloucestershire and the Secretary of State confirmed this was not clear evidence for the inclusion of those sites.

3.10 Secondly, the Council should not accept the comments made by those promoting sites on face value. As I have set out in section 5 of my main proof of evidence, the Council has a very poor record of predicting housing delivery. Part of the reason for this is because it has assumed many of the disputed sites would deliver sooner and at a higher build rate¹. I also referred to appeal decisions in Great Torrington (appendix EP1H – paragraphs 56 and 57) and Sonning Common (appendix EP1I – paragraphs 20 and 21) where the Inspector stated that:

“Developers are financially incentivised to reduce competition (supply) and this can be achieved by optimistically forecasting delivery of housing from their own site and consequentially remove the need for other sites to come forward”.

3.11 Within this context, I have compared appendix I with the completed questionnaire for this site that was attached to the Council's previous housing land supply position at 1st April 2020, appended at EP15. I note that at that time the developer stated they anticipated work would commence in January 2021 compared to June 2022 in Ms Paterson's appendix I and the first completions would take place in February 2022 compared to November 2022 in Ms Paterson's appendix I.

3.12 The Council should apply realistic lead in times and build rates based on empirical evidence as I have set out in my main proof of evidence.

¹ As shown in charts 5.1 to 5.5 (pages 35-39) of my main proof of evidence.

4. Conclusions

4.1 In summary, I have reviewed the evidence provided by Ms Paterson in relation to housing land supply and maintain for the reasons set out in my main proof of evidence that the deliverable supply at 31st March 2021 is 6,106 dwellings (i.e. 8,724 – 2,618 = 6,106). Against the local housing need and a 5% buffer, this equates to 4.3 years as shown in the following table:

Table 4.1 – **South Gloucestershire's Five Year Housing Land Supply at 1st April 2021**

	Requirement	Council	Appellant
A	Annual local housing need		1,353
B	Five year requirement (A X 5 years)		6,765
C	Five year housing land supply to be demonstrated (B + 5%)		7,103
D	Annual average requirement plus buffer (C / 5 years)		1,420.5
	Supply		
E	Supply to 31 st March 2026	8,724	6,106
F	Supply in years (E / D)	6.14	4.3
G	Surplus / Shortfall against the five year requirement plus 5% buffer (E – C)	1,621	-997

4.2 The implications of this are addressed by Mr Matthews.

5. Appendices

EP14 – Proformas submitted to support Braintree Council's 5YHLS position statement

EP15 – Completed questionnaire for site 0134ba appended to the Council's trajectory at 1st April 2020

EP14

Braintree District Monitoring Report 2018
Addendum to the Monitoring Report:

Subject:

Five Year Housing Supply 2018-2023



11 April 2019

From: [Carpenter, Kathy](#)
To: [Laura Dudley-Smith](#)
Subject: RE: Request for information forecast development Land south of The Limes Gosfield
Date: 04 December 2018 10:02:00

Many thanks for your help, I think I can take it from here.
Best wishes,
Kathy

From: Laura Dudley-Smith
Sent: 03 December 2018 17:35
To: Carpenter, Kathy <kathy.carpenter@braintree.gov.uk>
Cc: James Firth
Subject: RE: Request for information forecast development Land south of The Limes Gosfield

Dear Kathryn,

The land at Gosfield is no longer owned by Marden Homes Ltd. We are now acting on the site on behalf of it's new owner, Chelsteen Homes. The contact there is Bill Poulton.

A revised planning application has been submitted to BDC for consideration. There are no significant issues that have been identified however that should present delay to delivery should the revised application be determined favourably.

Please let me know if you would like us to complete a revised form in this regard.

Laura

Laura Dudley-Smith
Strutt & Parker

From: Carpenter, Kathy [<mailto:kathy.carpenter@braintree.gov.uk>]
Sent: 30 November 2018 17:38
To: Laura Dudley-Smith
Subject: Request for information forecast development Land south of The Limes Gosfield
Importance: High

Dear Laura,
Please see the attached file. Braintree District Council needs to check information the anticipated timing of completions on the above site, as part of work on checking the deliverable housing land supply in the District. Our records show that you were the contact for the development; could you please advise on the site or provide contact details for someone who can confirm?
Kind regards,

Kathryn Carpenter
Senior Planning Officer

Please return forms by Friday 7th December 2018



Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

This form can be returned electronically to planningpolicy@braintree.gov.uk or in hard copy if necessary to: Planning Policy, Braintree District Council, Causeway House, Bocking End, Braintree, CM7 9HB.

This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Steve Read
Position:	Divisional Development & Planning Manager
Organisation:	Bellway Homes Ltd
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 38 Land east of Sudbury Road Halstead
Planning application reference(s):	BTE/17/0705

Is the site:

Owned by Developer	<input checked="" type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input type="checkbox"/>	Site not actively being marketed	<input type="checkbox"/>

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes
Planning Status at 31 March 2018:	Outline planning permission
Update on Planning Status:	Full application submitted for 218 homes BTE/18/01749, agent jennifer.carroll@struttandparker.com


Site Progress cont.. HALSTEAD



Full/reserved matters status: approved, applied for, when planned to be submitted	Submitted <i>FULL APPLICATION SUBMITTED</i>
Details of Discharge of conditions status: submitted	Submitted November 2018; Building Regs Initial Notice (NHBC) submitted
Information on Constraints: Actions needed before completions can be achieved	<i>PLANNING APPROVAL AND COMMENCEMENT OF BUILD.</i>
Access/transport:	<i>ACCESS POINTS AGREED AT OUTLINE APPROVAL</i>
Ground conditions/ contamination:	<i>FARM LAND NO CONTAMINATION EXPECTED.</i>
Drainage (SUDS, flood prevention etc):	<i>APPLICATION WITH FULL PLANNING SUBMISSION</i>
Land ownership:	<i>BELLWAY HOMES.</i>
Other constraints (describe), including market:	<i>N/A.</i>

Total/estimated total site capacity	205 <i>OUTLINE</i>
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	205
Forecast completions Year 1: April 2018/March 2019	0
Forecast completions Year 2: April 2019/March 2020	20
Forecast completions Year 3: April 2020/March 2021	70
Forecast completions Year 4: April 2021/March 2022	70
Forecast completions Year 5: April 2022/March 2023	58

218 FULL APPLICATION

Other developer/site promoter/landowner comments	
(Internal use)	Outline permission for 205 also included site for a care home; whereas this is omitted from the full application for 218 - i.e. supply may exceed the 205 indicated as at March 2018

Return by Friday 7th December 2018 to:

PlanningPolicy@braintree.gov.uk

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From: [Wilde, Mathew](#)
To: [Carpenter, Kathy](#)
Subject: FW: 18/60196/PREAPP Land north East of Inworth Road
Date: 05 February 2019 14:23:41
Attachments: [image001.gif](#)

FYI

Kind Regards,

Mathew Wilde

Senior Planner – Development Management

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

☎ 01376 552525 Ext. 2512 | www.braintree.gov.uk | ✉ mawil@braintree.gov.uk

From: Catherine Williams **Sent:** 05 February 2019 2:21 PM

To: Wilde, Mathew <Mathew.Wilde@braintree.gov.uk>

Subject: RE: 18/60196/PREAPP Land north East of Inworth Road

Mathew,

In terms of start on site:

- Infrastructure to commence late summer 2019
- With an anticipated build rate of 50 per year we would expect to have 150 completions by April 2023.

Regards,

Catherine Williams BA(Hons) MA MRTPI
Associate Director
Planning

Savills, 33 Margaret Street, London, W1G 0JD
Tel

Email

Website : www.savills.co.uk



Before printing, think about the environment

From: Wilde, Mathew [<mailto:Mathew.Wilde@braintree.gov.uk>]

Sent: 28 January 2019 9:59 AM

To: Catherine Williams

Subject: 18/60196/PREAPP Land north East of Inworth Road

Hi Catherine,

Thank you for our meeting on Friday. I have asked Lee to go through the boundary treatment plan with me this week so I will provide comments on this shortly.

In terms of the coloured block plan, please may I have an electronic copy of this?

I have also been asked if I could get some confirmation in writing from you in respect to timescales for the REM submission? And when roughly will works commence?

Could you also please give an indication if possible please?:

- If the site will start to produce completions before April 2023
- View of expected development rates - how many of the 165 are expected to be completed by April 2023?

Many thanks in advance for your help.

Kind Regards,

Mathew Wilde

Senior Planner – Development Management

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

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Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

This form can be returned electronically to planningpolicy@braintree.gov.uk or in hard copy if necessary to: Planning Policy, Braintree District Council, Causeway House, Bocking End, Braintree, CM7 9HB.

This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Matthew Wood, agent Phase 2 Planning and Development
Position:	Principal Planner
Organisation:	CALA Homes (North Home Counties) Ltd
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Station Field, Land W of Kelvedon Station Station Rd (Monks Farm) Kelvedon
Planning application reference(s):	Site 041 BTE/17/0418

Is the site:

Owned by Developer Site Actively being marketed

Sale to developer under negotiation Site not actively being marketed

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes,subject to RM approval
Planning Status at 31 March 2018:	Outline permission
Update on Planning Status:	RM to be submitted early 2019

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	RM to be submitted early 2019
Details of Discharge of conditions status: submitted	Condition submissions to be made early 2019
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	Access approved at outline stage.
Ground conditions/ contamination:	Agricultural land.
Drainage (SUDS, flood prevention etc):	SUDS system to be included within Reserved Matters application.
Land ownership:	CALA Group
Other constraints (describe), including market:	

Total/estimated total site capacity	250
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	250
Forecast completions Year 1: April 2018/March 2019	0
Forecast completions Year 2: April 2019/March 2020	50
Forecast completions Year 3: April 2020/March 2021	50
Forecast completions Year 4: April 2021/March 2022	50
Forecast completions Year 5: April 2022/March 2023	50

Other developer/site promoter/landowner comments	
(Internal use)	As condition of the outline permission dated October 2017, reserved matters application for first phase must be submitted by October 2019 (i.e. within 2 years)

Return by Friday 7th December 2018 to:

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From: [Heather Organ](#)
To: [Carpenter, Kathy](#)
Subject: RE: Development site at land at Ashen Road Ridgewell
Date: 13 March 2019 15:13:14
Attachments: [~WRD000.jpg](#)
[image001.png](#)

Dear Kathryn,


We intend to be in a position to submit an application for planning shortly - in late March or early April 2019. Assuming we are successful I would anticipate completion of the whole site in the first quarter of 2021 based on our clients current aspirations.

I am unable to provide the name of the developer at this time but I trust the above information answers your main queries.

Kind Regards,
Heather.

Heather Organ BSc Architecture

Heather



From: Carpenter, Kathy <kathy.carpenter@braintree.gov.uk>
Sent: 13 March 2019 11:51
To: Heather Organ <[REDACTED]>
Subject: Development site at land at Ashen Road Ridgewell
Importance: High

Dear Heather Organ,

We spoke on the telephone recently, when I was enquiring about whether this above site is coming forward for development in the next few years, as you acted as agent for a Mr J Williams in a 2018 pre application, following the sale of the site by the landowner to a developer. The site currently has the benefit of an extant outline permission and is shown as a draft allocation in the emerging Draft Braintree District Local Plan. You kindly provided me with a verbal response, confirming that the site is now owned by a developer, and that a detailed planning application is being drawn up for submission (in 2019?) following on from the pre-application consideration.

Could I please ask if you could provide this confirmation in writing for us – by e-mail response would be fine? If possible, as well as confirming whether the site is expected to start to produce completions by April 2023, any information would be helpful if available on expected estimated timescales for submission of the planning application, start on site, and expected number of dwellings by year –
April 2019/March 2020 (I assume that will be 0)

April 2020/March 2021
April 2021/March 2022, and
April 2022/March 2023.

If you are able to confirm the name of the developer that would also be helpful.

Kind regards,

Kathryn Carpenter

Senior Planning Officer

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

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Please return forms by Friday 7th December 2018

Braintree
District Council

Review of Housing Sites Identified in the 5 Year Supply 2018-2023

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As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

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This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Stuart Williamson agent Amec Foster Wheeler
Position:	
Organisation:	The Hunt Property Trust
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Land rear of Halstead Road Earls Colne
Planning application reference(s):	BTE/15/1580

Is the site:

Owned by Developer

Site Actively being marketed

Sale to developer under negotiation

Site not actively being marketed

PART C Site Progress

Will Housing completions begin on site before April 2023?	YES
Planning Status at 31 March 2018:	Outline permission
Update on Planning Status:	

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	JULY 2019
Details of Discharge of conditions status: submitted	NONE TO DATE
Information on Constraints: Actions needed before completions can be achieved	NONE BEYOND USUAL
Access/transport:	(Access Reserved ie approved)
Ground conditions/ contamination:	Further investigations per outline
Drainage (SUDS, flood prevention etc):	" " "
Land ownership:	-
Other constraints (describe), including market:	-

Total/estimated total site capacity	80
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	80
Forecast completions Year 1: April 2018/March 2019	
Forecast completions Year 2: April 2019/March 2020	25
Forecast completions Year 3: April 2020/March 2021	55
Forecast completions Year 4: April 2021/March 2022	
Forecast completions Year 5: April 2022/March 2023	

Other developer/site promoter/landowner comments	
(Internal use)	

Return by Friday 7th December 2018 to:

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From: [Conan Farningham](#)
To: [Carpenter, Kathy](#)
Cc: [Havers, Timothy](#); [Banks, Natalie](#); [Alice Patchett](#)
Subject: Silver End/Conrad Rd
Date: 01 March 2019 11:00:51
Attachments: [image001.png](#)
[image002.jpg](#)

Morning,

I would advise the following for Conrad Road, Witham (Southfields):

- . We have submitted the application and awaiting for further timescales etc
- . Yes, this scheme along with Silver End are key to delivering our Homes England Programme and overall targets
- . Completions are assumed as follows but these will likely change following appointment of a contractor and also the decision date:

April 2019/March 2020: 0
April 2020/March 2021: 21
April 2021/March 2022: 67
April 2022/March 2023: 36
April 2023/March 2024: 26

Please be advised that we are currently programming the S106 units to be delivered April 21/22 hence the spike in completions.

Regards,

Conan

Conan Farningham
Head of Land and Planning

Sanctuary Group

Office: 02088261598

Email:



From: Carpenter, Kathy [mailto:kathy.carpenter@braintree.gov.uk]
Sent: 28 February 2019 15:44
To: Conan Farningham
Subject: RE: Silver End
Importance: High

Dear Conan – thank you very much for your prompt response. Could I please ask, are you able to provide me with the equivalent information in respect of Conrad Road Witham, which I believe you know as Southfields?

Kind regards,
Kathy Carpenter

Kathryn Carpenter
Senior Planning Officer
Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB
☎ 01376 552525 Ext. 2564 | www.braintree.gov.uk | ✉ kathy.carpenter@braintree.gov.uk

Think before you print!

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Please return forms by Friday 7th December 2018

Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

This form can be returned electronically to planningpolicy@braintree.gov.uk or in hard copy if necessary to: Planning Policy, Braintree District Council, Causeway House, Bocking End, Braintree, CM7 9HB.

This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Stephen M Clark
Position:	Chief Executive
Organisation:	Churchmanor Estates plc
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 050 Land south of Maltings Lane Witham
Planning application reference(s):	BTE/12/1071

Is the site:

Owned by Developer Site Actively being marketed

Sale to developer under negotiation Site not actively being marketed

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes
Planning Status at 31 March 2018:	Outline planning permission
Update on Planning Status:	See below

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	
Details of Discharge of conditions status: submitted	
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	
Ground conditions/ contamination:	
Drainage (SUDS, flood prevention etc):	
Land ownership:	
Other constraints (describe), including market:	Need a mini Masterplan to deal with housing/neighbourhood shops and public open space

Total/estimated total site capacity	268
Dwellings built as at 31 March 2018	205
Outstanding capacity as at 31 March 2018	63
Forecast completions Year 1: April 2018/March 2019	
Forecast completions Year 2: April 2019/March 2020	
Forecast completions Year 3: April 2020/March 2021	
Forecast completions Year 4: April 2021/March 2022	
Forecast completions Year 5: April 2022/March 2023	

Other developer/site promoter/landowner comments	Current discussions with LPA case officer Neil Jones to combine this application with the provision of Neighbourhood Shops
(Internal use)	Discussions with LPA taking place on proposed mixed use development on remaining, final phase of largely completed strategic site (Land south of Maltings Lane)

Return by Friday 7th December 2018 to:

PlanningPolicy@braintree.gov.uk

If you have any other questions about the consultation please contact the Planning Policy Team by email PlanningPolicy@braintree.gov.uk or by phone on 01376 552525 and ask for Planning Policy.

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PART A Developer/Promoter Details

Contact Name:	Kevin Coleman, agent Phase 2 Planning & Development Ltd
Position:	Mersea Homes Ltd And Hills Residential Ltd
Organisation:	
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 52 Land West of Panfield Lane Braintree
Planning application reference(s):	BTE/15/1319

Is the site:

Owned by Developer	<input type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input checked="" type="checkbox"/>	Site not actively being marketed	<input type="checkbox"/>

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes
Planning Status at 31 March 2018:	Without permission; adopted Local Plan Allocation, hybrid application for: 411 homes outline; plus 189 homes full
Update on Planning Status:	Planning application planned to be put before Planning Committee Spring 2019

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	Hybrid application submitted
Details of Discharge of conditions status: submitted	
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	
Ground conditions/ contamination:	
Drainage (SUDS, flood prevention etc):	
Land ownership:	
Other constraints (describe), including market:	

Total/estimated total site capacity	600
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	600
Forecast completions Year 1: April 2018/March 2019	0
Forecast completions Year 2: April 2019/March 2020	0
Forecast completions Year 3: April 2020/March 2021	25
Forecast completions Year 4: April 2021/March 2022	100
Forecast completions Year 5: April 2022/March 2023	100

Other developer/site promoter/landowner comments	Assumed programme is for infrastructure start on site before the end of 2019, residential development starting in 2020 on the hybrid/detailed element, with 25 completions second half of 2020, followed by approx. 100 per annum thereafter. Assuming of course that we actually get planning permission 1st half of 2019.
(Internal use)	

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EP15

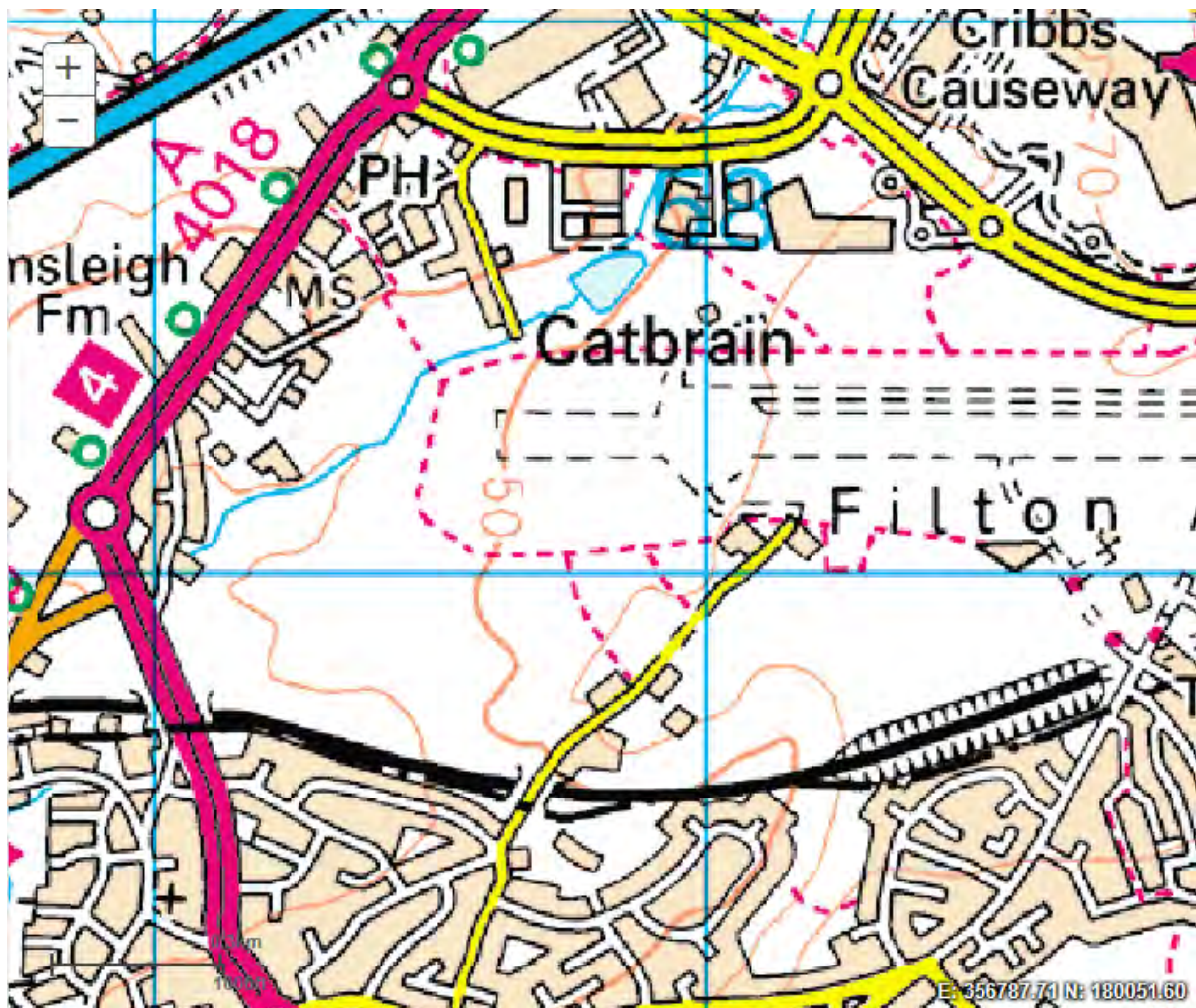
INFORMATION COVER SHEET

**Site Location: Cribbs/Patchway NN - Wyke Beck Rd/Fishpool Hill
(PT12/1930/O)**

Capacity: 1100

Trajectory Code: 0134ba

Application Number: PT12/1930/O



Additional documentation for this site can be found on Public Access via the provided link below, with the table outlining specific documents relating to the deliverability of this site.

Link to Application: <https://developments.southglos.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=M5936KOK02P00>


Documents	Steps to view Documents
Application Form	<ol style="list-style-type: none"> 1) Navigate from the application details page to the Documents tab. 2) Once in Documents tab, select filter by and click description. 3) Type in the word "Application" and click apply. 4) Select the most recent version available to view document.
Delegated Committee Reports	Repeat process above but replace Application with " Delegated ".
Decision Notice	Repeat process above but replace Application with " Decision ".
Phasing Plan and information from Design and Access Statement	Repeat process above but replace Application with " Design ".

(Note: Supplementary documents will follow in due course).

For **further guidance** on how to access the documents above, please see **screenshot below**.

Select the description option. (A search bar will appear afterwards).













Documents Tab.

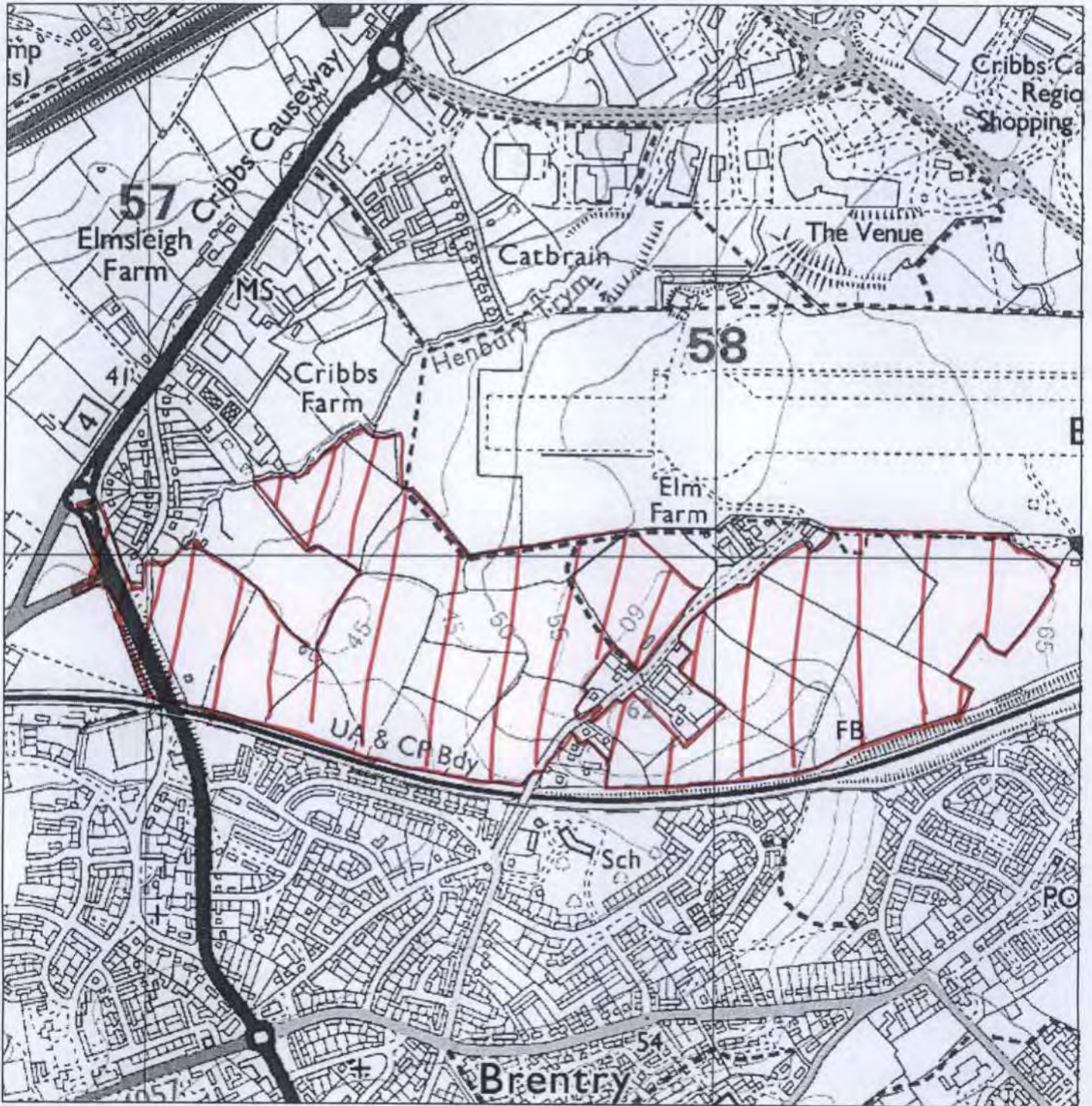
Click on  to view one document at a time.

Details Constraints (38) **Documents (34)** Related Cases (3) Map Make a Comment

Filter By: Document Type Show All

You can select up to 25 documents to download in one archive file at a time.

<input type="checkbox"/>	Date Published <input type="text"/>	Document Type <input type="text"/>	Description <input type="text"/>	View <input type="text"/>
<input type="checkbox"/>	26 Mar 2015	Application Form		
<input type="checkbox"/>	05 Dec 2016	Application Form	APPLICATION FORM	
<input type="checkbox"/>	26 Mar 2015	Supporting Document	ARBORICULTURAL IMPACT ASSESSMENT	
<input type="checkbox"/>	22 May 2015	Consultee Comment	ARCHAEOLOGY	
<input type="checkbox"/>	26 Mar 2015	Correspondence	COVERING LETTER	
<input type="checkbox"/>	04 Jun 2015	Decision	DECISION NOTICE	
<input type="checkbox"/>	11 Jun 2015	Report	DELEGATED REPORT	
<input type="checkbox"/>	26 Mar 2015	Supporting Document	DESIGN AND ACCESS STATEMENT	
<input type="checkbox"/>	10 Apr 2015	Supporting Document	DOCUMENT REGISTER	
<input type="checkbox"/>	28 Apr 2015	Consultee Comment	DRAINAGE OFFICER	
<input type="checkbox"/>	26 Mar 2015	Supporting Document	ECOLOGICAL APPRAISAL	
<input type="checkbox"/>	27 Apr 2015	Consultee Comment	ECOLOGY	



Scale : 1:10000

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 [2012] Ordnance Survey [100023410]

Organisation	South Gloucestershire Council
Planning Ref	PT12/1930/O
Address	Land at Wyck Beck/Fishpool Hill
Date	19 June 2012
SLA Number	100023410, [2012].

**Residential Site Assessments
Deliverability Questionnaire 2019**

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Cribbs/Patchway NN – Wyck Beck Road/Fishpool Hill	1,100		PT12/1930/O

Contact details:

Contact name:	Telephone:
[REDACTED]	[REDACTED]
Address:	E-mail:
[REDACTED]	[REDACTED]

Question 1 - Current use?

Vacant	In use	Current use	Agricultural	Anticipated end date of current use	When required for development
<input type="checkbox"/>	<input checked="" type="checkbox"/>				

Question 2 - Is the site in control of a house builder?

Yes	No	Which house builder?	What are the arrangements for bringing the site forward (marketing etc.)?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Persimmon Homes	
<input type="checkbox"/>	<input type="checkbox"/>		

Question 3 – What is your anticipated timescale for the planning application/delivery process?

Milestone	Anticipated date MM/YY
Submission of pre-application	
Submission of outline application	Approved
Submission of first/subsequent reserved matters/full application	Submitted (infrastructure)
Commencement of site marketing	
Work commences on site	January 2021
First completions	February 2022
Anticipated end date for competitions on site	2032

Question 4 - Please provide a build rate trajectory of net completions for this site. *To note - our monitoring year runs from 1st April – 31st March.*

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
April			10	10	10	10	10	10
May			10	10	10	10	10	10
June			10	10	10	10	10	10
July			10	10	10	10	10	10
Aug			10	10	10	10	10	10
Sept			10	10	10	10	10	10
Oct			10	10	10	10	10	10
Nov			10	10	10	10	10	10
Dec			10	10	10	10	10	10
Jan			10	10	10	10	10	10
Feb		5	10	10	10	10	10	10
Mar		5	10	10	10	10	10	10

Question 5-

Please outline if there are any constraints or any other factors which would impact upon delivery of this site?

Constraint	Yes/No	Details/actions needed to overcome. Timescales for resolutions including third party interests.
<i>Physical constraints</i>		
Contaminated Land		
Existing buildings/structures		
Land form/topography		
Infrastructure requirements		
Relying on other parcels/phases to be built out		
Other		
<i>Financial Constraints</i>		
Viability/development costs		
Ownership		
Planning obligations		
Market conditions for type of site		
Other		
<i>Environmental Constraints</i>		
Flood Risk/Drainage		
Wildlife/biodiversity/protected habitats		

Trees		
Air quality/noise		
Other		
Other Constraints – please list		
Planning and Highways	Yes	This is predicated on pushing forward with having the S278 agreed for off site works required to implement the access as well as pushing forward with obtaining consent for both discharge of pre-reserved matters submission conditions and the reserved matters applications themselves

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by **27/11/2020**.