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**TOWN AND COUNTRY PLANNING ACT 1990**

**PUBLIC INQUIRY**

**PROOF OF EVIDENCE ON HOUSING SUPPLY MATTERS**

**EILEEN PATERSON BA (HONS) PGDIP LAW PGDIP LEGAL PRACTICE MRTPI**

**TOWN AND COUNTRY PLANNING ACT 1990**

**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.**

**Date:** March 2022

**Planning Inspectorate Reference:**APP/P0119/W/21/3288019

**South Gloucestershire Council reference:**PT18/6450/O

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##

## Personal background

* 1. My full name is Eileen Jean Paterson.  I hold a BA (Hons) in Town Planning from Leeds Beckett University. I hold a PG Dip Law and a PG Dip Legal Practice, both from the University of the West of England. I am a Chartered Member of the Royal Town Planning Institute, gaining my Chartered status in 1990.
	2. I am the Manager of the Strategic Major Sites Team for South Gloucestershire Council and I have worked for the Council since June 2021. I am responsible for the Major Sites Team which determines and delivers the most significant major applications across South Gloucestershire.
	3. Prior to joining South Gloucestershire Council, I was the Group Manager -Development Management at Mid Devon Council, the Strategic Development and Delivery Manager at Ashford Borough Council, and the Planning Delivery Manager for the Greater Cambridge Planning Partnership.  Prior to this and for fourteen years I worked within Development Services at Brisbane City Council, Queensland, Australia (Nov 2004 – March 2018).  From 1987 – 2004 I held planning positions in a number of Local Planning Authorities.
	4. Declaration
	The evidence I have prepared for the Public Inquiry in this proof of evidence is true and has been prepared in accordance with the guidance and code of the Royal Town Planning Institute.  The opinions expressed are true.

## Introduction

* 1. Standard method for assessing Local Housing Need (LHN)
	The South Gloucestershire Core Strategy (2006-27) became older than five years on the 12 December 2018, therefore in accordance with NPPF para 74, for the purpose of the 5-year land supply calculation, the housing need is calculated using the new standard method for calculating Local Housing Need (LHN).
	2. The Housing Delivery Test has also been introduced and provides the Government’s official measure of housing delivery performance at local authority level. It measures net additional dwellings.
	3. The Housing Delivery Test result for 2021 was published by the Department for Levelling Up, Housing and Communities (DLUHC) on the 14th January 2022 and confirmed the HDT result for South Gloucestershire Council at 133% - so significantly above the required ‘pass mark’ of 85%. This means that the past delivery of housing is well above the required level and no consequences for any under delivery will apply to South Gloucestershire Council (NPPG Housing Supply and Delivery Para. 042). Therefore, in accordance with NPPF para 74, the appropriate buffer to be applied to the Local Housing Need figure (calculated using the Standard Method) is 5% to ensure choice and competition in the market for land. This means South Gloucestershire Council is a 5% authority in respect of any buffer applied to the housing requirement.
	4. The Planning Practice Guidance sets out how the standard method is used to calculate an annual local housing need. Step 1 indicates that the baseline should be set using the 2014-based household projections to calculate the projected average annual household growth over a 10-year period. The method provides an annual number which can be applied to the whole plan period. The methodology also confirms that the current year should be used as the starting point to calculate growth over that period. The baseline is then adjusted to take account of the local housing affordability data which compares the median average of house price of properties sold in the district over the year to the median average income of people working in the district.

**Five-year land supply calculation**

|  |  |  |
| --- | --- | --- |
|  | **Numerator (identified supply)** | **Dwellings** |
|  | Total identified deliverable supply 2021/2022 – 2025/26.  | 8,724 |
|  | **Denominator (housing need)** |  |
|  | Standard method for calculating Local Housing Need based on ONS 2014-based HHPs for the 10-year period 2021-31 and 2020 affordability ratios (ONS)  | 1,353 |
|  | Standard method figure for a 5 year period  | 6,765 |
|  | 5% buffer to ensure choice and competition in the market for land (NPPF para.73 a) (B x 0.05) | 67.6 |
|  | B + D  | 1420.5 |
|  | 5 year requirement (E x 5)  | 7,102.5 |
|  | **Five-year land supply (A/E)** | **6.14 years** |

**Table 1**

* 1. The table clearly demonstrates that South Gloucestershire Council has over six years’ worth of deliverable housing supply against its local housing need. Therefore, in accordance with NPPF Para 74, South Gloucestershire is able to demonstrate a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against its Local Housing Need.
	2. The glossary in Annex 2 of the 2019 National Planning Policy Framework defines deliverable as the following:

*Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.
In particular:
a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

## What is the Supply?

* 1. Having explained how the housing requirement is calculated, I now set out in this section of my proof how housing supply is monitored and outline the general component parts of the housing supply as set out in the 2020-2021 Housing Trajectory which is presented in Appendix A.
	2. The Council monitors housing construction activity on an annual basis. This involves officers from the Spatial Planning Team visiting and surveying every permissioned development site over ten dwellings in the District in April. This enables the Council to assess the status of construction activity on individual sites – with officers recording each plot as not started, under construction or complete. The information recorded from these surveys is used to prepare the Annual Residential Land Availability Survey (RLAS). New sites that are granted planning permission, won on appeal and which enter the planning process are collected on a monthly basis and added to the RLAS database as appropriate. The AMR provides the most up to date position possible when published in December.
	3. The RLAS is a rigorous exercise undertaken by the local planning authority which is based on notes and definitions set out in the DLUHC Housing Flows Reconciliation Return – attached at Appendix B. Moreover it is consistent with the approach undertaken by the other 2 unitary authorities that comprise the West of England Combined Authority. The Inspector should therefore have every confidence that compiling and maintaining the RLAS information is a precise, accurate and robust exercise that is based on a tried and tested methodology.
	4. In addition to the RLAS the Council also monitors construction activity on sites of less than 10 dwellings, known as ‘small sites’. The construction status of every small site in the District is monitored and recorded using the same approach as set out in paragraph 3.2. The results of this are recorded annually in the AMR as aggregated totals for small sites. The appellant has been supplied with copies of the small sites completion records for years 2013/14 up until 2020/21 as set out at Appendix C and the current small sites with permission as set out in Appendix D.
	5. The Appellant’s statement of case was produced in November 2021 where the appellant claimed that South Gloucestershire Council had no 5 year housing land supply although no reasons were given to support this assertion. At the end of December the Council’s 2021 Housing Trajectory was produced although the sites relied on did not alter significantly from the Council’s 2020 Housing Trajectory although the status of some of those sites had altered as reserved matters approval was given for, or pending, in relation to large sites that have outline permission. On 25 January 2022 the Council requested the list of sites that the Appellants were disputing given the assertion made two months earlier that it did not have a five year supply. At that time the Appellant was unable to provide a list of any sites that were in dispute. Eventually, on 11 February 2020, a list of disputed sites was provided by the Appellant. These sites and why they are deliverable are set out below in an overview of these sites. It may be necessary to supplement this evidence once the basis upon which the sites are disputed is known following exchange of evidence

## Scope of Evidence

* 1. The list of sites disputed by the Appellant fall into 7 categories as set out below:
	 **Category 1**

13 sites which have reserved matters approval.

**Category 2**

2 sites which have full planning consent.

**Category 3**

8 sites which have outline consent.

**Category 4**
3 sites where consent for full permission is pending.

**Category 5**8 sites where consent for reserve matters permission is pending.

**Category 6**1 entry that refers to residual land which forms part of a larger allocation.

* 1. The disputed sites are set out in the table below. I have split the sites into the 6 categories I have identified, with sub-totals of units left to build for each application.

|  |  |  |  |
| --- | --- | --- | --- |
| **RLS Ref** | **Planning Application Number** | **Address** | **Council’s 2020/21 Housing Trajectory (left to build)**  |
| **Category 1 – Approved Reserve Matters Permission** |
| 0021b | 17/5810/RM | Land at Harry Stoke, Stoke Gifford – Crest & Sovereign & Linden | 753 |
| 0133ab | PK17/5388/RM | Land at North Yate - Barratt PL23a, PL23c | 9 |
| 0133ac | PK17/5389/RM | Land at North Yate - DWH PL14d, PL22 | 10 |
| 0133ae | PK18/1723/RM | Land at North Yate - Barratt PL12b, PL13b | 34 |
| 0133af | PK18/3185/RM | Land at North Yate - DWH PL15a, 16a, 16b | 106 |
| 0133ah | P19/2525/RM | Land at North Yate, PL17a, 17b, 18a, 18b & 21 | 229 |
| 0133ai | P19/14361/RM | Land at North Yate - Barratt PL14e | 48 |
| 0133aj | P19/12246/RM | Land at North Yate - PL12a, PL13a | 155 |
| 0133ak | P20/16804/RM | Land at North Yate - PL7, 8, 9 & 11 | 183 |
| 0133b | P19/11377/RM | Land at North Yate - Bellway PL24, 25, 26 & 27 | 247 |
| 0134ca | PT18/5892/RM | Parcels RO3 and RO4 - Former Filton Airfield YTL | 302 |
| 0226 | 18/0930/R3019/13690/RM | Watermore Junior School, Lower Stone Close | 27 |
| **Category 2 – Approved Full Permission** |
| 0251 | P20/21983/F | UoWE – Phase 1 | 270 (C2 ratio applied) |
| 0252 | P20/10080F | Block B Cheswick Village | 37 |
| **Category 3 – Approved Outline Permission** |
| 0135a | PT16/4782/O | New Neighbourhood – East of Harry Stoke – Crest (South of railway) | 1148 |
| 0135b | PT16/4928/O | New Neighbourhood - East of Harry Stoke - Council Land [North of railway] | 177 |
| 0135d | PT17/5873/O | New Neighbourhood - East of Harry Stoke [Land off Old Gloucester Road, Hambrook] | 53 |
| 0133 | PK12/1913/O | Land at North Yate (PK12/1913/O) Barratt/DWH | 423 |
| 0134b | PT12/1930/O | Cribbs/Patchway NN - Wyck Beck Rd/Fishpool Hill | 865 |
| 0134c | PT14/3867/O | Cribbs/Patchway - Former Filton Airfield YTL (PT14/3867/O) | 2397 |
| 0227 | 16/3565/O | Cleve Park, Thornbury – Care Home | 14 (C2 ratio applied) |
| 0234 | 19/15643/O | Land east of Cedar Lodge | 29 |
| **Category 4 – Pending Full Applications** |
| 0256 | 21/05128/F | The Hoodlands, Hambrook Lane | 50 |
| 0248 | 20/12395/F | Land west of Trinity Lane | 90 |
| 0036ca | 19/1275/F | Land at Lyde Green Farm | 398 |
| **Category 5 – Pending Reserve Matters Applications** |
| 0021c | PT17/5847/RM | Land at Harry Stoke, Stoke Gifford - Crest | 263 |
| 0133al | P21/02473/RM | Land at North Yate - PL5c and PL6 | 157 |
| 0133am | P21/04892/RM | North Yate - Land at Ladden Garden Village | 9 |
| 0133an | P21/03161/RM | North Yate - PL19, 20, 28 and 29 | 145 |
| 0134aa | P21/04349/RM | Land At Cribbs Causeway (Berwick Green / Haw Wood) | 258 |
| 0134ab | P21/04748/RM | Parcels 14-19 Land At Cribbs Causeway (Berwick Green / Haw Wood) | 244 |
| 0134ba | P21/05421/RM | Land At Wyck Beck Road And Fishpool Hill | 235 |
| 0247a | P19/8659/OP21/06953/RM | Land at Crossways, Morton Way, Thornbury | 69 |
| 0250a | P21/04070/RM | Land east of North Road, Yate | 84 |
| 0036az | P21/06187/RM | Parcel 30 Emersons Green | 68 |
| **Category 6 – Residual Land** |
| 0135da | No reference | New Neighbourhood - East of Harry Stoke [Residual Land] | 300 |

**Table 2**

## Disputed Sites

* 1. **Category 1 - 13 sites which have approved reserved matters.**
	2. Approval of reserved matters is a detailed planning permission for the site to which that approval relates. The NPPF regards these sites as deliverable unless there is clear evidence that they will not be delivered within five years. The burden is therefore on the Appellant to show that there is clear evidence that they will not be delivered.
	3. 0021b – PT17/5810/RM Land at Harry Stoke, Stoke Gifford – Crest & Sovereign & Linden
	4. This site/parcel forms part of the land at Harry Stoke which was an allocation confirmed as part of the 2013 South Gloucestershire Core Strategy (Policy CS27), is in the ownership of the Council and Crest Strategic Land, and forms part of the outline permission PK12/1913/O.
	5. Reserve matters approval was granted for this site on 11/10/2019 and developers are currently building on site. 10 units were complete and 96 were counted as under construction in the monitoring surveys undertaken in April 2021.
	6. The site is a joint venture with 3 developers (Linden ,Crest & Sovereign Homes) building simultaneously and with 2 outlets which explains why high numbers are anticipated within the 5 years as shown below.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **RLS Ref.** | **Planning Application Number** | **Address** | **2018/ 2019** | **2019/ 2020** | **2020/ 2021**  | **2021/ 2022** | **2022/ 2023** |
| 0021b | PT17/5810/RM | Land at Harry Stoke, Stoke Gifford - Crest & Sovereign & Linden Homes  | 150 | 120 | 120 | 120 | 95 |

Table 3 – Extract from the 2020/21 Housing Trajectory for 0021b

* 1. Sovereign Housing Association has reviewed South Gloucestershire District Council’s housing supply trajectory for 0021b. See the table below for Sovereign’s own forecasts for these sites. Sovereign can only comment on the delivery of the S106 and additionality affordable housing across the sites, not the market sale dwellings. This however gives us a good indication of how many units will be delivered on site as affordable housing makes up about 25% of the site.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | ***2021/2022*** | ***2022/2023*** | ***2023/2024*** | ***2024/2025*** | ***2025/2026*** |
| ***0021b*** | *87* | *79* | *68* | *~* | *~* |

Table 4 – Sovereign Buildout Rates for 0021b

* 1. Background to the allocation at North Yate New Neighbourhood (NYNN)
	2. Land at North Yate (NYNN) was allocated for housing in the 2006 South Gloucestershire Core Strategy. The Council worked closely with the then owners of the site, Heron Developments Ltd, and key stakeholders to overcome and address all barriers to the development of the site. Most notably, the undergrounding of the electricity pylons which cross part of the site, which culminated in the approval of an outline planning permission in 2015 for 2,450 dwellings and associated infrastructure.
	3. The site was sold to Barratt Homes in 2017 and construction commenced on the site in 2018. Subsequently Barratt Homes, David Wilson Homes and Taylor Wimpey have been involved in delivering various parcels of the site and are continuing to deliver dwellings.
	4. Thus far, 4 reserve matters at North Yate are completely built out which have a combined total of 441 units. There are also nine permissioned reserve matters applications, the majority of which are currently under construction and have seen completions.
	5. A further three reserve matters are currently working their way through the development management process and will likely start building as soon as approved.
	6. Table 2 below outlines all of the reserved matter applications approved to date on this site and includes entries challenged by the appellant; 0133ab, 0133ac, 0133ae, 0133af, 0133ah, 0133ai, 0133aj which are all permissioned reserved matters and 0133al, 0133am and 0133an, which are currently in the process of determination.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **RLAS Code** | **Type** | **Status** | **App Number** | **Total** |
| 0133 | Outline |  | PK12/1913/O | **2,450** |
| 0133a | RM | Built out | PK13/1185/RM | 235 |
| 0133ab | RM | Under construction | PK17/5388/RM | 81 |
| 0133ac | RM | Under construction | PK17/5389/RM | 73 |
| 0133ad | RM | Built out  | PK18/0527/RM | 73 |
| 0133ae | RM | Under construction | PK18/1723/RM | 226 |
| 0133af | RM | Under construction | PK18/3185/RM | 106 |
| 0133ag | RM  | Built out | PK18/3237/RM | 7 |
| 0133ah | RM | Under construction | P19/2525/RM | 229 |
| 0133ai | RM | Under construction | P19/14361/RM | 48 |
| 0133aj  | RM | Under construction | P19/12246/RM | 155 |
| 0133ak | RM | Under construction | P20/16804/RM | 183 |
| 0133al | RM | Pending | P21/02473/RM | 157 |
| 0133am | RM  | Pending | P21/04892/RM  | 75 |
| 0133an | RM  | Pending | P21/03161/RM | 145 |
| 0133b | RM | Under construction | P19/11377/RM | 241 |
| Total RM's  |   |  |   | 2,034 |

Table 5 - North Yate New Neighbourhood applications submitted to date

* 1. Below is the justification for why the residual dwellings approved as part of the outline, including each of the 3 outstanding reserved matters applications identified as sites in dispute by the appellant, will deliver in the 5-year period.
	2. 0133ab - PK17/5388/RM Land at North Yate - Barratt PL23a, PL23c
	3. This site forms part of the strategic allocation of land at North Yate in 2006 in the South Gloucestershire Core Strategy. These parcels form part of the outline PK12/1913/O and received reserve matters approval on 04/07/2018.
	4. The site is for 77 units, 68 of which were complete, 3 were under construction and 6 had not yet started in April 2021 when the last monitoring surveys were undertaken. This site is likely to be completely finished when we survey next in April 2022.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **RLS Ref.** | **Planning Application Number** | **Address** | **2018/ 2019** | **2019/ 2020** | **2020/ 2021**  | **2021/ 2022** | **2022/ 2023** |
| 0133ab | PK17/5388/RM | Land at North Yate - Barratt PL23a, PL23c  | 14 | 46 | 8 | 9 |   |

Table 6 – Extract from the 2020/21 Housing Trajectory for 0133ab

* 1. 0133ac - PK17/5389/RM Land at North Yate - DWH PL14d, PL22
	2. This site also forms part of the strategic allocation of land at North Yate in 2006 in the South Gloucestershire Core Strategy. These parcels form part of the outline PK12/1913/O and received reserve matters approval on 04/07/2018.
	3. The site is for 83 units, 73 of which were complete and the remaining 10 were counted as under construction in April 2021 when the last monitoring surveys were undertaken. This site is likely to be completely finished when we survey next in April 2022.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **RLS Ref.** | **Planning Application Number** | **Address** | **2018/ 2019** | **2019/ 2020** | **2020/ 2021**  | **2021/ 2022** | **2022/ 2023** |
| 0133ac | PK17/5389/RM | Land at North Yate - DWH PL14d, PL22  | 25 | 41 | 7 | 10 |   |

Table 7 – Extract from the 2020/21 Housing Trajectory for 0133ac

* 1. 0133ae - PK18/1723/RM Land at North Yate - Barratt PL12b, PL13b
	2. This site forms part of the strategic allocation of land at North Yate in 2006 in the South Gloucestershire Core Strategy. These parcels form part of the outline PK12/1913/O and received reserve matters approval on 17/01/2019.
	3. The site is for 226 units, 192 of which were complete and the remaining 34 were counted as under construction in April 2021 when the last monitoring surveys were undertaken. This site is likely to be completely finished when we survey next in April 2022.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **RLS Ref.** | **Planning Application Number** | **Address** | **2018/ 2019** | **2019/ 2020** | **2020/ 2021**  | **2021/ 2022** | **2022/ 2023** |
| 0133ae | PK18/1723/RM | Land at North Yate - Barratt PL12b, PL13b  |   | 73 | 119 | 34 |   |

Table 8 – Extract from the 2020/21 Housing Trajectory for 0133ae

* 1. 0133af - PK18/3185/RM Land at North Yate - DWH PL15a, 16a, 16b
	2. This site forms part of the strategic allocation of land at North Yate in 2006 in the South Gloucestershire Local Plan. These parcels form part of the outline PK12/1913/O and received reserve matters approval on 18/02/2019.
	3. Development is currently happening on site and in the last residential monitoring surveys 77 of the 106 units were recorded as under construction. We are very likely to see completions in April at the next RLAS.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0133af | PK18/3185/RM | Land at North Yate - DWH PL15a, 16a, 16b | 31 | 25 | 25 | 25 |   |

Table 9 – Extract from the 2020/21 Housing Trajectory for 0133af

* 1. 0133ah - P19/2525/RM Land at North Yate, PL17a, 17b, 18a, 18b & 21
	2. This site forms part of the strategic allocation of land at North Yate in 2006 as part of the South Gloucestershire Core Strategy. These parcels form part of the outline PK12/1913/O and received reserve matters approval on 16/09/2019 for 229 dwellings made up of houses and flats.
	3. The 2020/21 RLAS recorded that the groundworks and construction had started on site and therefore we are expecting completions in the next surveys.
	4. Blocks of flats are only recorded as complete in the residential land surveys once the whole block is complete which explains the spike in anticipated dwellings in year 2 (2022/23) as shown below.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0133ah | P19/2525/RM | Land at North Yate, PL17a, 17b, 18a, 18b & 21 | 29 | 100 | 50 | 50 |   |

Table 10 – Extract from the 2020/21 Housing Trajectory for 0133ah

* 1. 0133ai - P19/14361/RM Land at North Yate - Barratt PL14e
	2. This site forms part of the strategic allocation of land at North Yate in 2006 as part of the South Gloucestershire Core Strategy. These parcels form part of the outline PK12/1913/O and received reserve matters approval on 08/12/2020.
	3. In the residential land assessment surveys in April 2021 no completions were recorded however the site has approval of reserved matters and is thus considered deliverable according to the NPPF definition unless there is clear evidence that it is no deliverable. Other parcels are currently under development and there is no reason why 48 dwellings cannot come forward on this site within the next 5 years.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0133ai | P19/14361/RM | Land at North Yate - Barratt PL14e  |   | 48 |   |   |   |

Table 11 – Extract from the 2020/21 Housing Trajectory for 0133ai

* 1. 0133aj - P19/12246/RM Land at North Yate - PL12a, PL13a
	2. This site forms part of the strategic allocation of land at North Yate in 2006 in the South Gloucestershire Core Strategy. These parcels form part of the outline PK12/1913/O and received reserve matters approval on 16/12/2020.
	3. In the residential land assessment surveys in April 2021 no completions were recorded however the site has approved reserve matters and other parcels at the site are completing and under construction so developers are likely to have started building by next RLAS. There are only 155 units to be built out on this site within the next five years and this is clearly achievable.

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| 0133aj  | P19/12246/RM | Land at North Yate - PL12a, PL13a  | 60 | 71 | 24 |   |   |

Table 12 – Extract from the 2020/21 Housing Trajectory for 0133aj

* 1. 0133ak - P20/16804/RM Land at North Yate - PL7, 8, 9 & 11
	2. This site forms part the strategic allocation of land at North Yate in 2006 in the South Gloucestershire Core Strategy. These parcels form part of the outline PK12/1913/O and received reserve matters approval in 25/06/2021.
	3. In the residential land assessment surveys in April 2021 no completions were recorded however the site has approval of reserved matters and other parcels at the site are completing and under construction so developers are likely to have started building by next RLAS.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0133ak | P20/16804/RM | Land at North Yate - PL7, 8, 9 & 11 | 23 | 40 | 40 | 40 | 40 |

Table 13 – Extract from the 2020/21 Housing Trajectory for 0133ak

* 1. 0133b - P19/11377/RM Land at North Yate - Bellway PL24, 25, 26 & 27
	2. This site forms part of the strategic allocation of land at North Yate in 2006 in the South Gloucestershire Core Strategy. These parcels form part of the outline PK12/1913/O and received reserved matters approval in 08/07/2020.
	3. The 2020/21 RLAS recorded that the groundworks and some construction had started on site and therefore we are expecting completions in the next surveys.
	4. The developer form received from Bellway with anticipated build out rates is attached in Appendix E and the figures in the table below taken from the 2020/21 Housing Trajectory reflect this. Numbers are higher in later years to take account of flats which can only be counted once the whole block is complete.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0133b | P19/11377/RM | Land at North Yate - Bellway PL24, 25, 26 & 27  | 58 | 87 | 102 |   |   |

Table 14 – Extract from the 2020/21 Housing Trajectory for 0133b

* 1. 0134ca - PT18/5892/RM Parcels RO3 and RO4 - Former Filton Airfield YTL
	2. This site forms part of a strategic allocation of land at Cribbs/Patchway in 2006 as part of the South Gloucestershire Core Strategy. These parcels form part of the outline PT14/3867/O and received reserve matters approval on 15/03/2019.
	3. The 2020/21 RLAS recorded 28 units were very close to completion and a vast amount of groundwork was taking place. We therefore anticipate the first completions in April 2022 when the RLAS takes place again.
	4. The developer form received from YTL with anticipated build out rates is attached in Appendix F and the figures in the table below taken from the 2020/21 Housing Trajectory reflect this. Numbers are higher in later years to take account of flats which can only be counted once the whole block is complete.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0134ca | PT18/5892/RM | Parcelss RO3 and RO4 - Former Filton Airfield YTL  | 45 | 95 | 162 |   |   |

Table 15 – Extract from the 2020/21 Housing Trajectory for 0134ca

* 1. 0226 - P19/13690/RM Watermore Junior School, Lower Stone Close
	2. PT18/0930/R3O is a permissioned hybrid outline application for the following:

*Hybrid application for Watermore School (currently split site) including a full planning application for a new 420 Place Primary School with associated playingfield, car parking, MUGA, landscaping and demolition of the existing school building on the Meadow site and outline planning for new residential development on Meadow site (0.14ha/ 5 units) and on the Orchard site (0.55ha/up to 21 units), only access and layout reserved.*

* 1. The Meadow site for 5 units was given planning consent on 15/06/2020 under the planning reference P19/13690/RM.
	2. The Orchard site is council owned land that has an outline approval for residential development. The Design and Access statement which accompanied the application stated that the Orchard site is likely to be sold as the capital receipts from the sale are required to contribute to the funding of the new primary school on the Meadows site. At the time of writing the proof the Council’s Property Services Department is reviewing the situation. It is anticipated that a further planning application will be lodged in 2022. The site should be considered deliverable according to the NPPF mentioned in paragraph 2.6.

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| 0226 | PT18/0930/R3OP19/13690/RM | Watermore Junior School, Lower Stone Close Frampton Cotterell |   |   | 26 |   |   |

Table 16 – Extract from the 2020/21 Housing Trajectory for 0226

* 1. **Category 2 - 2 sites where the application has full planning consent**
	2. 0251 - P20/21983/F UoWE – Phase 1
	3. The University of West of England submitted this application for 900 student flats for which gained full planning consent on 01/04/2021.
	4. A ratio has been applied to the figure to ensure we are counting the development with the NPPF guidelines for C2 shared accommodation and thus the figure in our housing trajectory anticipates a total of 270 units. A technical note explaining the calculation can be found at Appendix G.
	5. Blocks of flats are only recorded as complete in the residential land surveys once the whole block is complete which explains why the whole figure is predicted in year 3 (2023/24) as shown below.
	6. Evidence from UWE to suggest the block is currently under construction and due to complete in year 3 can be found in Appendix H.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0251 | P20/21983/F | University Of West Of England - Phase 1 (18 studio & 882 cluster)  |   |   | 270 |   |   |

Table 17 – Extract from the 2020/21 Housing Trajectory for 0251

* 1. 0252 - P20/10080/F Block B Cheswick Village
	2. This application is for the conversion of vacant commercial premises known as Block B to 36 student studio flats and 3 student cluster flats (14 bed spaces) at Cheswick Village which was originally refused permission on 24/12/2020 but later granted approval though an appeal on 13/10/2021.
	3. ‘The Square’ development at Cheswick Village consists of 5 main blocks; A/B/C/D and Cheswick Court that together bound a central public square. Blocks A-D (including the intended site at Block B) provide a consistent format; 4 storey buildings with commercial activities at ground floor and residential units at upper levels. Block A is home to The Co-Operative supermarket, Boston Tea Party and Cod & Caper restaurants at ground level. Block D hosts Chinese restaurant Hao Wei at ground level. The rest of the floor space at ground level across blocks A-D remains as unoccupied retail space.
	4. The focus, and site for development is the Ground Floor of Block B which is intended to be converted into student apartments to meet the growing accommodation needs of the University of the West of England (UWE). Block B is a 5 storey building with basement parking level allowing access to 17 car parking spaces, 9 of which are allocated to the commercial space, a ground floor retail unit with 855sqm net internal area, and 25 1 bed 2 person and 2 bed 3 person apartments split across 3 upper levels.
	5. A ratio has been applied to the figure to ensure we are counting the development with the NPPF guidelines for C2 shared accommodation and thus the figure in our housing trajectory anticipates a total of 37 units. A technical note explaining the calculation can be found at Appendix G.
	6. Blocks of flats are only recorded as complete in the residential land surveys once whole block is complete which explains why the whole figure is predicted all in year 1 (2021/22) as shown below.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0252 | P20/10080/F | Block B Cheswick Village (36 studio & 3 cluster)  | 37 |   |   |   |   |

Table 18 – Extract from the 2020/21 Housing Trajectory for 0252

* 1. **Category 3 – Approved Outline Permission**
	2. Background to the allocation at the East of Harry Stoke
	3. This strategic allocation at Harry Stoke was confirmed as part of the 2013 South Gloucestershire Core Strategy (Policy CS27) and is in the ownership of the Council, Wain homes and Crest and Strategic Land.
	4. The allocation was initially for 2,000 dwellings. Three outlines and three Full applications make up this allocation thus far.
	5. As the Local Planning Authority, the Council adopted an SPD to guide the development of the site and has been working in partnership with the developers of this site, Crest Strategic Land and the Council, for a number of years. The partnership working culminated in the endorsement of a masterplan for the whole of the allocation (both North and South of the Railway Line) in May 2016.
	6. 0135a - PT16/4782/O New Neighbourhood – East of Harry Stoke – Crest (South of railway)
	7. This forms part of a strategic allocation at East of Harry Stoke which was allocated in the Core Strategy. This particular outline permission was granted on 03/03/2020 and is for 1,290 units.
	8. Crest, the developer, has a proven track record of delivering large scale developments and a reserved matters application has already been approved against this outline for 144 units - P20/17975/RM which is under construction.
	9. Crest are also preparing another reserved matters which is due to be submitted in spring 2022.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0135a | PT16/4782/O | New Neighbourhood - East of Harry Stoke - Crest [South of railway]  |   |   |   |   | 55 |

Table 19 – Extract from the 2020/21 Housing Trajectory for 0135a

* 1. 0135b - PT16/4928/O New Neighbourhood - East of Harry Stoke - Council Land [North of railway]
	2. Crest initially submitted an application in relation to north of the railway for the following:

*PT16/4928/O Hybrid planning application for the demolition of farmhouse and agricultural buildings and erection of 327 dwellings with a primary school and nursery; along with site access/spine road, car parking, public open space, landscaping, drainage infrastructure and associated infrastructure; of which full permission is sought (with no matters reserved) for a site wide earthworks strategy and drainage infrastructure together with 150 no. dwellings (of the 327 total) and associated landscaping, layout, infrastructure and access; and outline permission is sought for the erection of 177 dwellings, primary school and nursery (Use Class D1) with access to be determined and all other matters reserved.* Valid 01 Sep 2016

* 1. Wain Homes then purchased part of this site and submitted a full application rather than a reserved matters P20/03681/F. This was granted full permission for 150 dwellings on 18/06/2021 and is currently under construction.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0135b | PT16/4928/O | New Neighbourhood - East of Harry Stoke - Council Land [North of railway]  |   |   |   | 50 | 50 |

Table 20 – Extract from the 2020/21 Housing Trajectory for 0135b

* 1. 0135d - PT17/5873/O New Neighbourhood - East of Harry Stoke [Land off Old Gloucester Road, Hambrook]
	2. East of Harry Stoke is a large strategic development which was allocated in the Core Strategy. This application forms part of that allocation and was granted outline approval on 03/03/2020 for 158 dwellings.
	3. The site is currently out to market and social housing providers are looking to purchase it.

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| 0135d | PT17/5873/O | New Neighbourhood - East of Harry Stoke [Land off Old Gloucester Road, Hambrook]  |   |   |   |   | 53 |

Table 21 – Extract from the 2020/21 Housing Trajectory for 0135d

* 1. 0133 - PK12/1913/O Land at North Yate (PK12/1913/O) Barratt/DWH
	2. This site forms the majority of Land at North Yate which was strategically allocated in 2006 as part of the South Gloucestershire Local Plan. PK12/1913/O received outline approval on 17 July 2015.
	3. The site was sold to Barratt Homes in 2017 and construction commenced on the site in 2018. Subsequently Barratt Homes, David Wilson Homes and Taylor Wimpey have been involved in delivering various parcels of the site and are continuing to deliver dwellings.
	4. So far, 4 reserve matters at North Yate are completely built out which have a combined total of 441 units. There are also nine permissioned reserve matters applications, the majority of which are currently under construction and have seen completions.
	5. A further three reserve matters are currently working their way through the development management process and will likely start building as soon as approved.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0133 | PK12/1913/O | Land at North Yate (PK12/1913/O) Barratt/DWH  |   |   |   | 100 | 100 |

Table 22 – Extract from the 2020/21 Housing Trajectory for 0133

* 1. 0134b - PT12/1930/O Cribbs/Patchway NN - Wyck Beck Rd/Fishpool Hill
	2. This site forms part of the strategic allocation of land at Cribbs/Patchway in 2006 in the South Gloucestershire Core Strategy.
	3. The outline application was submitted in June 2012 by Persimmon Homes for:
	*Mixed use development across 53.80 hectares of land comprising up to 1,100 new dwellings (Use Class C3) a local centre (Use Classes A1,A2,A3,A4, A5,B1,D1,D2) a primary school together with supporting infrastructure and facilities*
	4. The outline application was approved subject to a s106 obligation and the approval was issued in July 2020.

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| 0134b | PT12/1930/O | Cribbs/Patchway NN - Wyke Beck Rd/Fishpool Hill  |   |   |   |   | 100 |

Table 23 – Extract from the 2020/21 Housing Trajectory for 0134b

* 1. The first parcel was submitted by Redrow as a full application rather than a reserved matters (PT15/4165/F) and is for 80 dwellings. This was approved on 31/05/2019.
	2. The second parcel of 235 units has been submitted by Persimmon Homes as a reserved matters and is currently waiting for approval (P21/05421/RM). Ground works are underway on site and it is anticipated the reserved matters will be determined in 2022.
	3. Persimmon sent us their buildout projections for the reserved matters in 2021 which are attached in Appendix I.
	4. 0134c - PT14/3867/O Cribbs/Patchway - Former Filton Airfield YTL (PT14/3867/O)
	5. This site is controlled by YTL, an international company with a proven track record in the delivery of large scale development and infrastructure. YTL do not operate the same business model as typical UK housebuilders, and instead seek to deliver development themselves (rather than sell on development parcels and/ or subcontract) and retain land interests.
	6. The site benefits from outline consent for up to 2675 homes, including a Section 106 agreement signed in February 2018. This was completed alongside an overarching ‘Framework Agreement’ that sets out how financial contributions will be paid to the Council, and how the Council will deliver infrastructure across the wider development allocation in step with delivery of development on site.
	7. One of the key benefits of this approach is to mitigate the usual upfront financial costs to developers of ‘front-loading’ infrastructure delivery, thereby improving viability and delivery rates.
	8. The Council has been working with the developer YTL to ensure the infrastructure is delivered to support such a large scheme.
	9. Following on from the outline approval the Council is assessing the following applications:

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| **Highway/Lagoon Infrastructure Application** **(P21/05318/RM)** | Reserved Matters application for delivery of the main highways infrastructure running from the A38, east-west to the North-South Link and serving the new station. Details of proposed drainage works including to the Lagoon on other side of A38.  | * Consultees are currently reviewing YTL’s revised submissions, in response to feedback.
* Arena Parking Strategy (S106 obligation) was due to be submitted by 31st Dec 2021 – now overdue.
 |
| **The Hangout****(P20/24199/F)** | Full application | * Temporary change of use for a period of 3 years to mixed use retail (Class E), pop-up food and drink space
* Awaiting revised retail assessment from YTL
 |
| **Railway Station****(P21/06296/F)** | Full planning (applicant: Network Rail) | * Railway Station
 |
| **Brabazon Park** **(P21/08021/RM)** | Reserved Matters  | * Laying out of public open space to include provision of two Local Equipped Areas of Play (LEAP), a Neighbourhood Equipped Area of Play (NEAP), area for Youth Play and a Sports Zone, informal open space, landscaping, water feature/sustainable drainage system (SuD) and all associated works (to be read in conjunction with Outline permission PT14/3867/O).
 |

Table 24 – Relevant applications for 0134c

* 1. The first reserved matters, PT18/5892/RM gained planning permission on 15/03/2019 and is currently under construction with completions certain in the 2022 RLAS surveys. The anticipated buildout rates from YTL for this site can be found at Appendix F.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0134c | PT14/3867/O | Cribbs/Patchway - Former Filton Airfield YTL (PT14/3867/O) |   |   |   | 70 | 230 |

Table 25 – Extract from the 2020/21 Housing Trajectory for 0134c

* 1. 0227 - PT16/3565/O - Cleve Park, Thornbury – Care Home
	2. The 14 units as shown in the housing trajectory extract below refers to the remainder of outline PT16/3565/O. The residential part of this outline already has approval of reserved matters under the application P20/07655/RM. The remainder of the site is a Care Home with shared communal facilities.
	3. The C2 ratio has been applied to the figure to ensure we are counting the development with the NPPF guidelines. A technical note explaining the calculation can be found at Appendix G.
	4. Blocks of flats can only be recorded as completed once whole block is complete which is why the whole figure is forecast all in a single year.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0227 | PT16/3565/O | Cleve Park, Thornbury - Care Home  |   |   |   |   | 14 |

Table 26 – Extract from the 2020/21 Housing Trajectory for 0227

* 1. 0234 - P19/15643/O Land east of Cedar Lodge
	2. Outline approval for this application was granted on 15/10/2021 and in February 2022 a reserve matters for the full 29 units was submitted under the application P22/00588/RM which is awaiting decision.
	3. It is therefore likely that construction will take place in the next couple of years and we will see completions earlier than anticipated in the 2020/21 Housing trajectory as set out below.

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| 0234 | P19/15643/O | Land East of Cedar Lodge (replace PT17/1209/F)  |   |   |   |   | 29 |

Table 27 – Extract from the 2020/21 Housing Trajectory for 0234

* 1. **Category 4 – Pending Full Applications**
	2. 0256 - P21/05128/F The Hoodlands, Hambrook Lane
	3. The application was received by the Council on 26th July 2021 and is for the construction of 48 dwellings on a greenfield site. The application was lodged by Hoodlands (Harry Stoke) Ltd. The site is located within the East of Harry Stoke New Neighbourhood (“EoHSNN”). The EoHSNN is allocated in the South Gloucestershire Core Strategy (December 2013) for mixed-use development including around 2,000 new homes.
	4. Discussions have been ongoing between the applicant and the Council. The applicant has recently submitted revised plans and these are currently being reviewed. I anticipate that the application will be determined in the summer of 2022.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0256 | P21/05128/F  | The Hoodlands, Hambrook Lane, Hambrook (MMC)  |   |   | 25 | 25 |   |

Table 28 – Extract from the 2020/21 Housing Trajectory for 0256

* 1. 0248 - P20/12395/F Land west of Trinity Lane
	2. This application was received on 15/07/2020 for: *Erection of 90no. dwellings, creation of new vehicular access onto Trinity Lane, and associated hard/soft landscape works and drainage.*
	3. The application was considered by the Strategic Sites Delivery Committee on the 20/01/2022. The committee resolved to approve the application subject to the completion of as section 106 obligation agreement.
	4. The first completions have been anticipated for year 3 (2023-24) to take the development management process and first stages of construction into account.

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| 0248 | P20/12395/F | Land West of Trinity Lane  |   |   | 20 | 20 | 20 |

Table 29 – Extract from the 2020/21 Housing Trajectory for 0248

* 1. 0036ca - P19/1275/F Land at Lyde Green Farm
	2. The application is for full planning permission for the erection of 393 dwellings, 35% of which would be affordable housing, with associated access, parking, drainage and public open space. Vehicular access would be provided via a priority T-junction arrangement at the location of the existing Lyde Green Farm access on Lyde Green Road. Self- build and custom- build units would be provided
	3. Planning permission was given on 18th December 2020 following the completion of a section 106 obligation agreement.
	4. Subsequently a Judicial Review was lodged by Norft Ltd over a condition attached to the planning permission which was considered to be unenforceable.
	5. On the 12th March 2021 the High Court granted a consent order in the following terms:
1. The claimant is granted consent to apply for a judicial review;
2. The decision dated 18th December 2020 is quashed and remitted to the Defendant for re-determination in accordance with its constitution;
3. The Defendant to pay the Claimant’s costs.

	1. The JR was between Norft Ltd against SGC and Edward Ware Lyde Green (1st Interested Party)and Thomas Shepherd Richardson and Charles Huntingdong-Whiteley acting as appointed receivers of Lyde Green Farm (2nd Interested Party)
	2. The application is currently being redetermined by the Council and it is likely that a decision will be forthcoming later in 2022.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0036ca | P19/1275/F | Land At Lyde Green Farm - Edward Ware Homes  |   |   |   |   | 50 |

Table 30 – Extract from the 2020/21 Housing Trajectory for 0036ca

* 1. **Category 5 – Pending Reserve Matters Applications**
	2. 0021c – PT17/5847/RM Land at Harry Stoke, Stoke Gifford Crest.
	3. This site/parcel forms part of the land at Harry Stoke which was an allocation confirmed as part of the 2013 South Gloucestershire Core Strategy (Policy CS27), is in the ownership of the Council and Crest Strategic Land, and forms part of the outline permission PK12/1913/O.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0021c | PT17/5847/RM | Land at Harry Stoke, Stoke Gifford - Crest  |   |   | 25 | 50 | 50 |

Table 31 – Extract from the 2020/21 Housing Trajectory for 0021c

* 1. Sovereign Housing Association has reviewed South Gloucestershire District Council’s housing supply trajectory for 0021c. See the table below for Sovereign’s own forecasts for these sites. Sovereign can only comment on the delivery of the S106 and additionality affordable housing across the sites, not the market sale dwellings.

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| ***0021c*** | *~* | *~* | *45* | *81* |  |

Table 32 - Sovereign Buildout Rates for 0021c

* 1. 0133al - P21/02473/RM Land at North Yate - PL5c and PL6
	2. This site forms part of a strategic allocation of land at North Yate in 2006 as part of the South Gloucestershire Core Strategy. These parcels form part of the outline PK12/1913/O and is awaiting decision.
	3. This application for 157 dwellings was lodged by Taylor Wimpey in March 2021.
	4. This application has been the subject of discussions between the Council and the applicant. It is anticipated that the application will be determined in Spring 2021. As this site forms part of the overall North Yate strategic allocation, I do not consider that there will be an unreasonable delay in delivering these dwellings.
	5. There is a total of 10 approved reserve matters under this outline and developers are on site building**.**
	6. The site is available now and clearly offers a suitable location for development now as the outline has approval and thus should be considered deliverable according to the NPPF mentioned in paragraph 2.6.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0133al | P21/02473/RM | Land at North Yate - PL5c and PL6 | 17 | 35 | 35 | 35 | 35 |

Table 33 – Extract from the 2020/21 Housing Trajectory for 0133al

* 1. 0133am - P21/04892/RM North Yate - Land at Ladden Garden Village
	2. This site forms part of a strategic allocation of land at North Yate in 2006 as part of the South Gloucestershire Core Strategy. These parcels form part of the outline PK12/1913/O and is awaiting decision.
	3. This is an application for a 78 bed care home submitted by Care UK And BDW Trading Ltd in July 2021.
	4. There is a total of 10 approved reserve matters under this outline and developers are on site building**.**
	5. This application has been the subject of discussions between the Council and the applicant. It is anticipated that the application will be determined in spring 2022. As this site forms part of the overall North Yate strategic allocation, I consider that the 78 bed care home can be delivered within the next five years.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0133am | P21/04892/RM  | North Yate - Land At Ladden Garden Village |   |   |   | 9 |   |

Table 34 – Extract from the 2020/21 Housing Trajectory for 0133am

* 1. 0133an - P21/03161/RM North Yate - PL19, 20, 28 and 29
	2. This site forms part of a strategic allocation of land at North Yate in 2006 as part of the South Gloucestershire Core Strategy. These parcels form part of the outline PK12/1913/O and is awaiting decision.
	3. This is an application for 145 dwellings lodged by BDW Ltd in May 2021.
	4. There is a total of 10 approved reserve matters under this outline and developers are on site building**.**
	5. This application has been the subject of discussions between the Council and the applicant. It is anticipated that the application will be determined in spring 2022. As this site forms part of the overall North Yate strategic allocation, I consider that this site will commence delivering houses in years 4 and 5.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0133an | P21/03161/RM | North Yate - PL19, 20, 28 and 29  |   |   |   | 50 | 50 |

Table 35 – Extract from the 2020/21 Housing Trajectory for 0133an

* 1. 0134aa - P21/04349/RM Land at Cribbs Causeway (Berwick Green / Haw Wood)
	2. This application is one of two pending reserve matters applications which follow on from the approved outline PT14/0565/O for a mixed use development of 44ha for up to 1000 dwellings, 86 bed care home, school, retail centre and community facilities at Land at Cribbs Causeway.
	3. Currently the access to the site is being constructed for the site in conjunction with highway works to facilitate the access points. In addition groundworks are being carried out on site.

Application P21/04349/RM for 258 dwellings was submitted in June 2021 by Bellway Homes. The application has been the subject of negotiations between the Council and the applicant, and it is anticipated the application will be determined in spring 2022. In view of the access/highway works being carried out I consider that this site will commence delivering houses in year 2 as projected.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0134aa | P21/04349/RM | Land At Cribbs Causeway (Berwick Green / Haw Wood) |   | 37 | 46 | 42 | 37 |

Table 36 – Extract from the 2020/21 Housing Trajectory for 0134aa

* 1. 0134ab - P21/04748/RM Parcels 14-19 Land At Cribbs Causeway (Berwick Green / Haw Wood)
	2. This application is one of two pending reserve matters applications which follow on from the approved outline PT14/0565/O for a mixed use development of 44ha for up to 1000 dwellings, 86 bed care home, school, retail centre and community facilities at Land at Cribbs Causeway.
	3. Currently the access to the site is being constructed for the site in conjunction with highway works to facilitate the access points. In addition groundworks are being carried out on site.
	4. Application P21/0478/RM for 244 dwellings was submitted in July 2021 by Taylor Wimpey. The application has been the subject of discussions between the applicant and the Council, and these are ongoing. It likely that the application will be determined later in 2022
	5. In view of the access/highway works being carried out I consider that this site will commence producing houses in year 2.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0134ab | P21/04748/RM | Parcels 14-19 Land At Cribbs Causeway (Berwick Green / Haw Wood) |   | 74 | 93 | 68 | 9 |

Table 37 – Extract from the 2020/21 Housing Trajectory for 0134ab

* 1. 0134ba - P21/05421/RM Land At Wyck Beck Road And Fishpool Hill
	2. This site forms part of the strategic allocation of land at Cribbs/Patchway in 2006 in of the South Gloucestershire Core Strategy. It also forms part of thelarger the approved outline PT12/1930/O for 1,100 dwellings. This particular reserve matters is for 235 dwellings.
	3. Groundworks are currently being carried out on site by Persimmon and it is likely that the application will be determined later in 2022. I consider that this site will commence building houses in year 2.
	4. Persimmon sent us their buildout projections at the end of 2021 for the reserved matters which are attached in Appendix I. The extract from the 2020/2021 Housing trajectory reflects these figures.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0134ba  | P21/05421/RM | Land At Wyck Beck Road And Fishpool Hill  |   | 30 | 72 | 72 | 61 |

Table 38 – Extract from the 2020/21 Housing Trajectory for 0134ba

* 1. 0247a - P21/06953/RM Land at Crossways, Morton Way, Thornbury
	2. The outline for the application P19/8659/O, was approved on 29/09/2021 and was for: *Development of up to 80 dwellings, up to 1.0 ha of B1/B2/B8 employment land (Outline) with access to be determined.*
	3. This reserve matters is for 69 dwellings. The applicant has recently submitted revised plan following discussions with the case officer and these are undergoing a consultation process within the Council. It is anticipated that the application will be determined within the summer 2022 and the site will produce houses in year 2.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0247a | P21/06953/RM  | Land At Crossways Morton Way Thornbury |   |   |   | 30 | 39 |

Table 39 – Extract from the 2020/21 Housing Trajectory for 0247a

* 1. 0250a - P21/04070/RM Land east of North Road, Yate
	2. This is an application for 84 dwellings lodged by Newlands Homes Ltd in June 2021. This follows on from outline approval P20/24044/O, for up to 89 dwellings which was issued in April 2021 after the completion of a section 106 obligation agreement.
	3. The current application has been subject to discussions between the applicant and the Council. Revised plans have been lodged and are currently subject to formal consultation. It is anticipated that the application will be determined in summer 2022. Taking account of the development within this part of North Yate I consider that that the development of the site will continue and that this part will produce houses in years 4 and 5.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0250a | P21/04070/RM | Land East Of North Road Yate |   |   |   | 40 | 44 |

Table 40 – Extract from the 2020/21 Housing Trajectory for 0250a

* 1. 0036az - P21/06187/RM Parcel 30 Emersons Green
	2. This site forms part of a strategic allocation of land at Emersons Green in 2006 as part of the South Gloucestershire Local Plan. These parcels form part of the approved outline XX
	3. The application is for the construction of 63 dwellings submitted in September 2021 by Persimmon Homes. The applicant has recently submitted revised plans which are being reviewed by Council officers. It is anticipated that the application will be determined by the summer of 2022.
	4. As of April 2021, 15 reserved matters under this outline had completed and a further 9 have reserved matters approval. The majority of these are under construction with large developers who have proven track records of delivering large scale developments which suggests that once approval is granted the developers will start building on site imminently. I see no reason why this will not continue and the site will be built out as projected.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0036az | P21/06187/RM | Parcel 30 Emersons Green |   |   | 20 | 20 | 28 |

Table 41 – Extract from the 2020/21 Housing Trajectory for 0036az

* 1. **Category 6 – Residual Land**
	2. 0135da - New Neighbourhood - East of Harry Stoke [Residual Land]
	3. 0135da refers to the residual land at Harry Stoke which was an allocation confirmed as part of the 2013 South Gloucestershire Core Strategy (Policy CS27) and is in the ownership of the Council, Wain homes and Crest and Strategic Land. The allocation was initially for 2,000 dwellings.
	4. The site is projected to deliver 100 units in the five year period. Site 0256 – P21/05128/F Hoodlands, Hambrook Lane, a pending reserved matters for 48 units, makes up part of site 0135da. . Therefore, 48 units needs to be deducted from the 100 units.
	5. I have since been made aware of two further parcels of land within the residual land at Harry Stoke for which permission has bene sought. The first is application P19/7772/F for 9 dwellings. This application has been approved with a signed section 106. This is an additional 9 dwellings.
	6. A second application, P19/4343/O, was submitted for 54 units but was later withdrawn. A new outline for these units is due to come in within the next few weeks.
	7. In addition to these additional parcels within the residual land, a further application has come in for land which does not form part of the outline consent but which is adjacent to it. This is application P20/17979/O Waverly Cottage and was submitted on 21/09/2020 for up to 80 units. There are ongoing discussions between the applicant and the Council and is currently awaiting decision.
	8. These additional parcels of land more that make up for the 48 units that have been double counted. A breakdown of all of the East of Harry Stoke Sites is attached in Appendix J.

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| **RLS Ref.** | **Planning Application Number** | **Address** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026**  |
| 0135da |   | New Neighbourhood - East of Harry Stoke [Residual Land] |   |   |   | 50 | 50 |

Table 42 – Extract from the 2020/21 Housing Trajectory for 0135da

## Overall Conclusion

* 1. My assessment of the supply position of the Council has been undertaken in respect to the new definition of what constitutes a "deliverable" housing site, as identified by the NPPF. As we are unaware of the basis of why the sites identified are disputed then I reserve my position to produce rebuttal evidence once that basis is made known.
	2. In accordance with NPPF Para 73 South Gloucestershire is able to demonstrate a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against its Local Housing Need.