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Appendix A

South Gloucestershire Housing Trajectory 2020-21



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	Cattle Market, Thombury	Siblands, Gillingstool, Thombury	BFS Diecutting	Adj. 22 Memorial Road, Hanham	Queens Road, Cadbury Health	Priory Court, Hanham	Broad Street/Be.	Passage Road, Almondsbury	Adjacent to Sout	23 Stanbridge Road, Downend	Factory, Morley	Kingswood Trad	Wall Tyning Nur.	95 High Street Kingswood	148 Hanham Road, Kingswood	Former Police S	17 and 25a Over	Power Flectrics	Roseacre Harry	Door of 13 14 a	Complement Contr	200110Well Celvil	16/-/3 Bath Roa	The Rotunda Cli	1894-896 Filton Avenue, Filton	Fiveways, New L	Factory Site, Por	Sir Bernard Love	Former School	I and adjacent H	I and at Abbots Boad Hanbam	The Meads Framolon College	Sea Stores, Ken	Land at Parkway	Mount Pleasant	Intier Site, Bitton	Rambill Ouerny	Bamhill Quarry	l and at junction	I and off Cathrair	North of Perk Farm. Thombury	V droll of broil	Laria at North Vo	Laile at North Vo	Larid at Nollin 14	Hill View and Hil	Phase 3a Frenchay - Redrow	Former Coopers	Rear of 60 Wolld	land at Savages	Frome Court Thombury	l and off Broad I and Yate	Minelco sile Rai	Plankhorno Day	Bridger Day	Rodiord Pittiery	PTINKNASH COURT	28-50 Glouceste	North of Morton
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Key

Sites that are built-out entirely. This calegory	٠
comprises large sites of 10 homes or more which are listed individually and small sites of fewer than	
10 homes which are aggregated by area.	
Sites with planning permission. This category	٠
comprises large sites of 10 homes or more with	٠
outline, detailed, and/or reserved matters	
Sites that are considered Extra Care Schemes. As	
outlined in paragraph 041 Reference ID: 68-041-	
20190722 of the 2019 National Planning Policy	
Guidance, communal accommodation can count	
towards the Housing Delivery Lest, with	
adjustments based on nationally set ratios. A ratio	
or it is (identified in 2019 MPP's) has been applied	_
to communal accommodation (C2). Where Extra	
Care accommodation is self-contained, 2019	
NPPG states CZ schemes are included in the	
National Statistic for net additional dwellings,	
therefore these sites are counted as a standard	
site' with planning permission and are found in the	
above section of the housing trajectory.	
Sites that are, awaiting the completion of a S106	
agreement, allocated in the South Gloucestershire	
Local Plan, identified in the Core Strategy,	
aliocated in the Policies Sites and Places Plan.	
Sites currently progressing through the	
development management process.	٠.

	Note	
	Small sites are sites fewer than 10 homes and	
	total 711 with planning permission (outline,	
	detailed, and/or reserved matters) of which 170	
	are under construction (April 2019). Monitoring of	
	past completions of small sites reveals an annual	
Small Sites	average of 253 units since the start of the SGC	
	Core Strategy period. To reflect these figures a	
	conservative allowance of 210 dwellings per	
	annum, has been assumed.	
	This column represents all units that have/are	
	expected to complete from 2016 onwards and	
Total Net	those units that may be demolished, equating to	İ
	the total number of units on site.	

Appendix B

South Gloucestershire Housing Flows Reconciliation Return 2020-2021



HFR 2020-2021	
HFR 2020-2021	
Housing Flows Reconciliation	
ONS Code	Authority Name
E08000025	South Gloucestershire Council
This return collects information on housing gains and losses and stock in your dis demolitions) and enables calculation of annual net additional dwellings for your lo	istrict, ('new build' completions, change of use, conversions, other gains and losses, and local authority.
Please note that data provided on the HFR form will be used in calculating delive approved by an appropriate person within your local authority.	very in each local authority area for the proposed Housing Delivery Test, and should therefore be
For full guidance notes please <u>click here</u>	
A. Opening	
Stock	
A1. Total dwelling stock at beginning of period (Pre-filled by MHCLG - please amend if more accurate information available)	121,472
	Do you wish to amend the opening stock figure?
	○ Yes ⓒ No
B. Housebuilding (New	
Build)	
B1. Total new build completions	
Were any of the new build completions recorded above via permitted developmen	1,355
No	
Total completions delivered via Housebuilding (Ne	
Build) permitted development rights (this field is automatically calculated from the figures provided above).	
	round the figures above. If any waming messages flag, this will become mandatory.
c .	
Conversions	
C1. Dwellings before conversion	. 12
C2. Dwellings after conversion	45 And Additional Control Con
C3. Net change for Conversions (C2-C1)	33

(B1 + C3)

Running total of changes up to end of Section C

1,388

Conversions (Section C) - Use this to provide any additional information around the figures above. If any warning messages flag, this will become mandatory.

D. Change of	
use	
D1. To dwelling from former or current agricultural or forestry buildings	47
(regarded as 'not previously developed') D1a. Of which under agricultural to residential permitted development right	16
D2. To dwellings from other buildings (regarded as 'previously developed')	226
D2a. Of which under permitted development right	
Office to Residential D2b. Of which under permitted right	0
Storage to Residential D2c. Of which under permitted right	0
Light Industrial Use to Residential D2d. Of which under any other permitted development right from other buildings,	
regarded as previously developed	5
D2e. Of which Unspecified to Residential via <u>Change of Use</u> permitted development rights	0
D3. Total delivered via <u>Change of Use</u> permitted development rights (D1a+D2a+D2b+D2c+D2d+D2e)	29
D4. Dwellings to non dwellings	2
D5. Net change for Change of Use (D1+D2-D4)	271
Change of Use (Section D) - Use this to provide any additional information around the t	igures above. If any warning messages flag, this will become mandatory.
Running total at end of Section D (Section C Running total + D5)	1,659
E .	
Demolitions	
E1. Demolitions of permanent dwellings	18
Were any of the demolitions recorded above under permitted development right?	- Landan and a management of the state of th
No	
E1a. Of which under permitted development right Demolition of buildings and construction of dwelling houses (Class ZA of Part 20 of	0
Schedule 2 to GPDO 2015)	
Demolitions (Section E) - Use this to provide any additional information around the figure	res above. If any warning messages tlag, this will become mandatory.
Running total at end of Section E	1,641
(Section D Running total - E1)	
C Other spins and leaves (a. L. Markita and Laurense	
F. Other gains and losses (e.g. Mobile and temporary	
dwellings)	
ana arang kanalan dan sarang menganaha menang dalah keberang bermang bermanda arang mengangan sarang mengang m A	andreament of the first of the
F1. Other gains	
ana arang kanalan dan sarang menganaha menang dalah keberang bermang bermanda arang mengangan sarang mengang m A	0

FR 2020-2021					
ther Gains and Losses (Section F) - Use this to provid	e any additional informa	ation around the figures above. If a	ny warning mes	sages flag, this will be	come mandatory.
			V25 construct months a management		verene avante varieta ava. av eta . 21. 22. 15. 15.
DTAL NET ADDITIONAL DWELLINGS (Section E runi	ning total + F3)	1,641	10.540.111.011.011.01.010.110.110.110.110.11	· · · · · · · · · · · · · · · · · · ·	
				·	and a serie
3. Closing Stock					
and the control of th	**************************************	and the second s			
I. Total dwelling stock at the end of period is should be derived from housing flows.		123,113		groommen mannen resonabelaka kelebika kel bel bil bil bil bil bil bil bil bil bil bi	
1 = (A1 + Net additions)					
nd of Period Stock (Section G) - Use this to provide an	y additional information	around the figures above. If any v	vaming messag	es flag, this will becom	e mandatory.
umanimimimimimimimimimimimimimimimimimimi	y y regimente attenderation and an artist of a 2 a 2 a	, CZ-CZ-1-A dodda Prominonium morromium morromium morromium (* 1917-1917), cz. CZ-CZ-1-A militarium morromium	ooneen oo oo oo oo oo oo oo oo oo oo oo oo oo		00000000000000000000000000000000000000
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H. Communal accommodation					
his section collects information on the Council Tax units	and number of bedroon	ns for student halls and communal	accommodatio	n.	semaniconomicante abbata e seculo.
•	Council Tax Units			Bedrooms	
. New student halls	0		0		
2. Losses of student halls	0	engeren och de skalar kilologisk (k. lat tr.) 2002 2002 2002 2004 2004 2004 2004 200	0		
et change for student halls (H1 - H2)	0	A CATACAC ACCUST OF A CATACACAC AND AND AND AND AND AND AND AND AND AND	0		
3. New other communal accommodation	1		9		-
4. Losses of other communal accommodation	0	actions and actions on the contract of the contract of the contract and action actions are contract. As a contract of the cont	0		
et change for other communal accomodation (H3-	1	97 (EV 1974) (EV 1974) - 1974) (EV 1	9		
4) otal additional communal accommodation	1		9	recommendate to the given the control of the following secundary and the control of the control	######################################
ommunal Accomodation (Section G) - Use this to pro	vide any additional infor	rmation around the figures above.	If any waming r	nessages flag, this will	become mandatory
Offinializat Accommodation (Ozerlein G) - 23e dias to pro	rice any decisions into				
P. S. A. P. S. A. S.	anna alla lilila alla si esta esta esta esta esta esta esta esta	enterent commence and the transfer of the commence and th	\$2.24.21.1\$4.\$4.00 \$10000000000000000000000000000000000		
lease provide a detailed explanation otherwise we may i	need to contact you for	clarification.			
Signing off the return					.,
udit Level (relevant to all Sections A to H)	The second secon				
The data supplied has been extracted from the authority	's operational systems a	and has been subject to periodic q	uality checks.		
eneral Notes - Use this to provide any additional inform	nation around the figure	s provided in this return			
1975 - 19	Colonia Colonia (Colonia (Colo	00-00-00-00-00-00-00-00-00-00-00-00-00-	Y 877 P P C 8 C 87 A 3 C 68 63 S 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ere as assume that we are a substituted below that $4.9\% 4.4\% 3.7\% 4.7\% 2.7\%$.	C S G S + G + Lab + Lab + contraction - cont
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Appendix C

Year 1 Completions for 2021-22



Year 1 Predictions vs Completions (2021/2022)

Ref.	Planning 22	A Constitution of the Cons	## Predicted #20221/2022	Site Visits 2021/ 2022	Difference
0008aa	Number PT16/4740/RM	Chariton Hayes (PT18/3452/RVC) - [LC2]			
0008ab	PT16/6598/RM	Charlton Hayes - [H11, H12, H13]	40	40	0
0008ac	PT17/5946/RM	Charlton Hayes - [H6, H7, MU1]	11		17
0011c	PT18/0659/RM	East of Coldharbour Lane - Phase 2 (PT15/1179/O)	38	55 46	20
0036am	PK16/2568/RM	Lyde Green - Parcel 1			
0036at	PK18/1464/RM	Lyde Green - Parcels 25a, 25B And 26	0	6	6
0036au	PK18/4996/RM	Lyde Green - (Extra Care)	40	47	7
0133ac	PK17/5389/RM	Land at North Yate - PL14d, PL22	50	50	0
0133ae	PK18/1723/RM	Land at North Yate - PL12b, PL13b	10	10	0
0133af	PK18/3185/RM	Land at North Yate - PL15a, 16a, 16b	34	. 34	0
0135c	PT16/6182/F	New Neighbourhood - East of Harry Stoke - Engie	31	106	75
2400	DT45 (5.440/DM	formerly Keepmoat [Hambrook Ln/Curtis Ln]	12	46	34
0138a	PT15/5412/RM	Phase 1 Frenchay	0	8	8
0138b	PT17/0973/RM	Phase 2 Frenchay	13	13	0
0169	PT17/4963/RM	Goodmans additional land, Northfield Park, Charlton Hayes	33	33	0
0190	PT18/0902/F/ PT16/4055/RM	Land at Post Farm, Thornbury	6	6	. 0
0216	PK17/5109/F	East of Trinity Lane, Chipping Sodbury	12	12	0
0223a	PT18/6313/RM	Blackberry Park, Land east of Park Lane, Coalpit Heath	31	31	. 0

0225	PK18/5781/RM	The Shant, Crown Road, Kingswood	10	10	0
0232	P19/5351/F	The Park Hotel, Gloucester Road			
0235	PK18/6115/F	Warmley Court - Care Home	0	<u>2</u>	2
0236	P19/10586/PNOR	Kingsgate House - HHC	0	2	2
0237	P19/7309/PNOR	International House -	0	16	16
		Kingswood	0	19	19
0249	P20/23871/F	Alveston House Hotel Davids Lane Alveston	o	22	22
0008ad	PT18/0268/RM	Charlton Hayes - Bovis [H1, H2a and H2b]	20	12	-8
0011a	PT15/1179/O	East of Coldharbour Lane - Phase 1 (PT15/1179/O)	28	. 17	-11
9021b	PT17/5810/RM	Land at Harry Stoke, Stoke Gifford	150	191	41
0035	PK10/1057/F	South of Douglas Road, Kingswood	130	40	26
0036ah	PK15/0681/RM	Lyde Green - Parcel 11	Time before hearth a further med before the Pallache Index 197 C	TO COMPANY OF THE STATE OF THE	<u> </u>
0036ao	PK17/4155/RM	Lyde Green - Parcels 18, 20a & 20b	9	0	-9
0036ar	PK18/1513/RM	Lyde Green - Parcels 27a & 28	48	50	2
0036av	P19/8823/RM	Lyde Green - Parcel 16b	48	33	-15
0036aw	P19/16786/RM	Emersons Green East -	20	. 8	-12
	·	Parcel 2b	0	0	0
0036ax	P20/10826/RM	Emersons Green East - Parcel 27B	0	0	0
0036ay	P21/03348/RM	Emersons Green - Parcel 29			
0036az	P21/06187/RM	Emersons Green - Parcel	0		0
0036aaa	P19/19012/R M	Emersons Green East - Parcel 19			
			0	0	0

0036d	PK17/1112/F	Land South Of Lyde Green			
			25	0	-25
0036e	PK18/3977/F	Land At White House Farm	25		25
•				0	0
0132b	PT15/5528/RM	North of Park Farm,	0		
		Thornbury		<u>.</u>	
0133	PK12/1913/O	Land at North Yate	8	8	0
0133	F K 12/ 19 15/O	Land at North Fate			
0400-1-	DIZAZ/EQQQ/DIA	Land at Nath Vata		0	0
0133ab	PK17/5388/RM	Land at North Yate - PL23a, PL23c			
			9	6	-3
0133ah	P19/2525/RM	Land at North Yate - PL17a, 17b, 18a, 18b & 21			
			29	51	22
0133ai	P19/14361/RM	Land at North Yate -			
		PL14e	0	o	0
0133aj	P19/12246/RM	Land at North Yate -			
		PL12a, PL13a	60	21	-39
0133ak	P20/16804/RM	Land at North Yate - PL7,		2.1	
		8, 9 & 11	23	0	-23
0133al	P21/02473/RM	Land at North Yate - PL15e			
Singan da Albumu d Bu de de delalbada de		and PL16	17	0	-17
0133an	P21/03161/RM	North Yate - PL19, 20, 28			100000000000000000000000000000000000000
		and 29			
0133b	P19/11377/RM	Land at North Yate - PL24,	0	0	0
01000	1 10,7110,7171	25, 26 & 27			
0134a	PT14/0565/O	Cribbs/Patchway NN -	58	52	-6
013 4 a	F114/0303/O	West of A4018 Haw wood			
			0	O	0
0134aa	P21/04349/RM	Land At Gribbs Causeway (Berwick Green)	A GESTELATORISTA CONTRA DE LES REL L'ADDRES DE METARE DE LA GERTA DE LA GERTA DE L'ADDRES DE L'ADDRES DE L'ADDRES DE L'ADDRES DE L'ADDRES DE L'AD	ALEKANIANEN ALEKERIAEN ALEKARIA. Berredik bin annan bandaria bandaria	
			0	0	0
0134b	PT12/1930/O	Cribbs/Patchway NN - Wyke Beck Rd/Fishpool			
		a Hillian and Carlotte and Carlotte	0	0	0
0134bb	PT15/4165/F	Cribbs/Patchway NN - Chariton Common			
		Charlton Common	0	0	0
0134c	PT14/3867/O	Cribbs/Patchway - Former			
		Filton Airfield	0	Ð	0
0134ca	PT18/5892/RM	Parcelss RO3 and RO4 -			10 HTTEXHCCCHOTERATH HOLOCHOLIST TALL
		Former Filton Airfield	45	48	3
0135a	PT16/4782/O		40	40 	
		of Harry Stoke [South of			
		railway]	0.	0	0

0135aa	P20/17975/RM	⊪New Neighbourhood⊯East			
		of Harry Stoke - [South of railway] (PT16/4782/O)	O.	0	0
0135b	PT16/4928/O	New Neighbourhood - East of Harry Stoke - [North of railway]	0	0	O
0135ba	P20/03681/F	New Neighbourhood - East of Harry Stoke - Wain Homes [North of railway]	. 0	0	0
0135d	PT17/5873/O	New Neighbourhood - East of Harry Stoke [Land off Old Gloucester Road, Hambrook]	0	0	0
0138d	PT17/5624/RM	Phase 3b Frenchay			
0138e	PT17/5363/RM	Phase 4 Frenchay	0_	0	0
			57	48	-9
0156	P19/5320/RM	Eastwood Park, Falfield (PT12/3707/O)			0
0167	PT17/3333/RM	R/O Dick Lovett, Laurel Hill, Cribbs Causeway	0	0	-7
0174	P20/17527/F	Mendip Crescent, Downend	36	29	4
0204	P19/2524/RM	West of Gloucester Road, Thornbury (PT16/4774/O)	-4	0	
0207	P19/3928/RM	Heneage Farm, Falfield (PT17/4800/O)	30	52 46	22
0211	P19/14956/F	Land To the West of Stowell Hill, Tytherington (PT17/2331/O)	21	0	-15
0218	P19/4513/RM	Land South of Park Street, Hawkesbury Upton (PK18/1532/O)	0	0	O
0219	P19/5258/RM	Land South of Horwood Lane, Wickwar (PK17/4552/O)	36	43	7
0222	PT18/6493/RM	Land north of Wotton Road, Charfield, Gloucestershire	35	66	31
0223b	P19/18441/RM	Phases 2 And 3 Land at Park Lane Coalpit Heath	10	. 18	8
0224	P19/15929/RM	Former North Avon Magistrates Court, Yate	0	0	0
0226	PT18/0930/R3O	Watermore Junior School, Lower Stone Close, Eramaton Cotterell	0		0
0226a	P19/13690/RM	Frampton Cotterell Watermore Junior School (Site B), Lower Stone		0	
		Close, Frampton Cotterell	0	4	4

					•
0227a	P20/07655/RM	Cleve Park, Thornbury (PT16/3565/O)			
		(F110/3003/O)	O	0.	. 0
0229	PK17/0704/F	Land At 298 Soundwell Road (Cross boundary with			
0000	DICAGIADADIE	Bristol)	0	0	0
0230	PK16/4840/F	Masters Church Park Road, Kingswood			
			0	3	3
0238	P20/22922/RM	Romney House - Cross Boundary Application (PK18/0989/O)	0	0	0
0242	P19/19778/F	West of Garston Farm, Marshfield			
			. 0	0	0
0243	P20/00319/F	33 Quarry Road, Alveston			
			0	. 11	11
0247a	P21/06953/RM	Land At Crossways,			
		Morton Way, Thornbury	0	0	. 0
0248	P20/12395/F	Land West of Trinity Lane	0		
2050	D04/07050/D14	The Daily and Law Chatian	0	0	0
0253	P21/07653/RM	The Railway Inn, Station Road, Yate	0	0	0
0254	P20/15214/F	Land North Of Lodge			-
		Road, Engine Common,	0	0	0
0257	P19/2575/F	Land North of Iron Acton Way & East of Dyers Lane			
		Vidy a East of Dyers Earle	0	o	o
0258	P20/13119/F	Land East Of Malmains Drive, Frenchay			
			0	0	0
0259	P21/02958/F	Savages Wood Road/ Land at Hornbeam, Bradley Stoke	0	0	0
0199	P19/12563/F	Land At MU6 Charlton	·	<u>v</u> .	<u> </u>
		Hayes (PT16/4975/F)	0	0	0.
0227	PT16/3565/O	Cleve Park, Thornbury			
		(PT16/3565/O) - Care Home	0	0	0
0231	PT18/4625/F	Land At Oaklands Drive	0	0	
1		Almondsbury	0	0	0
0239	P20/05310/F	Former GB Neuro Building			
			0	0	0
0246	P19/19773/F	64 Bed Nursing Home, Gravel Hill Road Yate	0	0	0
0251	P20/21983/F	University Of West Of			
		England - Phase 1 (18			

0252	P20/10080/F	Block B Cheswick Village (36 studio & 3 cluster)			
0133c		Land at North Yate -	37	0	-3
		Barratt (Formerly TW)	O	O	
0135da		New Neighbourhood - East of Harry Stoke [Residual Land]			
0021c	PT17/5847/RM	Land at Harry Stoke, Stoke Gifford - Crest	0		
0036ca	P19/1275/F	Land At Lyde Green Farm	0		
0133am	P21/04892/RM	North Yate - Land At Ladden Garden Village	. 0	O	
0134ab	P21/04748/RM	Parcels 14-19 Land At Cribbs Causeway (Berwick Green / Haw Wood)			
0134ba	P21/05421/RM	Land At Wyck Beck Road And Fishpool Hill	0	0	
0234	P22/00588/RM	Land East of Cedar Lodge (P19/15643/O)	0	0	anny jene is tree known jene et
0250	P21/04070/RM	Land East Of North Road Yate	0	0	
0256	P21/05128/F	The Hoodlands, Hambrook Lane, Hambrook (MMC)			
Small Sit	ies		0	0	<u></u>
		· · · ·	210	276	6
Totals			1,491	1,657	16

Appendix D

0021b - Crest Nicholson Meeting Note



From:

Laura Blakemore

To: Subject: Rebecca Balfour

FW: Development of land at Harry Stoke, Stoke Gifford

Date:

18 October 2022 14:11:51

Attachments:

image003.png Harry Stoke East of Harry Stoke Housing Numbers.xlsx

From: Dan Jones <Dan.Jones@southglos.gov.uk>

Sent: 12 October 2022 14:34

To: Laura Blakemore <Laura.Blakemore@southglos.gov.uk> Subject: FW: Development of land at Harry Stoke, Stoke Gifford

Daniel Jones Principal Project & Urban Design Officer Major Sites Team South Gloucestershire Council MRTPI 01454 863738

From: Paul Williams < Paul. Williams@crestnicholson.com >

Sent: 12 October 2022 09:31

To: Diane Ponting < Diane. Ponting@southglos.gov.uk >; Shane Billingham

<Shane.Billingham@southglos.gov.uk>

Cc: Lucy Paffett < Lucy.Paffett@southglos.gov.uk >; Mark Sommerville < MSommerville@savills.com >; Dan

Jones <<u>Dan.Jones@southglos.gov.uk</u>>

Subject: RE: Development of land at Harry Stoke, Stoke Gifford

Diane/Shane,

Thanks for below. I attach a breakdown of the 2 outline permissions that Crest is building out. Please note that all figures are provided to assist with primary school projections and without prejudice to future planning application/programme changes.

The Harry Stoke figures include those built out under the very first phase of the outline (166 Units) along with the most recent pp for 763 units (reduced to 744 as a result of the proximity to retained power cables) and the live RM for Phases 6/7. I've separated out the indicative total for the school land (assuming no MUGA - I need to discuss this further - there is a MUGA being provided on phases 6/7) and the live nursery application.

The projections are based on what we have provided for the 5 yr supply.

On EoHS I've used our extant RM for 144 plus a combination of the live RM and the proving layout for the remainder. I've added 15 units for 2 small parcels we are progressing adjacent to Phase 1.

The projections are based upon the phasing programme for EoHS set out through the condition on the outline.

If you have any queries please feel free to give me a call.

Kind regards

Paul

Classified as General

From: Diane Ponting < Diane. Ponting@southglos.gov.uk >

Sent: 11 October 2022 13:47

To: Paul Williams < Paul. Williams@crestnicholson.com >

Subject: [EXTERNAL] RE: Development of land at Harry Stoke, Stoke Gifford

[CAUTION: This email originated from outside Crest Nicholson. Do not click links, open attachments, or perform any requested actions unless you recognise the sender and know the content is safe.]

Hi Paul

Just to let you know our calculator for yields works on the basis of 3 primary children per 100 dwellings for 2 bed flats and 9 primary children per 100 dwellings for 2 bed houses.

Thanks

Kind regards

Diane

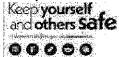
Diane Ponting 01454 868150 Assistant Schools Planning Officer

South Gloucestershire Council

Department for People

SAFEGUARDING REGULATIONS WITHIN SOUTH GLOUCESTERSHIRE COUNCIL Please be aware that any communication containing personal information about a child or young person SHOULD NOT be sent via email nor should any information be forwarded.





From: Shane Billingham

Sent: 28 September 2022 13:00

To: Paul Williams < Paul Williams@crestnicholson.com >; Diane Ponting

<Diane.Ponting@southglos.gov.uk>

Subject: RE: Development of land at Harry Stoke, Stoke Gifford

Thanks Paul and no problem.

Hi Diane- can you let Paul know what our standard calculator yields for a 2 bed house and a 2 bed flat

please? Thanks

Shane

From: Paul Williams < Paul. Williams@crestnicholson.com>

Sent: 28 September 2022 11:23

To: Shane Billingham <<u>Shane.Billingham@southglos.gov.uk</u>> **Subject:** RE: Development of land at Harry Stoke, Stoke Gifford

Hi Shane,

Apologies, I completely missed your email.

I'm pulling together some figures for what we have permission for. Can you tell me if there is any difference between the yield for a 2 bedroom house and a 2 bed flat please?

Thanks

Paul

Classified as General

From: Shane Billingham < Shane. Billingham@southglos.gov.uk >

Sent: 14 September 2022 17:48

To: Paul Williams < Paul Williams@crestnicholson.com>

Subject: [EXTERNAL] RE: Development of land at Harry Stoke, Stoke Gifford

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Hi Paul

Further to our meeting recently and the upcoming meet, I am having a look at the education infrastructure requirements: are you able to share with me the most recent build out schedules for both Harry Stoke and the Crest developments at East of Harry Stoke (south of the railway) please? If you could also let me know how many of the houses are currently occupied and what the expectation is for occupancy by end of 22/23 financial year? Thanks

Shane

From: Paul Williams < Paul. Williams@crestnicholson.com>

Sent: 29 July 2022 11:58

To: Jacqueline Penman < Jacqueline Penman@southglos.gov.uk >; Nigel Rigiar

< Nigel. Riglar@southglos.gov.uk >; Brian Glasson < Brian. Glasson@southglos.gov.uk >; Eileen Paterson

< <u>Fileen Paterson@southglos.gov.uk</u>>; Dan Jones < <u>Dan Jones@southglos.gov.uk</u>>; Lucy Paffett

<<u>Lucy.Paffett@southglos.gov.uk</u>>; Shane Billingham <<u>Shane.Billingham@southglos.gov.uk</u>>; Ralph

Hawkins <Ralph.Hawkins@crestnicholson.com>; Jackie Chalmers "Jackie.Chalmers@crestnicholson.com<">"Jackie.Chalmers@crestnicholson.com">"Jackie.Chalmers@crestnicholson.com<">"Jackie.Chalmers@crestnicholson.com<">"Jackie.Chalmers@crestnicholson.com<">"Jackie.Chalmers@crestnicholson.com<">"Jackie.Chalmers@crestnicholson.com<">"Jackie.Chalmers@crestnicholson.com<">"Jackie.Chalmers@crestnicholson.com<">"Jackie.Chalmers@crestnicholson.com<">"Jackie.Chalmers@crestnicholson.com<">"Jackie.Chalmers@crestnicholson.com<">"Jackie.Chalmers@crestnicholson.com<">"Jackie.Chalmers@crestnicholson.com<">"Jackie.Chalmers@crestnicholson.com<">"Jackie.Chalmers@crestnicholson.com<">"Jackie.Chalmers@crestnicholson.c

Gareth Hawke < Gareth. Hawke@crestnicholson.com>

Subject: RE: Development of land at Harry Stoke, Stoke Gifford

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Dear all,

I thought it worthwhile setting out a draft agenda for our call as below. I've attached a note which will hopefully crystalise the discussion. This sets out the position as I believe it to be. It would be useful if this could be agreed or commented on prior to the call so that we can focus on the way forward.

Draft agenda below:

- 1. Current position on S106/Status of School land
 - a. See attached note which sets out the background/current position
- 2. Wider, relevant issues for discussion
 - a. Application for Nursery/Flats (P22/01582) and relevance of School Site/MUGA
 - b. Deed of Variation to S106 relevant to PV Panels
 - c. Pylons (proximity within Phase 5 and impact upon site re-plan)
 - d. Live application for EoHS Ph 2
 - e. PPAs/Upcoming Applications
- 3. School Site
 - a. Size of requirement/available land
 - b. Proposed layout/setting out
 - c. Local Authority Timescales
- 4. Way forward
- 5. Future running of Community Building
- 6. **AOB**

Please let me know if you wish to add anything or have any comments on the attached.

Kind regards

Paul

----Original Appointment----

From: Jacqueline Penman < <u>Jacqueline.Penman@southglos.gov.uk</u>>

Sent: 05 July 2022 14:33

To: Jacqueline Penman; Nigel Riglar; Brian Glasson; Eileen Paterson; Dan Jones; Lucy Paffett; Shane

Billingham; Ralph Hawkins; Jackie Chalmers; Gareth Hawke; Paul Williams

Subject: Development of land at Harry Stoke, Stoke Gifford

When: 02 August 2022 14:00-15:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

Where: Microsoft Teams Meeting

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Microsoft Teams meeting

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Or join by entering a meeting ID Meeting ID: 387 393 781 060

Passcode: MJGg3C	
Or call in (audio only)	
<u>+44 20 7660 8199,,822778357#</u> United Kingdom, London	
<u>0800 640 3901, 822778357#</u> United Kingdom (Toll-free)	
Phone Conference ID: 822 778 357#	
Find a local number Reset PIN	
1	
Use the "Help" link to get information about joining the meeting if one of our partner organisations.	f you are a member of the public or work fo
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WE ARE PROUD SIGNATORIES OF THE BUSINESS AMBITION FOR 1.5°C AND RACE TO ZERO.

WE LOOK FORWARD TO COLLABORATING WITH OUR STAKEHOLDERS TO DELIVER STRONG ACTION TO MITIGATE OUR SHARED CLIMATE IMPACT.



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Scanned by MailMarshal - M86 Security's comprehensive email content security solution.

Harry Stoke Site (Original OPP - 06/1001) plus potential additional sites

			Expected	Expected	Expected	Expected
			completion	completion	completion	completion
			April 22 to	- April 23 to	- April 24 to	- April 25 to
į	•	Completed	March 23	March 24	March 25	March 26
Original Phase	166	166				
Ph1-5	744	303	153	99	65	64
Ph 6/7	229			75	85	69
School Site	66	•		15	33	18
Nursery	18			18		

East of Harry Stoke

		Expected	Expected	Expected	Expected	
		completion	completion -	_	completion	
		- April 22 to	April 23 to	- April 24 to	- April 25 to	Post March
	-	March 23	March 24	March 25	March 26	26
Ph1	144	25	42	48	29	
Ph2	252		61	112	79	
Ph3	212		50	50	50	62
Ph4	369			50	50	269
Ph5	241				50	191
Custom	72			20	20	32
Extra Parcels	15		15	-		

Post Mar 26	ch
	60

Appendix E

0021b - Crest & Sovereign Deliverability Form

From:

To:

Planning Policy

Cc:

Subject: Date: Developer Form [EXTERNAL] 08 August 2022 10:16:13

Attachments:

<u>0.png</u>

Developer Form 0021b HS 1-5 (004) (002).docx

Developer Form 0021c HS 6-7.docx

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Good morning,

Please find attached the developer forms for Harry Stoke.

Kind regards

Thomas Catling Assistant Planner

Crest Nicholson South West

www.crestnicholson.com

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

Anticipated date MM/YY

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

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/2029	2029/2030
April		4	3	5	7			
May		5	3	5	3			
June		30	3	5	2			
July		2	3	5	6			
Aug	26	36	3	5	8		·	
Sept	23		3	5	7			
Oct	48	7	3	5	5			
Nov	7	3	5	6				
Dec	5	3	5	4				
Jan	6	3	5	5				
Feb	19	3	5	5				
Mar	7	3	6	4				



	,	, ounce
Trees		
Air quality/noise		
/ iii quanty/110100		
Other		
Other Constraints - please list		

Appendix F

0021b - Linden Deliverability Form

Rebecca Balfour

From:

Kerry Cox

Sent:

18 October 2022 15:10

To:

Laura Blakemore

Cc:

Tom Edwards

Subject:

Harry Stoke - sites 0021b 0021c - Sovereign AH delivery projections

Hi

Please see following from Sovereign ref AH projected delivery for the 2 sites at Harry Stoke, updated from the position given in Feb 2022 for following 5 years projected delivery.

Please note this is **only AH** projected delivery. Crest and Linden would need to identify all dwelling projections.

Regards Kerry

At present, Sovereign is forecasting the following delivery of S106 and additionality affordable homes across the referenced sites

	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027
0021b \$106	80	50	27		le l
0021b	34	15	19	*	l b
Additionality	Maria de la companion de la co				
0021c		~	20	45	16
0021c	le প contratavani prompto		18	36	16
Additionality					

Tom Edwards

Development Manager M 07385463729



sovereign.org.uk

Unit 11, Brabazon Office Park, Filton, Bristol, BS34 7PZ

f y in

Appendix G

0133ah – David Wilson Deliverability Form

From: To: Subject: Date:

Planning Policy FW: DWH Yate 4 [EXTERNAL] 29 September 2022 15:40:23 image001.png

Attachments:

Developer Form 0133ah.docx

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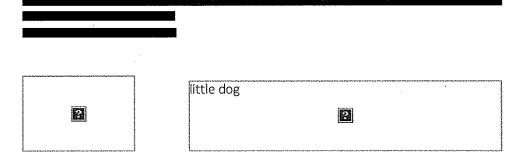
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Here is our form for our Yate ph 4.

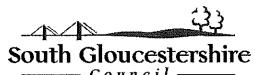
Due to complete Dec 2023.

Many thanks

Cecelia Hughes BA(Hons) BTP MSc MRTPI
Planning Manager
BDW South West (a trading name of BDW Trading Ltd)



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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	
Outsile application	
Submission of first/subsequent reserved matters/full application	
Commencement of site marketing	
Work commences on site	
First completions	
Anticipated end date for competitions on site	Dec 2023.

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.

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/2029	2029/2030
April				The second secon				
May								
June								
July								
Aug					A			
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Jan								
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		councii ———
Trees		
Air quality/noise	***	
Other		
Other Constraints - please list		
-		·

Appendix H

0133al - Taylor Wimpey Deliverability Form

From:

To:

Planning Policy

Subject:

RE: SGC Deliverability - TW Ladden Garden Village, Yate

Date:

21 July 2022 16:04:43

Attachments:

image001.png

Developer Form - TW Ladden Garden Village Yate.docx

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As requested

Kind Regards, Philip

Philip Court BSc (Hons) MCIOB | Technical Director | Chartered Construction Manager | Taylor Wimpey Bristol

.com

Taylor Wimpey Bristol is a division of Taylor Wimpey UK Limited

Think before you print!

At Taylor Wimpey we encourage a flexible and agile working environment - so while it suits me to email now, please be assured that I do not expect a response or action outside of your own working hours.

From: Planning Policy < Planning Policy@southglos.gov.uk >

Sent: 19 July 2022 09:28

To: Philip Court - TW Bristol <

Subject: SGC Deliverability

Warning: This email is from an external sender, please be cautious when opening attachments or links.

Dear Philip,

South Gloucestershire Council is required to demonstrate, by <u>paragraph 73</u> of the National Planning Policy Framework, the supply of homes that are being delivered in the district. As part of this requirement, we also need to demonstrate that a sufficient number of new homes will be delivered in the next five years.

To this end, we are contacting developers and site promoters to gain an understanding of



Residential Site Assessments Deliverability Questionnaire 2022

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by 22/07/22.

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Land at North Yate - PL15c and PL16	157	.0133al	P21/02473/RM

Contact details:

Contact name:	Telephone:
Philip Court	
Address:	E-mail:

Question 1 - Current use?

Vacant X		
In use	Current use	Anticipated end date Aug 22 of current use

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

Yes X	Which house builder?	Taylor Wimpey
No	What are the arrangements for bringing the site forward (marketing etc.)?	



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.
Physical constraints		
Contaminated Land	No	
Existing buildings/structures	No	
Land form/topography	No	
Infrastructure requirements	No	
Relying on other parcels/phases to be built out	No	
Other	No	
Financial Constraints		
Viability/development costs	No	
Ownership	No	
Planning obligations	No	
Market conditions for type of site	No	
Other	No	
Environmental Constraints		
Flood Risk/Drainage	No	
Wildlife/biodiversity/protected habitats	No	

Appendix I

0134aa – Bellway Email

From: Subject: RE: SGC Deliverability Date: 21 July 2022 10:23:00 image233569.png Attachments: 0134aa Developer Form.docx This email has been sent from outside the Council: We are currently seeing more phishing emails and cyber-criminal activity. If you're unsure whether this email is genuine, don't click on links or attachments, forward it to the South Gloucestershire Council ITD Service Desk. Dear Sir / Madam Please find attached for Bellway's first phase at Haw Wood, Cribbs Causeway. Kind regards Naomi Naomi Taylor **Planning Manager Bellway Homes Limited (South West)** https://www.bellway.co.uk From: Planning Policy < Planning Policy@southglos.gov.uk> Sent: 18 July 2022 16:07 To: Naomi Taylor Subject: SGC Deliverability

ALERT: This message originated outside of Bellway's network. BE CAUTIOUS before clicking any

link or attachment.

Dear Naomi,

expressly, and with authority, states them to be the views of Bellway Homes Limited.

If you are not the intended recipient, please notify the sender of this email, and then delete all copies of this email. Please note that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited.

This email has been scanned by the Mimecast Email Security http://www.mimecast.com
For more information please visit http://www.mimecast.com

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Appelges, I am slightly conflued on the respect. The below completions is based on our first phase (approved reserved matters) for 256 homes. We haven't yet submitted our second reserved matters (bits will be admitted abortly) and for 135 new homes. Oid you want this included as weil? Moral Mayor theretal humber (Feedback Moral Person Mor	Many Manks for your chian.									
We haven't yet submitted our second reserved matters (phis will be submitted shortly) and for 153 new homes. Did you want this included as well? Merry thanks Neomi Neomi Neomi Well and the provided of the control	Apologies, I am slightly confuse	ed on the request.								
Many threats Name Valver Promote Manager Pr	The below completions is base	d on our first phase (approved rese	rved mat	ters) for	256 home					
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Name Training Policy Claiming Solicy Standing Solicy	Many thanks									
Relative Notices United (Seath West) From Parming Policy - Charcing-Dulay-Boothplos. gov.ub- sent: 22 phy 2022 11:11 ALERT: This message originated outside of Ballway's network. BE CAUTIOUS before closing any link or efficience. ALERT: This message originated outside of Ballway's network. BE CAUTIOUS before closing any link or efficience. Hi Noonsi, Thank-you for providing us with anticipated build out rates. Good to see the forecasts for the new reserve matters as well. Are you able to give us a break down of completions per reserve matters? We display the build out for each parcel on our housing trajectory as single entries as displayed below. Planning Rib Bed. Application Address 1992 1222 2923 3924 2925 2929 2929 2929 2929 2929 2929 2	Naomi									
From: Planning Policy -Channing-Policy@conthidos.cov.ulp> To Norm Taylor - To Norm Taylor - To Norm Taylor - To Norm Taylor - This email has been sent from outside the Council: We are currently seeing more phishing emails and cyber-criminal activity. With Remove - To Norm Taylor - To Norm Taylor - To Norm Taylor - To Manning Policy - Specials. Address - Specials - To Norm Taylor - To Manning Policy - Specials. Address - Specials - To Norm Taylor - To Norm Taylor - To Norm Taylor - To Norm Taylor - To Norm Taylor - To Norm Taylor - To Norm Taylor - To Norm Taylor - To Manning Policy - Specials. Address - Specials - To Norm Taylor - To Norm Tayl										
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Thank you for providing us with anticipated build out rates, Good to see the forecasts for the new reserve matters as well. Are you able to give us a break down of completions per reserve matters? We display the build out for each percel on our housing trajectory as single entries as displayed below: PL. Ref. Planning Address 2021 2022 2023 2024 2028 2028 2028 2029 2027 Ended Out of Large Sites Post 2027 2028 2028 2029 2029 2029 2029 Endido Out of Large Sites Post 2027 Ended Gross on Application Winnber Collision (Collision Collision Coll	A	LERT: This message originated out	side of Be	lway's ne	twork. BE	CAUTIO	US before cicl	king any link or atlac	hment,	
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RLS Ref. Application Address 2021 2022 2023 2024 2025 2028 2026 2027 Residual Application	down of completions per reserve r	matters? \	We displa	y the bui	d out for	each parcel o	n our housing traje	ctory as single ent	ries as displayed	
Causeway (Borveck 57. 46 42 37 40 64 22 37 40 64 255 256 Kind regards, Laura Blakemore Planning Policy Officer Strategic Planning Policy Officer Strategic Planning Policy & Specialist Advice Team Email: Laura Blakemore @ Specialist Advice Team Email: Laura Blakemore @ Specialist Advice Team Email: Laura Blakemore @ Specialist Advice Team Email: Laura Blakemore @ Specialist Advice Team Email: Laura Blakemore @ Specialist Advice Team Email: Laura Blakemore @ Specialist Advice Team Email: Laura Blakemore @ Specialist Advice Team Email: Laura Blakemore @ Specialist Advice Team Email: Laura Blakemore @ Specialist Advice Team Email: Laura Blakemore @ Specialist Advice Team Email: Laura Blakemore @ Specialist Advice Team Email: Laura Blakemore @ Specialist Advice Team Email: Laura Blakemore @ Specialist Advice Team Email: Laura Blakemore @ Specialist Advice Team Email: Laura Blakemore @ Specialist Advice Team Email: Laura Blakemore @ Specialist Advice Team Email: Laura Blakemore @ Specialist Advice Team Email: Laura Blakemore From: Naomi Taylor Ada 42 37 40 56 42 37 40 56 42 57 40 56 40	RLS Ref. Application Number	Address 2022					2026/ 2027	Large Sites		
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Strategic Planning Policy & Specialist Advice Team Email: Aura Dakkemore@southeflos.gov.uk Phone: 01454865493 A Please consider the environment before printing this e-mail From: Naomi Taylor To: Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Policy < Planning Po					a in the transfer to the	ar kaskalah pengungkan k				
To: Planning Policy < PlanningPolicy@southglos.gov.uk> Cc: This email has been sent from outside the Council: We are currently seeing more phishing emails and cyber-criminal activity. If you're unsure whether this email is genuine, don't click on links or attachments, forward it to the South Gloucestershire Council ITD Service Desk. Dear Sir / Madam Please find attached for Bellway's first phase at Haw Wood, Cribbs Causeway. Kind regards Naomi Naomi Taylor	Strategic Planning Policy & Specialis Email: <u>laura.blakemore@southglos.</u>	gov.uk Phone: 01454865493								
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Kind regards Naomi Naomi Taylor		y's first phase at Haw Wood, Cribb:	s Causewa	ay.						
Naomi Taylor		,		*-						
Naomi Taylor	-									

Beliway Homes Limited (South West)



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

Milestone	Anticipated date MM/YY
Submission of pre-application	N/A
Submission of outline application	N/A
Submission of first/subsequent reserved matters/full application	N/A – Bellway first phase submitted and approved under LPA Ref. P21/04349/RM. Second phase due to be submitted (153 units in Summer/Autumn 2022).
Commencement of site marketing	Online marketing commenced followed by show home launch
Work commences on site	Anticipated August 2022
First completions	April 23
Anticipated end date for competitions on site	2028/2029

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

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/2029
April	5	5	5	5	5	5	5
May	5	5	5	5	5	5	5
June	5	5	5	5	5	5	5
July	5	5	5	5	5	5	5
Aug	5	5	5	5	5	5	5
Sept	5	5	5	5	5	5	5
Oct	5	5	5	5	5	5	5
Nov	5	5	5	5	5	5	5
Dec	5	5	5	5	5	5	5
Jan	5	5	5	5	5	5	4 .
Feb	5	5	5	5	5	5	
Mar	5	5	5	5	5	5	



Trees	Y	Works to be in accordance with approved arboricultural works
Air quality/noise	Y	Works to be in accordance with approved noise mitigation reports
Other		
Other Constraints – please li	st	

Appendix J

0135aa - Savills deliverability form

From: To:

Planning Policy

Cc:

Subject:

RE: SGC Deliverability 28 July 2022 11:00:31

Date:

image008.png

Attachments: EoHSS Phase 1 July 2022.docx

This email has been sent from outside the Council: We are currently seeing more phishing emails and cyber-criminal activity.

If you're unsure whether this email is genuine, don't click on links or attachments, forward it to the South Gloucestershire Council ITD Service Desk.

Hello,

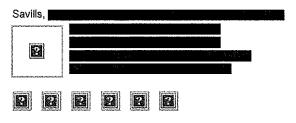
Please find attached a completed form.

Apologies for the delay.

Kind regards,

Mark

Mark Sommerville MA (Hons) MSc MRTPI **Associate Director** Planning





Before printing, think about the environment

From: Planning Policy <PlanningPolicy@southglos.gov.uk>

Sent: 26 July 2022 12:49

To: Mark Sommerville <

Subject: RE: SGC Deliverability



Dear Mark,

Following emails sent on 13/7/22 (please see below) regarding South Gloucestershire Council's Annual Monitoring report, we are contacting you further to request that you complete the attached form and return it to planningpolicy@southglos.gov.uk asap.

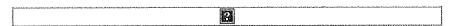


From: Planning Policy < Planning Policy@southglos.gov.uk >

Sent: 13 July 2022 10:21

To: Mark Sommerville <

Subject: SGC Deliverability



Dear Mark,

South Gloucestershire Council is required to demonstrate, by paragraph 73 of the National Planning Policy Framework, the supply of homes that are being delivered in the district. As part of this requirement, we also need to demonstrate that a sufficient number of new homes will be delivered in the next five years.

To this end, we are contacting developers and site promoters to gain an understanding of anticipated delivery rates on sites which will provide 10 or more dwellings.

We would therefore be grateful if you could assist the Council's monitoring of housing supply, by providing accurate information on delivery and any issues which may affect delivery on your site. Please find attached a template form to record this year's information.

The information you supply will assist the Council in confirming the housing supply and housing trajectory for South Gloucestershire, which will be published as part of the 2021 Authority's Monitoring Report (AMR). For reference, previous versions of the AMR are available to view here. The form will be publically as technical evidence to support the deliverability of the council's housing trajectory in accordance with the council's data protection policies.

We would be grateful if you could send your completed form(s) to planningpolicy@southglos.gov.uk by the 22/07/2022.

If you have any questions or queries relating to this request, please do not hesitate to contact the Strategic Planning Policy team on 01454 865493.

Kind regards,

Strategic Planning Policy & Specialist Advice Team

policy.consultation@southglos.gov.uk

Department for Environment and Community Services | PO Box 1954 | Bristol | BS37 0DD

Please consider the environment before printing this e-mail

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Martel Maides Limited (trading as Savills). A subsidiary of Savills plc. Registered in Guernsey No. 18682. Registered office: Royal Terrace, Glategny Esplanade, St Peter Port, Guernsey, GY1 2HN. Registered with the Guernsey Financial Services Commission. No. 57114.

We are registered with the Scottish Letting Agent Register, our registration number is LARN1902057.

Please note any advice contained or attached in this email is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation—Global Standards (incorporating the IVSC International Valuation Standards) effective from 31 January 2022 together, the "Red Book". Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.



Residential Site Assessments Deliverability Questionnaire 2022

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by 22/07/22.

About the site:

Site Location:	Total Site Capacity:	 March 1988 Control of Control o	Application Number:
New Neighbourhood - East of Harry Stoke - [South of railway] (PT16/4782/O)	144	0135aa	P20/17975/RM

Contact details:

Contact name: Mark Sommerville	Telephone:
Address:	/E-mail:
Savills, The same of the same	

Question 1 - Current use?

Vacant			
In use	Current Under construction use	Anticipated end date of current use	

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

Yes X	Which house builder?	Crest Nicholson (South West)
No	What are the arrangements for bringing the site forward (marketing etc.)?	Under construction



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.
Physical constraints		
Contaminated Land		·
Existing buildings/structures		
Land form/topography	and the second s	
Infrastructure requirements		
Relying on other parcels/phases to be built out		
Other		
Financial Constraints		
Viability/development costs	A contract to the contract to	
Ownership		
Planning obligations		
Market conditions for type of site		
Other		
Environmental Constraints		
Flood Risk/Drainage		
Wildlife/biodiversity/protected habitats		

Appendix K

Technical note explaining C2 ratios for shared accommodation

C2 Student Properties

The guidance for C2 shared accommodation can be found here:

https://www.gov.uk/guidance/housing-supply-and-delivery

Communal accommodation, including student accommodation and other communal accommodation, can count towards the Housing Delivery Test. Self-contained dwellings are included in the National Statistic for net additional dwellings. Communal accommodation will be accounted for in the Housing Delivery Test by applying adjustments in the form of two nationally set ratios. These are based on England Census data. The ratios for both net student and net other communal accommodation are found in the Housing Delivery Test measurement rule book.

The adjustments for student and other communal accommodation will be calculated by MHCLG and added into the Housing Delivery Test result4. Adjustments are applied using two nationally set ratios, based on England Census data.

Student Accommodation

The national average number of students in student only households is 2.5. This has been calculated by dividing the total number of students living in student only households by the total number of student only households in England. Source data is from the Census 2011 and is published by the Office for National Statistics. The ratio will be updated following each Census when the data is publicly available.

Studio: For each studio flats you count them as a single dwelling. A studio flat is a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling.

Flats with shared facilities: For multi bedroom self-contained student flats you divide the bed spaces (excluding studios) by the national average number of students in student only households which is 2.5. This has been calculated by dividing the total number of students living in student only households by the total number of student only households in England using the 2011 Census.

<u>Example</u>

P20/21983/F | Demolition of existing student accommodation buildings. Erection of 3no. 6 storey (900 bedrooms) student accommodation buildings (Sui Generis) with ancillary communal and welfare facilities, café (Class E) and associated landscaping, access and infrastructure works. | University Of West of England Coldharbour Lane Stoke Gifford South Gloucestershire BS16 1QY

Phase 1 – Demolition of 252 bed spaces and erection of 18 studio & 882 cluster flats

1. There are 882 bed spaces and 18 studio flats giving a total of 900 bed spaces. Therefore you simply divide the 882 bed spaces by the ratio of 2.5 which gives you 353. Then add the 353 to the 18 to give a total of 371 student units.

- 2. With the demolitions you would divide 252 bed spaces by 2.5 giving 101 student units.
- 3. Then you subtract the 101 demolitions from the 371 new additions which gives a net increase of 270 student units on the site.

COMMUNAL

The ratio applied to other communal accommodation will be based on the national average number of adults in all households, with a ratio of 1.8. This has been calculated by dividing the total number of adults living in all households by the total number of households in England. Source data is from the Census 2011 and is published by the Office for National Statistics. The ratio will be updated following each Census when the data is publicly available.

The guidance refers to communal accommodation (not just C2) so will include nursing homes hostels and institutions which are sui generis. This is where the ratio of 1:8 can be applied.

Appendix L

0251 – UWE email



From:

To:

Patrick Conroy; Brian Glasson

Cc:

Laura Blakemore;

Subject:

UWE/SGC Liaison Meeting [EXTERNAL]

Date: Attachments: 26 November 2021 13:42:00

211103 Cladding-Planning Note.pdf

There has been a three-fold increase in ransomware attacks 2020-21

Do not click links or open attachments in emails you do not recognise. If you are unsure, contact the South Gloucestershire Council ITD Service Desk.

Both,

Apologies for the slow response I have been away for a couple of weeks.

It was good to catch up and I thought worth following up on a few other items we discussed.

SAP3 Accommodation Programme

- 900 beds delivered for occupation by September 2023
- Delivery of beds as follows

Frenchay F-Block cladding

- We discussed the option to progress under Permitted Development
- Attached is a short explanatory it would be useful to have your input to ensure we are aligned on the apporach.

Frenchay Farmhouse Walled Garden

- Application has been re-submitted and registered P21/06603/F
- Officer attened site w/c 15th Nov

Frechhay New Engineering Building

- Link to some of pictures of completion https://we.tl/t-Wnk7n4WMbl
- BREEAM Excellent certification received

Many thanks

Alistair

From: Patrick Conroy <Patrick.Conroy@southglos.gov.uk>

Sent: 17 November 2021 16:53

To: Alistair Brooke <

Subject: UWE Student Accommodation Hi Alistair, When we met a few weeks ago we discuss the build out program for the new UWE student accommodation. It would really help us for our housing trajectory work if you could share what you think is the completions build programme. Regards Patrick Patrick Conroy Strategic Planning Policy and Specialist Advice Manager South Gloucestershire Council 01454 863574 South Gloucestershire Council Achieving excellence for our residents and their communities, ensuring South Gloucestershire continues to be a great place to live and work This email and any files transmitted with it from South Gloucestershire Council are confidential and intended solely for the use of the individual or entity to whom they are addressed. You should not forward it by any method to anyone else who does not have a justified 'need to know' If you have received this email in error please notify the sender For requests for service or complaints, please visit www.southglos.gov.uk Should you wish to know more about how we look after your personal information, please visit www.southglos.gov.uk/privacy Scanned by MailMarshal - M86 Security's comprehensive email content security solution. Download a free evaluation of MailMarshal at www.m86security.com

Cc: Laura Blakemore <Laura.Blakemore@southglos.gov.uk>

Appendix M

0251 – UWE letter





Vice-Chancellor's Office

University of the West of England (UWE Bristol) Frenchay Campus Coldharbour Lane Bristol BS16 1QY UK

Telephone: +44 (0)117 32 82201 Email: vicechancellor@uwe.ac.uk www.uwe.ac.uk

Patrick.Conroy@southglos.gov.uk

21 March 2022

Student Numbers and New Student Accommodation at UWE, Bristol Frenchay Campus

In relation to enquiries from South Gloucestershire Council, I can confirm that UWE, Bristol does not have plans for any significant increase in overall student numbers in the current planning period. In the current year we enrolled 7,737 new undergraduate students including EU and Overseas national, for 2022/23 our planned intake based on known applications is 7,720 and our projected intake for the following year is roughly the same. There will not, therefore, be any significant increase in student demand for accommodation of any kind driven by rising student numbers.

In terms of student accommodation, we are currently in the process of constructing some 920 bed spaces of new accommodation on our Frenchay Campus due for completion by September 2023. We will also, in the coming months, be applying for planning permission for a further 1,200 bed spaces also on the Frenchay Campus.

The University in its stated Strategy, has undertaken to provide all first-year students with the offer of on-campus accommodation. We know from applications for our current accommodation that there is currently considerable demand for such accommodation which we are not currently able to meet – hence our plans to increase provision as outlined above.

It is clear that a proportion of our students currently unable to access on-campus accommodation, will be adding to the demand for privately rented accommodation in the local area – we are very aware from student feedback of the pressures on the housing market in Cheswick, Filton, and adjoining areas. Given this, it is also clear that new provision in the pipeline will to an extent relieve some of the pressures on the local housing market and enable us to guarantee high quality, affordable accommodation for a larger proportion of the student body.



Professor Martin Boddy Pro Vice-Chancellor UWE Bristol





Pearce Planning Ltd Woodspring House 17 Hill Road Clevedon BS21 7NE

UWE F BLOCK RECLADDING PROPOSAL – PERMITTED DEVELOPMENT REVIEW

This note has been produced to consider the ability of UWE to progress proposals for the recladding of F Block under the Permitted Development legislation, and to inform relevant discussions with South Gloucestershire Council.

It has been drafted with reference to *The Town and Country Planning (General Permitted Development) (England)* Order 2015, as amended by *The Town and Country Planning (General Permitted Development etc.) (England)* (Amendment) Order 2021. The provisions of the Order are copied below (Part 7, Class M), along with commentary regarding the F Block proposal where relevant. It is considered that the proposed recladding works (comprising cladding panels and a potential element of green/living wall) would comply with the provisions of the legislation. Notwithstanding, UWE would be required to progress an application for Prior Approval (pursuant to the 2021 amendments), to determine whether the approval of the authority will be required (see M.2 (f) below).

Class M - extensions etc for schools, colleges, universities, prisons and hospitals

Permitted development

M. The erection, extension or alteration of a school, college, university, prison or hospital building.

Development not permitted

- M.1 Development is not permitted by Class M-
- (a)if the cumulative footprint of any erection, extension or alteration under Class M on or after 21st April 2021 would exceed the greater of—
- (i)25% of the cumulative footprint of the school, college, university, prison or hospital buildings as it was on 21st April 2021; or
- (ii)250 square metres;

<u>Comment – The proposed cladding works would not have a material effect on the footprint of the building (i.e. no additional floor space would be created).</u>

(b) in the case of a college, university, prison or hospital building, if any part of the development would be within 5 metres of a boundary of the curtilage of the premises;

(ba)in the case of a school, where any land adjacent to the site is used for a purpose within Part C of the Schedule to the Use Classes Order (residential purposes), if any part of the proposed development is within 5 metres of the boundary of the curtilage of that residential land;

Comment – F Block is not within 5m of the campus boundary

(c)if, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used;

Comment - N/A

(d)if the height of any new building erected would exceed—



- (i)if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or
- (ii)in all other cases, 6 metres;
- (da)if the height of any rooftop structure would exceed 1.5 metres;

Comment - The height of F Block would not be affected by the proposed cladding

- (e)if the height of the building as extended or altered would exceed—
- (i)if within 10 metres of a boundary of the curtilage of the premises, the lesser of the height of the building being extended or aftered or 5 metres; or
- (ii)in all other cases, the height of the building being extended or altered;

Comment - The height of F Block would not be affected by the proposed cladding

(f)if the development would be within the curtilage of a listed building; or

Comment - F Block is not within the curtilage of the Wallscourt Farmhouse

(g)unless-

(i)in the case of school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education;

Comment – the predominant use of F Block is for the provision of education.

(ii)in the case of hospital buildings, the predominant use of the existing buildings on the premises is for the provision of any medical or health services;

(iii)in the case of prison buildings-

(aa)the predominant use of the existing buildings on the premises is for the confinement of prisoners in closed conditions;

(bb)the buildings are located on a site with a closed perimeter; and

(cc)the development does not involve the erection, extension or alteration of any building beyond the perimeter as it stood on 21st April 2021

Conditions

M.2 Development is permitted by Class M subject to the following conditions—

(a)the development is within the curtilage of an existing school, college, university, prison or hospital;

Comment - F Block is within the UWE Campus.

(b) the development is only used as part of, or for a purpose incidental to, the use of that school, college, university, prison or hospital;

Comment – the predominant use of F Block is for the provision of education.



(c)any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university, prison or hospital buildings;

(d)any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered;

Comment – N/A, the campus is not classes as article 2(3) land

(e)where proposed development under Class M relates to the erection, extension or alteration of a school building that results in an increase in the school's published admission number, the developer must, within a period of six months starting with the date the development is completed, submit to the local planning authority a travel plan for the site;

Comment - N/A

(f)where proposed development under Class M relates to the erection, extension or alteration of a university building, development is permitted subject to the condition that before beginning the development the developer applies to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- (i)transport and highways impacts of the proposed development;
- (ii)the design and external appearance of the erection, extension or alteration; or
- (iii)the impact of the development on heritage and archaeology;

Comment – Noted, there will be no transport impact as the proposal will not result in an increased intensity of use of F Block. The design and appearance of F Block would be improved by the proposed cladding. Lastly, F Block is not within the setting of the Wallscourt Farmhouse and no below ground works are necessary, hence there will be no impact on archaeology.

(g)an application required under paragraph (f) is to be made and determined in accordance with paragraph M.2A (procedure for applications for prior approval under Class M);[

(h)development approved pursuant to an application under paragraph (f) is permitted subject to the condition that it is completed within a period of three years starting with the prior approval date

Appendix N

0252 - email



From: To:

Planning Policy

Subject:

RE: SGC Deliverability [EXTERNAL]

Date:

29 September 2022 15:31:23

Attachments:

RE Block B - Cheswick Village Travel Plan EXTERNAL.msg

Hi Laura,

I believe that Block B (which is the student development) at Cheswick Village for 50 students should now be fully occupied. I am currently in liaison with CJ Hole who are acting as the Travel Plan Coordinator for the site to make sure they are fully adhering to the Travel Plan requirements. Correspondence with CJ Hole is attached including their contact details.

The layout of the accommodation is set out below:



Let me know if you need any more information.

Thanks, Will

From: Planning Policy

Sent: 29 September 2022 15:16

To: William Nelson < William. Nelson@southglos.gov.uk>

Subject: FW: SGC Deliverability [EXTERNAL]

Hi Will,

We are currently trying to obtain the build out rates for the Student Development at Cheswick Village. The attached email suggest you may already have this information from the architect, would you be able to share this with us?

If not, do you have up to date contact details for this site?

Kind regards, Laura Blakemore Planning Policy Officer

Strategic Planning Policy & Specialist Advice Team Department for Place | South Gloucestershire Council | PO Box 1954 | Bristol | BS37 0DD ☎: 01454 865493 | laura.blakemore@southglos.gov.uk

A Please consider the environment before printing this e-mail

From: Chris Dance <

Sent: 27 September 2022 16:36

To: Planning Policy < Planning Policy@southglos.gov.uk >

Subject: RE: SGC Deliverability [EXTERNAL]

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Dear Policy Team

Please see enclosed which I hope assists

Thanks

Chris Dance Associate

LPC (Trull) Ltd



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From: Planning Policy < Planning Policy@southglos.gov.uk >

Sent: 27 September 2022 16:31

To: Chris Dance <

Subject: SGC Deliverability

Dear Chris.

Following emails sent on 26th July, regarding South Gloucestershire Council's Annual Monitoring report, we are contacting you further to request that you complete the attached form and return it to planningpolicy@southglos.gov.uk asap.

Colleagues may also be in contact via phone, to offer assistance if the form has not been returned by the end of the week. The information you supply forms part of the statutory monitoring and reporting of housing supply and anticipated completions in the district.

The form itself should take no longer than 15 minutes to complete, but please do get in contact with the Strategic Planning Policy team on 01454 865493 if you have any queries.

Kind regards,

Strategic Planning Policy & Specialist Advice Team

planningpolicy@southglos.gov.uk
Department for Environment and Community Services | PO Box 1954 | Bristol | BS37 0DD
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From:

William Nelson

To:

Cc:

Subject Date:

RE: Block B - Cheswick Village Travel Plan [EXTERNAL]

21 September 2022 15:08:00

Attachments:

image001.png <u>image003.png</u> image004.png image005.png

Hi Ellie.

I hope you're well.

Following on from my email last week please could you provide me with a copy of the Travel Information Pack as well as the tenancy agreement for students including reference to the breach of the tenancy if a student tenant is keeping a vehicle within five miles of the development. There is however an exemption if they have a blue disabled badge.

Have you also prepared the student travel survey to take place one month after they move into the accommodation? If so could you send that across to me as well to check over?

Kind Regards,

Will

From: William Nelson

Sent: 14 September 2022 12:41

To: 'Ellie Bardwell MARLA' <

Subject: RE: Block B - Cheswick Village Travel Plan [EXTERNAL]

Hi Ellie,

Thanks for coming back to me.

Do you have a copy of the TIP that you can send across for our records?

Just to check as required by the Travel Plan can you include within the tenancy agreement a condition which will make it a breach of the tenancy if a student tenant is keeping a vehicle within five miles of the development. There is however an exemption if they have a blue disabled badge.

Have you also prepared the student travel survey to take place one month after they move into the accommodation? If so could you send that across to me as well to check over?

Kind Regards,

Will

From: Ellie Bardwell MARLA

Sent: 13 September 2022 16:30

To: William Nelson < William.Nelson@southglos.gov.uk>

Cc: Olivia Usher <

Subject: RE: Block B - Cheswick Village Travel Plan [EXTERNAL]

Hi Will

Thanks for your email,

Yes we are all on score – the only thing that may happen is the contact details for the travel plan coordinator may still change but I will ensure this is done before the tenants move in and you are updated.

We have scheduled inspections for November to review how many bikes are being stored at Cheswick and how many car spaces are being used.

Lastly we have scheduled individual key collections with the students where we will provide them with a copy of the TIP and go through the key elements of it and ask them to sign a sheet confirming collection of keys and acknowledgement of the TIP and conversation.

Is there anything else you think I need to be doing in anticipation of next week?

Kind regards

Ellie

Ellie Bardwell MARLA Head of Existing Business

9.

Bishopston, Clifton, Westbury, Downend, Kingswood & Redfield

CJ Gloucester Road Ltd t/a CJ Hole (Bishopston & Redfield)

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From: William Nelson < William. Nelson@southglos.gov.uk >

Sent: 13 September 2022 12:34

Cc: Olivia Usher < Subject: RE: Block B - Cheswick Village Travel Plan [EXTERNAL]
Hi Ellie,
I hope you're well.
I just wanted to check if you had everything in place for the launch of the Travel Plan prior to the students arriving for the start of term?
Kind Regards, Will
From: William Nelson Sent: 12 August 2022 09:55 To: 'Ellie Bardwell MARLA' < Subject: RE: Block B - Cheswick Village Travel Plan [EXTERNAL]
Thanks Ellie, yes you too.
From: Ellie Bardwell MARLA [mailto: Sent: 12 August 2022 09:48 To: William Nelson < William.Nelson@southglos.gov.uk > Subject: RE: Block B - Cheswick Village Travel Plan [EXTERNAL]
Hi Will
That's great – III speak to you then.
Have a lovely weekend
Kind regards
Ellie
Ellie Bardwell MARLA Head of Existing Business

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To: Ellie Bardwell MARLA <

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From: William Nelson < William Nelson@southglos.gov.uk >

Sent: 12 August 2022 09:45

To: Ellie Bardwell MARLA <

Subject: RE: Block B - Cheswick Village Travel Plan [EXTERNAL]

Hi Ellie,

Please would it be possible to have the call at 12:30 on Monday instead?

Kind Regards,

Will

From: William Nelson

Sent: 11 August 2022 13:21

To: 'Ellie Bardwell MARLA' <

Subject: RE: Block B - Cheswick Village Travel Plan [EXTERNAL]

Hi Ellie,

12pm next Monday works well for me thanks if you're able to call me then?

Kind Regards,

Will

From: Ellie Bardwell MARLA

Sent: 11 August 2022 12:35

To: William Nelson < William.Nelson@southglos.gov.uk >

Subject: FW: Block B - Cheswick Village Travel Plan [EXTERNAL]

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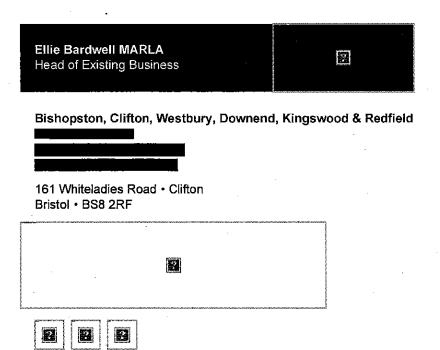
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Thank you for the below, Olivia will be looking after this primarily once it is off the ground but this will sit with me initially as head of department to ensure I have an overview before the students move in.

I can do a call next week – I can do 12pm on Monday if that works for you?

Kind regards

Ellie



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From: William Nelson < William: Nelson@southglos.gov.uk>

Sent: 11 August 2022 11:04

To: Olivia Usher <

Subject: Block B - Cheswick Village Travel Plan

Hi Olivia,

I have been informed that you will be acting as the Travel Plan Coordinator for this student accommodation development at Cheswick Village. For reference I have attached the Travel

Information Pack to be issued to students when moving in as well as the Travel Plan for the site that needs to be adhered too.

Would you be available for a call Monday-Wednesday next week to run through the requirements of the Travel Plan and make sure everything is in place prior to the arrival of students at the start of term?

Kind Regards, Will

Will Nelson

Sustainable Transport Engagement Manager Environment & Community Services South Gloucestershire Council M: 07549 016460

For more information on sustainable travel please go to www.travelwest.info

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Appendix O

0134 – Planning Performance Agreement



Bouth Gloucestershire Council 18 August 2022 Planning Performance Agreement (PPA) Addendum – To be ead in conjunction with PPA dated December 2020 between Bouth Gloucestershire Council and Persimmon Homes Bevern Valley

Between:	South Gloucestershire Council ("the Council")
and:	Persimmon Homes Severn Valley
	("the Applicant")

Planning reference(s):	P20/13719/RM and P21/05421/RM
Site location:	Land At Wyck Beck Road and Fishpool Hill, Patchway, Cribbs Causeway, South Gloucestershire
Description of development:	Outline Planning consent for a 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 including: new vehicular access with Wyck Beck Road, public open space and landscaping
	This Addendum is to facilitate the determination of the following applications:-
	P20/13719/RM
	Creation of road infrastructure with appearance and layout to be determined. (Approval of Reserved Matters for Phase 1 to be read conjunction with outline permission PT12/1930/O).



	P21/05421/RM
	Erection of 235 no. dwellings and associated landscaping and infrastructure at Fishpool Hill (Parcel H4 & H7) with appearance, landscaping, layout and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PT12/1930/O.).
Applicant team key contacts:	Joshua Ashwin – Technical Director Persimmon Homes
	Raheel Mahmood – Planning Manager
	Mycel Fontranum- Planner
Council team key contacts:	Ben Read – Black Box Planning
	Jane Fuller – Black Box Planning
	Chris Mcnulty – Black Box Planning
	Jon Ryan – SGC Project Lead Officer
	Dan Jones –Urban Design
	Angela Bence- Wilkins – Landscape Architect
international Conduction Security (Conduction)	Myles Kidd- Highway Engineer
	Heather Cameron-Public Open Space
	Paul Driscoll- Archaeology
	Dawn Morgan- Drainage
	Eileen Paterson - Strategic Major Sites Manager

1. Status of the PPA

- 1.1 This PPA is a project management tool to encourage joint working.
- 1.2 The contents of the PPA will not fetter the Council in exercising its statutory duties as local planning authority. It will not prejudice the outcome of the planning (and related) application(s) or the impartiality of the Council.
- 1.3 Any voluntary payments which the applicant offers to pay to assist with processing the application pursuant to this PPA will be used by the Council for additional capacity that is genuinely required to ensure a timely and effective service.
- 1.4 The statutory time limits for determining the application no longer apply to the extent that this PPA specifies a longer period for the decision, in which case the agreement will count in the same way as an agreed extension of time.
- 1.5 This agreement will not restrict or inhibit the Applicant from exercising the right of appeal under Section 78 of the Town and Country Planning Act 1990 (as amended)
- 1.6 The PPA will not include external consultee advice, which will be agreed with the applicant prior to appointment and at the applicant's cost should it be required
- 1.7 The agreement will be terminated if:
- the Applicant submits an appeal in relation to the planning application(s) under Section
 78 of the Town and Country Planning Act 1990 (as amended);
- ii. the planning application(s) is (are) called in by the Secretary of State; or
- iii. all parties agree.

2. Main issues and stakeholder involvement

- 2.1 This PPA aims to secure collaborative working between the Applicant and the Council for the development of this Site.
- 2.2 The objectives of this PPA are to:
 - Agree a project plan including timescales, key milestones and meetings schedule;
 - Identify key team members in the Applicant and council teams
 - Agree key issues to be resolved;
 - Provide clarity in respect of response timescales;
 - Ensure all technical matters are resolved as far as possible; and
 - Agree resources required to deliver the key deliverables.
 - 2.3 This PPA shall include information relating to the specific site in terms of scope, i.e. whether it covers pre-app, decision, post decision, viability S106 negotiations etc.

3. General Common Principles

- 3.1 The Council and the Applicant commit to:
 - Act with fairness and in good faith in respect of all matters related to the handling of the planning (and related) application(s) and will work jointly in complying with their respective obligations under this agreement.
 - Provide clear scaleable and consistent plans and supporting information.

- Address expeditiously any requests for clarification and/or further information.
- Provide meaningful feedback in a timely manner to assist the process.
- Mutual participation to enable progress to be monitored and considerations and potential issues common to the project to be identified, discussed and resolved wherever practical.
- Undertake to meet and/or discuss matters by telephone or e-mail in a spirit of cooperation and where necessary seek early resolution of any areas of misunderstanding or dispute.
- To use their reasonable endeavours to adhere to the timetable for the project as detailed in the key milestones set out below.
- To review and amend the timetable as necessary to take account of any relevant
 unforeseen matters that might arise. If either party (the Council or the Applicant) identify any
 issues that may prevent the PPA end date being achieved, these shall be communicated to all
 parties with a view to resolution and agreement of remedial action with both parties to use
 all reasonable endeavours to minimise delays.
- To seek to agree and consider all matters that require approval prior to the commencement development as part of the determination of the Reserved Matters Application so as to avoid pre-commencement conditions where practicable.
- The timetable shall include provision for regular project meetings [2 hours], to be held at South Gloucestershire Council Offices (or virtually as agreed). The parties will work together to prepare agendas for these meetings and the Council will be responsible for ensuring the members of the project team are available to attend and will review plans in advance of the meetings, to allow feedback at the meetings. Time to be used as appropriate for discussion of the Applications.

- Meetings will only be cancelled with the agreement of all parties.
- In the event of the parties not agreeing on any matter the escalation representatives will
 meet and seek to resolve differences within 10 working days of either escalation
 representative calling for such a meeting. The escalation representatives shall be as
 follows:
 - Joshua Ashwin Technical Director on behalf of Persimmon
 - Eileen Paterson Strategic Major Sites Manager on behalf of the Council
- Should any issue arise which causes delays or a barrier to the progression of the scheme, and requires agreement with an external consultee, the escalation representatives shall meet to discuss how the issue will be escalated between all parties including the external consultee in order to resolve the issue. Such meeting will take place within 10 working day of either party calling for such a meeting, or as soon as is practicable where an external consultee is required.
- In the event that either party does not use best endeavours to adhere to the common principles and milestones, both parties agree to use the next scheduled officer meeting to review the position and agree a resolution.

4.	5. Scop	e of PPA (inse	rt details where a	applicable)
Pre-Submission	Application	Viability	S106 Agreement	Post-Decision
NO	YES	NO	YES/NO/NA	NO
		SGC viability advice chargeable to the applicant	SGC legal advice chargeable to the applicant	
P20/13719/RM	Yes			
Creation of road infrastructure with appearance and layout to be determined. (Approval of Reserved Matters for Phase 1 to be read in conjunction with outline permission PT12/1930/O).				
P21/05421/RM	Yes			

Erection of 235 no. dwellings and associated landscaping and infrastructure at Fishpool Hill (Parcel H4 & H7)		
with appearance, landscaping, layout and scale to be determined. (Approval of Reserved Matters to be		
read in conjunction with outline permission PT12/1930/O.).		

Note. Specialist advice such as retail, employment and viability is not held internally and is therefore usually chargeable to the applicant.

Milestones (amend as necessary)	Proposed achievement	P21/05421/RM – Proposed achievement date	Week
Plans issued for 21-day statutory consultation	28 th June 2022	10 th June 2022	1
External and internal consultation responses received	w/c 18 th July 2022	w/c 4 th July 2022	
Review Meeting 1 (to discuss consultation responses)	w/c 25 th July 2022	w/c 25 th July 2022	
Revised Plans issued to SGC for discussion at Review Meeting 2	w/c 29 th August 2022	w/c 8 th August 2022	
SGC internal consultation 10 working days responses received	w/c 12 th September 2022	w/c 15 th August 2022	
Review Meeting 2 if required	w/c 19 th September 2022	w/c 22 nd August 2022	
Revised Pack to be formally submitted if required	w/c 3rd October 2022	w/c 29 th August 2022	
Revised plans issued for 10 working day consultation if required	w/c 3rd October 2022	w/c 5 th September 2022	
External and Internal consultation responses received if required	w/c 17 th October 2022	w/c 19 th September 2022	
Review Meeting 3 (inc review of Committee Date timescales) if required. Service Manager to attend.	Will be held if necessary – but not planned at time of drafting the addendum	w/c 26 th September	1914 Comp.

Revised/Final Pack of drawings to be formally submitted if required.	Only if Review Meeting 2 & 3 is held	w/c 10 th October 2022
Revised plans issued for 10 working day consultation	As above	w/c 10 ^{th t} October 2022
External and Internal consultation responses received	As above	w/c 24 th October
Drafting of Officer's report with opportunity for applicant to review and fact check	required w/c 31st	w/c 26 th September or if a third review is required w/c 31 st October2022
TARGET COMMITTEE	TBETI/nevessary	

7. Services, fees and payment

For the avoidance of doubt the start date for this Addendum to the original Planning Performance Agreement, between the Council and Persimmon Homes Severn Valley is the 10th June 2022

For providing Officer time, advice and commitment to meet the key milestones as detailed within this agreement within the terms of this PPA on the proposed development (excluding the statutory planning application fee).

PPA Addendum charge for P20/13719/RM - £7,060 + VAT

PPA Addendum charge for P21/05421/RM - £16,030 + VAT

PPA Addendum Total charge (exc VAT): £ 23,090 +VAT

PPA Addendum Total Charge (inc VAT): £27,708

Payment of 100% of the sum will be made within two weeks of the signing of the PPA Addendum, in accordance with the details to be provided by the Council.

The Council will notify the applicant when 80% of the total PPA Addendum charge has been disbursed. Both parties will discuss the progress of the PPA and agree in writing any necessary extension of the financial arrangements for the PPA

PPA ADDENDUM TOTAL excluding VAT £23090

8. Signatures

The PPA is formally agreed between the parties. It will form the basis for the re-submission and determination of the reserved matters. All parties are committed to the principle of collaborative working, to using reasonable endeavours to undertake the necessary tasks as outlined in this document according to the timetable established unless otherwise agreed subsequently between the parties (but for the avoidance of doubt this agreement is not intended to be legally binding).

I hereby agree to the terms set out above:

For South Gloucestershire Council as Local Planning Authority

Name: Eileen Paterson

Position: Strategic Major Sites Manager

Signatur

Date: 18th August 2022

I hereby agree to the terms set out above:

Agent for the applicant team -

Name: J. ASHWIN

Position: TECHNICAL DIRECTOR

Signature:

Date:

Applicant team -

Name: R MAUMOOD

Position: PLANNING MANAGER

Signature

Date: 19/08/22

9. Freedom of information

Your enquiry, together with any response made by the Council, will be made available for public inspection unless you confirm in writing to us that the information provided is commercially sensitive. If the Local Planning Authority receives a request, under the Freedom of Information Act (FOI) or Environmental Information Regulations (EIR), to disclose information relating to the planning performance agreement they are obliged to do so unless the information is deemed exempt under the Act.

Note.

We can only withhold information under FOI or EIR if the information falls under one of the exemptions (FOI) or exceptions (EIR) set out in legislation. For certain pre-application issues the applicant would be advised to complete the commercially sensitive checklist that should set out the reasons why, and for how long, they feel any information relating to the case needs to remain confidential. However, whilst we will take account of these views, the final decision on whether the information should be withheld rests with the Council. The Council maintains compliance to the Data Protection Act and we will not release any personal information to third parties.

You have a number of rights relating to your personal information, for example to see what we hold, to ask us to share it with another party, ask us to update incorrect or incomplete details, to object to or restrict processing of it or to make a complaint.

If you have any worries or questions about how your personal information is handled please contact our Data Protection Officer at DPO@southglos.gov.uk or write to us at Data Protection Officer, PO Box 1953, The Council Offices, Badminton Road, Bristol, BS37 ODB and we will be pleased to help you.



Appendix P

0134b - Persimmon deliverability form



From: To: Subject: Date:

Planning Policy RE: SGC Deliverability 26 July 2022 08:17:28

Attachments:

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0134ba Developer Form - Persimmon Homes.docx

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Dear Policy,

Please see attached returned form.

Kind Regards

Josh Ashwin | Technical Director

Persimmon Severn Valley

Web | persimmonhomes.com | charleschurch.com

email signature 5

From: Planning Policy < Planning Policy@southglos.gov.uk>

Sent: 18 July 2022 16:02

To: Ashwin, Joshua <

Subject: SGC Deliverability

Dear Joshua,

South Gloucestershire Council is required to demonstrate, by <u>paragraph 73</u> of the National Planning Policy Framework, the supply of homes that are being delivered in the district. As part of this requirement, we also need to demonstrate that a sufficient number of new homes will be delivered in the next five years.

To this end, we are contacting developers and site promoters to gain an understanding of anticipated delivery rates on sites which will provide 10 or more dwellings.

We would therefore be grateful if you could assist the Council's monitoring of housing supply, by providing accurate information on delivery and any issues which may affect delivery on your site(s). Please find attached a template form(s) to record this year's information.

The information you supply will assist the Council in confirming the housing supply and housing trajectory for South Gloucestershire, which will be published as part of the 2021 Authority's

Monitoring Report (AMR). For reference, previous versions of the AMR are available to view <u>here</u>. The form will be publically as technical evidence to support the deliverability of the council's housing trajectory in accordance with the council's data protection policies.

We would be grateful if you could send your completed form(s) to planningpolicy@southglos.gov.uk by the **22/07/2022.**

If you have any questions or queries relating to this request, please do not hesitate to contact the Strategic Planning Policy team on 01454 865493.

Kind regards,

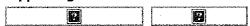
Strategic Planning Policy & Specialist Advice Team

policy.consultation@southglos.gov.uk

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As part of its obligations under Part 3, Criminal Finances Act 2017, Persimmon operates a zero tolerance approach to the criminal facilitation of tax evasion. https://www.persimmonhomes.com/corporate/media/12uh5cqa/tax-evasion-policy-statement.pdf



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Residential Site Assessments Deliverability Questionnaire 2022

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by 22/07/22.

About the site:

Site Location:	Total Site Capacity:		Application Number:
Land At Wyck Beck Road And	235	0134ba	P21/05421/RM
Fishpool Hill			

Contact details:

Contact name: sans succession accession as an accession as a succession as a s	Telephone:
Josh Ashwin	
Address	E-mail:

Question 1 - Current use?

Vacant	,	
In use	Currents use	Anticipated end date of current use

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

Yes	Which house builder? Persimmon Homes
No	What are the arrangements for bringing the site forward (marketing etc.)?



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	
Submission of first/subsequent reserved matters/full application	Application Submitted
Commencement of site marketing	·
Work commences on site	10/22
First completions	06/23
Anticipated end date for competitions on site	

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.

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/2029	2029/2030
April		, , ,	4	4	4	4	3	
Мау			4	4	4	4		
June		4	4	4	4	4		
July		4	4	4	4	4		
Aug		4	4	4	4	4		
Sept	<u> </u>	4	4	4	4	4		
Oct		4	4	4	4	4		
Nov		4	4	4	4	4		
Dec	-	4	4	4	4	4		
Jan		4	4	4	4	4		
Feb	 	4	4	4	4	4	<u> </u>	
Mar		4	4	4	4	4		



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.
Physical constraints		
Contaminated Land	No	
Existing buildings/structures	No	
Land form/topography	Yes	Cut & Fill works as part of development
Infrastructure requirements	Yes	S278 works – ongoing. Flood Compensation works Site Wide Infrastructure
Relying on other parcels/phases to be built out	No	
Other		
Financial Constraints	brig pro-11 p	
Viability/development costs		
Ownership		Freehold
Planning obligations	Yes	Site Wide Infrastructure
Market conditions for type of site		
Other		
Environmental Constraints	potential de	Haranda en de conseculos estables en Caranda de Caranda de Caranda (Caranda Caranda Caranda Caranda Caranda C
Flood Risk/Drainage	Yes	Large attenuation and outfall to be delivered.
Wildlife/biodiversity/protected habitats	Yes	Dormice – Natural England Licence Required.



Trees	Yes	Tree Protection required as per outline consent.
Air quality/noise		
Other		
		A STATE OF THE STA
Other Constraints – please list		
		·

Appendix Q

0134c - YTL deliverability form



From: To:

Simon Fitton

Subject:

Planning Policy FW: SGC Deliverability [EXTERNAL]

20 July 2022 16:26:10

Date:

Attachments:

P20 10471 RM-OFFICER DELEGATED REPORT-6840995.pdf

220720.0134ca Developer Form.docx

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Hi there, please see attached combined response – I've updated our first phase to be 302 (see last year's conversation below). Hope this is helpful but do let me know if you have any queries. Kind regards

Simon

From: Simon Fitton

Sent: 02 December 2021 09:42

To: Planning Policy < Planning Policy@southglos.gov.uk>

Cc: Patrick Conroy < Patrick. Conroy@southglos.gov.uk >; Natalie Atkinson

Subject: RE: SGC Deliverability [EXTERNAL]

Hi Laura, so sorry for not calling you back.

Yes, definitely 302 units -- it went through so many rounds of amendments it's hard to keep track. I attach the final amendment (P20/10471) that confirms the uplift to 302.

On the C2 scheme the details are still being worked up – there will inevitably be some shared facilities/communal areas but the model ensures they will be self-contained units.

Hope that answers your questions – just about to go into a meeting but can give you a call later if you need more.

Kind regards

Simon

From: Planning Policy < Planning Policy@southglos.gov.uk >

Sent: 02 December 2021 09:28

To: Simon Fitton <

Cc: Patrick Conroy < <u>Patrick.Conroy@southglos.gov.uk</u>>; Natalie Atkinson

Subject: RE: SGC Deliverability [EXTERNAL]



Hi Simon,

Thank you for sending this over it's much appreciated.

I rang and left a message as I have a couple of questions to raise;

Can I double check that the first RM is in for 302 units? I can see the application was originally for 278 dwellings (PT18/5892/RM) and there has since been an amendment to the application to increase block A & B by 10 units (P20/02945/RM). Would this not make the total 288 rather than 302?

Secondly, will the retirement village have shared facilities or will these be self-contained units? I ask because if they have shared facilities we have to apply a 1:8 ratio when counting C2 developments which may alter the figures at our end.

Kind regards, Laura Blakemore

Planning Policy Officer
Strategic Planning Policy & Specialist Advice Team
Email: laura.blakemore@southglos.gov.uk Phone: 01454865493

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From: Simon Fitton

Sent: 23 November 2021 12:50

To: Planning Policy < Planning Policy@southglos.gov.uk >

Cc: Patrick Conroy < <u>Patrick.Conroy@southglos.gov.uk</u>>; Natalie Atkinson

Subject: RE: SGC Deliverability [EXTERNAL]

Hi there, so sorry for not coming back to you sooner.

Please see attached schedule which is a robust estimate of completions over the five year trajectory. It reflects our build out programme for our first phase of 302 units currently under construction. There is a peak in the final year (2023/4) as that's when we'll be delivering the larger apartment blocks which will obviously accelerate delivery.

We will be submitting a phase 2 residential reserved matters in summer 2022 for a further 300 units to enable seamless delivery between phases. We will also be submitting a separate full application for a C2 retirement village for circa 200 units alongside the phase 2 RM. The reason for a separate full application is that the outline consent only allows for a 70-bed facility and we won't have our new outline consent in place in time.

I think you can readily assume that this trajectory is 'worst case' in terms of rates of delivery as we are actively looking at ways in which we can accelerate growth over the next five year period. That includes exploring other urban centre parcels, 'meanwhile housing' opportunities, and modern methods of construction such that we intend to deliver much more during this period. Some of that can be resolved through our new outline application/consent process and you will

be aware that we intend on submitting that in the first quarter of 2022. That will enable new parameter plans that facilitate our approach to urban living and the release of additional land parcels/RM submissions.

I hope this is of assistance and do let me know if you need any additional information or have any queries.

Kind regards Simon

From: Planning Policy < Planning Policy@southglos.gov,uk >

Sent: 17 November 2021 09:30

To: Simon Fitton <

Subject: RE: SGC Deliverability [EXTERNAL]

Hi Simon,

Thanks for getting back to us.

Do you have any update on this?

Kind regards,

Strategic Planning Policy & Specialist Advice Team

planningpolicy@southglos.gov.uk

Department for Environment and Community Services | PO Box 1954 | Bristol | BS37 0DD

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From: Simon Fitton

Sent: 22 October 2021 15:39

To: Planning Policy < Planning Policy@southglos.gov.uk >

Subject: RE: SGC Deliverability [EXTERNAL]

There has been a three-fold increase in ransomware attacks 2020-21

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Hi there, sorry for not coming back to you on this. I am on leave next week but am pooling responses from construction/sales such that we can give you robust and reliable figures. Will come back to you asap.

Kind regards

From: Planning Policy < Planning Policy@southglos.gov.uk >

Sent: 12 October 2021 17:34

To: Seb Loyn

Subject: SGC Deliverability

Dear Mr Loyn,

South Gloucestershire Council is required to demonstrate, by <u>paragraph 73</u> of the National Planning Policy Framework, the supply of homes that are being delivered in the district. As part of this requirement we also need to demonstrate that a sufficient number of new homes will be delivered in the next five years.

To this end, we are contacting developers and site promoters to gain an understanding of anticipated delivery rates on sites which will provide 10 or more dwellings.

We would therefore be grateful if you could assist the Council's monitoring of housing supply, by providing accurate information on delivery and any issues which may affect delivery on your site(s). Please find attached a template form(s) to record this year's information.

The information you supply will assist the Council in confirming the housing supply and housing trajectory for South Gloucestershire, which will be published as part of the 2021 Authority's Monitoring Report (AMR). For reference, previous versions of the AMR are available to view here. The form will be publically as technical evidence to support the deliverability of the council's housing trajectory in accordance with the council's data protection policies.

We would be grateful if you could send your completed form(s) to planningpolicy@southglos.gov.uk by the **22/10/2021**.

If you have any questions or queries relating to this request, please do not hesitate to contact the Strategic Planning Policy team on 01454 865493.

Kind regards,

Strategic Planning Policy & Specialist Advice Team

planningpolicy@southglos.gov.uk

Department for Environment and Community Services | PO Box 1954 | Bristol | BS37 0DD

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Residential Site Assessments Deliverability Questionnaire 2022

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by 13/07/22.

About the site:

Site Location:	Total Site Capacity:		Application Number:
Parcels RO3 and RO4 - Former Filton Airfield	302	0134ca	PT18/5892/RM
Cribbs/Patchway - Former Filton Airfield	2675	0134c	PT14/3867/O

Contact details:

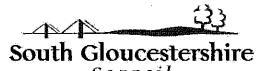
Contact name:	Telephone:
Simon Fitton	
Address:	E-mail:

Question 1 - Current use?

Vacant x		
in use	Current use	Anticipated end date of current use

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

Yes	Which house builder?	YTL Developments (UK) Ltd
No	What are the arrangements for bringing the site forward (marketing etc.)?	See below



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

Milestone	Anticipated date MM/YY
Submission of pre-application	Соmplete
Submission of outline application	Complete, permission granted in April 2018 (PT14/3867/O). New outline application submitted for 6,500 homes April 2022 (PT22/02113/O).
Submission of first/subsequent reserved matters/full application	Residential phase 1 for 302 dwellings approved (PT18/5892) in March 2019. Residential Phase 2 for a further 300 dwellings to be submitted in summer 2022. Full application for a C2 Retirement Village to be submitted in early 2023 (or as RM under the new outline). Pre-app processes for both schemes ongoing. Timetable for delivery of third and fourth residential phases below for information, however, neither are
	subject to a pre-app process presently. Will be dependent on timely issuing of revised outline application (P22/02113/O) that will enable RM to be submitted in accordance with new density/height parameters.
Commencement of site marketing	Full marketing suite is now operational onsite
Work commences on site	2018
First completions	As below
Anticipated end date for competitions on site	Beyond current trajectory

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.

	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Residential Phase 1 PT18/5892/RM	45	95	45	117					
Residential Phase 2				20	125	125	30		111111111111111111111111111111111111111
C2 Retirement Village				50	150				
Residential Phase 3						66	150	150	
Residential Phase 4					<u> </u>			90	300
Total	45	95	45	187	275	191	180	210	300



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.
Physical constraints		
Contaminated Land	No	
Existing buildings/structures	No	
Land form/topography	No	
Infrastructure requirements	No	
Relying on other parcels/phases to be built out	No	
Other	No	
Financial Constraints		
Viability/development costs	No	
Ownership	No	
Planning obligations	No	
Market conditions for type of site	No	
Other	No	
Environmental Constraints	her ledgi - ize was esique liga i sa i sa i sa is	
Flood Risk/Drainage	No	



Wildlife/biodiversity/protected habitats	No	
Trees	No	
Air quality/noise	No	
, ,		
Other	No	
Other Constraints - please list		
HATE AND A THE AND A STATE OF A S	1. J 50 8 10 10 10 10 10 10 10 10 10 10 10 10 10	

DELEGATED REPORT

App No.:

P20/10471/RM

Applicant:

YTL Developments

(UK) LtdYTL

Developments (UK)

Ltd

Site: Proposal: Former Filton Airfield Filton South Glos

Date Reg: Parish: 6th July 2020 Almondsbury

al: Erection of 114 no. dwellings with landscaping, car parking and

ıa

Parish Council

associated works. (Reserved matters application to be read in conjunction with Outline Planning Permission PT14/3867/O) (Part amendment to

previously approved scheme

PT18/5892/RM).

Ward:

Charlton And

Cribbs

Map Ref:

357242 180374

2nd October 2020

Application Major Category:

Target Date:

INTRODUCTION

Local ward members have been notified of intention to determine this major application through delegated powers and no objections to this have been received.

1. THE PROPOSAL

- 1.1 Reserved matters consent was granted in March 2019 for the erection of 278 no. dwellings, including 44 affordable units, with landscaping, car parking and associated works on parcels R04 and R03 on the former Filton Airfield. This first application for reserved matters was pursuant to Outline planning permission PT14/3867/O dated 1 March 2018 for mixed use development on 141.733 hectares of land including residential development for up to 2,675 dwellings. Phases 1 and 2 have the benefit of an approved Regulating Plan and approved Design Code. The current application site falls within the area of the approved Phase 1 Design Code and Regulating Plan.
- 1.2 The current proposal is a freestanding application for the amendment to part of the previous Reserved Matters to provide an additional 14 units, by internal rearrangements of Block J, located at the southern end of the parcel. A previous amendment to increase the number of units in Blocks A and B near the northern entrance of the parcel by increasing their height was granted permission earlier this year in June.
- 1.3 Construction is now well advanced on this parcel, which abuts the northern boundary of the Outline application site, immediately to the south and south east of Blenheim Roundabout on Hayes Way. The development will be the first parcel of housing on the former airfield, and will be accessed from Blenheim Roundabout, via the 'U' Road which will link Blenheim Roundabout to Brabazon

Roundabout from roads known as Brabazon Hill and Blenheim Hill, with these roads connecting at either end of a proposed highway known as Runway Avenue, running east/west, hence forming a U shaped road network to Brabazon Roundabout in the west. Reserved Matters consent for the 'U' Road was granted in October 2018.

- 1.4 North west of parcel R04 sites the Grade II listed hangar 16U, which has the benefit of full planning permission granted for its conversion and renovation in August 2018.
- 1.5 Apartment block J the subject of the current application would be amended in the following ways to increase in number of units within the block from 100 to 114, and make some design changes:

Massing & Height

Remains the largely the same, but with minor variations:

Footprint -Reduction in length by 1125mm from original west façade; with the remaining footprint the same.

Height - External facade parapet reduced by 475mm; centralised smoke shafts now show; form remains the same-ground Floor + 5 storeys with semi-basement.

Massing — Previously approved void above central entrance lobby to be incorporated into building envelope. Internally this is the position of the new centralised core that combines the previous cores located east and west of this position. Externally this has become recessed balconies on both the north and south facades, with the entrance lobby remaining a double height space.

- Balconies added to east and west elevations. One per floor per elevation (10).
- Semi-Basement -Below ground car park area increased north underneath podium landscape deck.

Dwellings - Number & Mix:

- Number increase from 100 to 114 dwellings.
- Mix –previously approved consisted of 52 x 1 Beds; 48 x 2 Beds.

Now proposed consists of 32 x 1 Beds; 68 x 2 Beds; 12 x Studio; 2 x 3 Beds.

Parking

Previously approved 110 spaces (100 resident; 10 visitor) increased to 130 spaces, (118 resident; 12 visitor)

Appearance

Materials

Block J remains a predominantly buff brick building with following changes:

- Sawtooth brick work removed (with exception of south elevation elements to the east and west of central entrance lobby) and replaced with projecting stretcher course brickwork detail as per Block A&B revised application (P20/02945/RM).
- North and south elevations- Bronze coloured metal cladding on balcony recesses replaced with Red / purple multi stock brick as approved to be used on Blocks A & B.
- South elevation perforated metal panels for semi-basement car park ventilation replaced with hit & miss brickwork with quarter brick gaps.

Landscape - central courtyard area remains the same size, but redesigned to integrate with the increased area of semi-basement car park below:

- Block J ground floor dwellings allocated areas of private amenity space surrounded by hedgerows and planting. Benches redistributed around courtyard; predominantly to the north and centre.
- Larger trees now a row of 10 along the northern courtyard boundary with planting surrounding.
- BBQs introduced into central area.
- Bicycle racks same location but number increased with 'double stack' system.

Reports submitted in support of the application

- Compliance Statement
- Sustainable Energy Statement
- Planning Statement
- Parking Provision technical note
- Drainage Technical Notes

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework 2019 National Planning Policy Guidance

2.2 <u>Development Plans</u>

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

- CS1 High Quality Design
- CS2 Green Infrastructure
- CS5 Location of Development
- CS7 Strategic Transport Infrastructure
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS15 Distribution of Housing
- CS16 Housing Density
- CS17 Housing Diversity
- CS18 Affordable Housing
- CS20 Extra Care Housing
- CS23 Community Infrastructure and Cultural Activity
- CS24 Green Infrastructure, Sport and Recreation Standards
- CS25 Communities of the North Fringe of Bristol Urban Area
- CS26 Cribbs Patchway new Neighbourhood

South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted Nov 2017) (PSP).

PSP2 Landscape

PSP3 Trees and Woodland

PSP6 - Onsite Renewable and Low Carbon Energy

PSP10 Active Travel Routes

PSP11 Transport Impact Management

PSP13 Safeguarding Strategic Transport Schemes and Infrastructure

PSP16 Parking Standards

PSP17 Heritage Assets and the historic environment

PSP19 Biodiversity

PSP20 Flood Risk, surface water and watercourse management

PSP21 Environmental pollution and impacts

PSP37 Internal Space and Accessibility Standards for Affordable Dwellings

PSP43 Private Amenity Space Standards

PSP47 Site Allocations and Safeguarding

Supplementary Planning Guidance

Cribbs Patchway New neighbourhood Development framework SPD (adopted March 2014)

Affordable Housing and Extra Care SPD (adopted)

South Gloucestershire Design Checklist (adopted August 2007)

Residential Parking Standard SPD (adopted December 2013)

Waste Collection: Guidance for New Development SPD (adopted January 2015)

Other material considerations

National Design Guide 2019

3. RELEVANT PLANNING HISTORY

3.1 PT14/3867/O: Mixed use development on 141.733 hectares of land comprising: residential development for up to 2,675 dwellings and apartments (comprising 2,635 x Use Class C3 and 40 x Live Work Units - Sui Generis); 24ha of stand-alone employment land (comprising up to 12ha Use Class B1a and a minimum of 12ha Use Class B1b/c, B2); 120 Bed Hotel up to 3,800 sgm (Use Class C1); Rail Station (0.45ha Use Class Sui Generis); Education provision to include a Secondary School (8.31ha), 2 no. Primary Schools (total 5ha) and 2 no. Children's Nurseries (total 0.8ha) (all Use Class D1); Community Centre incorporating Library, Built Sports facilities and Doctors surgery up to 3,400 sqm (Use Classes D1 & D2); Dental Surgery up to 800sqm; (Use Class D1); 70 Bed Extra Care Facility up to 12,500sqm (Use Class C2); Shops/Financial Services/Food and Drink facilities up to 4,787sqm (Use Classes A1, A2, A3, A4 and A5) - comprising Retail Supermarket up to 2,787sgm gross maximum (Use Class A1); drinking establishment(s) up to 800sqm (Use Class A4); Business Offices up to 500sqm

(Use Class B1) together with; supporting infrastructure and facilities including demolition, ground works and remediation, highways, utilities, landscaping, sustainable urban drainage system, wildlife water basins and public open space. Outline application including access, with all other matters reserved. Outline permission granted 1st March 2018

Environmental Impact Assessment was carried out for the Outline planning permission for this development and officers can confirm that the current application does not raise any issues that would call into question the EIA conclusions.

PT18/211/F and PT18/2112/LB – Hangar 16U: Change of use of existing hangar from B2 to mixed used B1 and A3 or use as a marketing office, general offices, café and flexible space. Demolition of part of the building and erection of extensions and construction of access and carpark and hardstanding areas and associated landscaping. Planning and Listed building consent granted August 2018.

Construction of primary access infrastructure (the 'U-PT18/2274/RM: Road') that facilitates a road link and associated pedestrian and cycle Blenheim roundabouts and between the Brabazon including (Approval of reserved matters access. appearance, layout and scale to be read in conjunction with landscaping, Outline Planning Permission PT14/3867/O). Reserved Matters approved 15.10.18

PT18/2438/RM: Laying out of public open space for 'Brabazon Gardens North' including provision of Local Equipped Area of Play (LEAP), informal open space, meadow, landscaping, sustainable drainage system (SuDS) - below ground crate storage, and all associated works. (Approval of Reserved Matters to be read in conjunction with Outline planning permission PT14/3867/O). Current application.

PT18/5892/RM - Erection of 278 no dwellings with landscaping, car parking and associated works. (Reserved matters application to be read in conjunction with Outline Planning Permission PT14/3867/O). Consent granted 15/3/2019.

P19/02945/RM- Revision of application PT18/5892/RM in relation to apartments A and B to increase the number of dwellings from 51 to 61. Application to be read in conjunction with Outline Planning Permission PT14/3867/O. Consent granted June 2020.

4. CONSULTATION RESPONSES

Patchway Town Council No comments received.

4.1 Police Crime Prevention Officer

Paragraphs 91, 95 and 127 of the National Planning Policy Framework February 2019 require crime and disorder and fear of crime to be considered in the design stage of a development. Other paragraphs such as 8, 104, 106, 110, 117, and 127 also require the creation of safe environments within the context of the appropriate section. I find the design to be in order and complies appropriately with the crime prevention through environmental design principles.

4.2

SGC Affordable Housing

The application site is covered by Outline planning permission PT14/3867/O, Framework Agreement and Affordable Housing Schedule 3 of the Site Specific S106 agreement signed on 27th February 2018. Due to viability a maximum of 17% affordable housing was secured on this outline site.

PT18/5892/RM has already been granted for 278 dwellings and a subsequent RM application P20/02945/RM proposing an additional 10 units resulting in an overall total of 288 dwellings.

This current RM application seeks a revision to extant RM approval PT18/5892/RM Parcel R04 which has RM approval for a block of flats (J) comprising of 100 units for open market tenure. This current application seeks approval to increase the total number of flats in Block J from 100 to 114 resulting in an additional 14 units for open market tenure and proposing an overall total of 302 units.

When this current application was first submitted, the Council's affordable housing officer queried whether there would be a need for additional affordable units as a result of the proposed increased dwelling number. The proposed additional 14 open market units would generate an affordable housing requirement of 2 affordable homes (when rounded down). However under paragraph 4.3.1 of the submitted Planning Statement it states: "There are no proposed changes to the delivery of Affordable Housing in Residential Phase1"

However, at the time of commenting on the original RM application for 278 dwellings (PT18/5892/RM) the following was reported:

'The affordable housing quantum to be provided on the Former Filton Airfield site is 17% reduced from the Council's policy compliant position of 35% due to viability. This application for 278 dwellings shows 15% (44) homes will be provided as affordable. This reserved matters application forms part of an outline application covered by an Affordable Housing Phasing Plan and Schedule that will distribute and track the delivery of 17% affordable housing over the site as a whole. It is understood that some parcels will deliver slightly over and other parcels will deliver slightly under the base percentage of 17%. Therefore the quantum on this RM is acceptable in the context of the \$106 agreement and the Affordable Housing Phasing Plan and Schedule.'

The proposed additional 14 flats will deliver 15% affordable housing and therefore is in line with what was previously agreed. A revised Affordable Housing Schedule dated the 08.10.2020 has been submitted which shows

Phase 1 delivering an overall provision of 17% affordable housing. No objection is therefore raised regarding this current RM application.

4.4 SGC Flood and Water management Team (Lead Local Flood Authority)
When the application was originally submitted there was an objection because detailed design of the storm water system associated with Block J was not submitted on the grounds that it would only be available when information such as rainwater pipe outlet locations are available. However, in order to recommend the discharge of condition 24 of PT14/3867/O, the full detailed design of the surface water drainage system associated with Block J, with a drainage layout plan clearly showing any pipe node numbers referred to within the model should have been provided.

In addition, with regard to the external areas, there were no engineering details of the drainage, whereas full detailed design of the proposed green roof/permeable paving/M&E suspended system (also referred to as the waterproofing system in the Technical Note) that drains the outside area to the lower ground soffit, clearly indicating how the surface water is to be collected and conveyed to the Phase 1B network to the north should have been provided.

Following the submission of the above additional information by the applicant as requested, the LLFA has stated:

No objection in principle to this application and recommend the approval of reserved matters relating to surface water, subject to the work being undertaken in accordance with the revised plans and documents.

Revised documents:

- FAD-HYD-110-ZZ-DR-C-7402 Rev04 Phase 1C Proposed Private Drainage Layout
- FAD-FCB-110-XX-DR-A-SK201118 Block J Podium Outlet
- 2020 10 20 Block J Drainage Section RevP02
- 2020 10 15 Block J Drainage Section RevP02
- Block J and Site Wide MDX Calculations (19/10/2020)
- Maintenance Procedures for Sustainable Drainage System

4.5 Environmental Policy & Climate Change

Whilst *not* a requirement under current policy, sustainability officers are strongly of the view that developers should be providing the infrastructure to encourage and facilitate the transition to electric vehicles now. And that this should be specified on the basis that all cars will be electric in the near future, i.e. there is sufficient infrastructure and power capacity to meet power demand when 100% of vehicles are electric.

I recommend requesting that as minimum option appropriate cabling (i.e. 40amp) is installed in each dwelling to allow an EV charge point to be installed without the need for rewiring or upgrade to the household distribution board (which should also be of an appropriate specification).

I would like to request further clarification on the reasons why the power supply to the site cannot be upgraded to provide sufficient capacity to meet the total requirement from EV charging. I am very concerned that by the time this scheme is completed it is highly likely that a significant proportion of occupants

will want and expect to be able to install EV charge points, and that take-up will increase rapidly over time in line with forward projections and government measures to incentivise the switch to electric vehicles.

Given that this has been flagged as an issue now I would also like to request clarification on the implications for occupants should peak power demand increase beyond the capacity of the sub-station and what immediate and longer-term actions Western Power Distribution (WPD) will take in response, and who will bear the cost of any future upgrades that may be required.

As the local planning authority, SGC does not have the powers to require WPD to amend the specification of a sub-station serving a new development to meet future demand, and this is matter for negotiation between WPD and the developer.

4.6 SGC Highway Engineer

We note that the undercroft car parking layout has been changed somewhat and although we consider that there a small number of locations where more generous spaces could be provided, the current layout represents an improvement over its predecessor. Therefore, we have no comment about this aspect of these proposals.

4.7 SGC Landscape Architect

No objection. Detailed comments can be found in the *Analysis* section of this report.

4.8 SGC Highway Structures

Standard comments.

4.9 SGC Waste

No further comments.

4.10 SGC Environmental Protection-Contamination

Paragraph 4.2.16 of the YTL Planning Statement dated June 2020 submitted with the application refers to Condition 27 (Remediation) of the outline consent PT14/3867/O.

Partial discharge of condition 27 was agreed in August 2019 in relation to Phase 1.

For clarity, the "post completion" (3rd bullet point of condition 27) is still outstanding in relation to post completion verification of remediation and unexpected contamination. Relevant reports will be required prior to occupation of the development.

4.11 SGC Self Build Officer

The original Outline planning application pre-dates the Council's Policies Sites and Places Plan which was adopted on 8th November 2017 and forms part of the South Gloucestershire Development Plan. Policy PSP42 - Self and Custom Housebuilding- criteria 3 "requires developers to supply at least 5% of the total dwellings on residential and mixed-use sites of over 100 dwellings, for sale to self and custom builders" The original outline planning application PT14/3867/O pre-dates policy PSP42. On this basis, the policy is not relevant to this application.

Other Representations

4.12 <u>Local Residents</u>
No responses received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The principle of development has been established with the approval of the previous Reserved Matters application for 278 dwellings on this site, including apartment block J, following the grant of outline planning permission P14/3867/O allocated by Policy CS26 of the adopted Core Strategy. The principle of development is therefore considered to be acceptable.

There have been no Development Plan policy changes relevant to this application since it was previously determined in March 2019, however in terms of other material considerations, since then the National Design Guide has been published (Oct 2019). The main issues to consider are the increase in dwelling numbers, the elevational and landscaping changes, together with the proposed parking.

Compliance with previously approved plans & documents

In terms of the parameter plans approved at Outline stage to test compliance against:

Density- the Parameter Plan high density zone for up to 200 dph covers the Block J area. The proposed increased unit numbers do not exceed this upper limit.

Heights – the number of storeys is not proposed to be changed.

The application site sits within the Phase 1 Design Code area. Design Code Geographic Phase 1- May 2018 and Regulating Plan Design Code Phase 1 Dwg No. 1074_00_07_014 R5 were approved by the Council in May 2018. It is not considered that the detailed nature of the proposed changes are matters covered by the Design Code or Regulating Plan.

Urban Design

Appearance

The main change to the appearance is the increased massing arising from filling in the gap between the east and west parts of block J. The void above the central double height entrance lobby would be incorporated into building envelope. Externally, the apartments in this new central area would have recessed balconies on both the north and south facades, with the entrance lobby remaining a double height space. This amendment is considered to be acceptable having regard to the quality and articulation of the elevations, which

is formed by the a rhythm of different treatments including recessed brickwork, recessed balconies, windows in deep reveals, projecting balconies and stretcher course brickwork. In addition, the new central area remains subservient to the blocks either side of it. It is considered that this ensures that it would not be perceived as overly oppressive as a single block rather than two

In terms of detailed appearance, the main change is to the brick detailing. It is proposed to replace the sawtooth brickwork with projecting stretcher courses on the elevations. This has already been approved for Blocks A and B. The applicant's justification for this being the complexity and length of time this takes to construct this detail. Officers were initially concerned that this could have a detrimental effect on the quality of the scheme by reducing the impact on texture and visual interest provided by the approved sawtooth brickwork. In response, the applicant provided residential precedent images/projects for projecting stretcher courses including schemes which have won multiple design awards including the Housing Design Awards and shortlisted for the Sterling Prize. Taking these images into account, officers are satisfied that there will be no significant reduction in quality of the detailing for the apartment block.

Furthermore it is noted that the brick samples for the apartment blocks have been approved since the original RM consent, and it is considered that the exceptional quality of the type of bricks proposed will ensure a high degree of design quality, in accordance with the objectives of Core Strategy and SPD policy for this location.

Other proposed elevational changes are on the north and south elevations the bronze coloured metal cladding on balcony recesses would be replaced with Red / purple multi stock brick as approved to be used on Blocks A & B. Further, on the south elevation perforated metal panels for semi-basement car park ventilation replaced with hit & miss brickwork with quarter brick gaps. It is considered that these amendments still retain a sufficiently high design quality.

It is considered that the proposal would comply with the high standard of design required by both Policy CS1 and the National Design Guide.

Landscaping

Unlike the recently approved increased unit numbers for Blocks A and B, the proposed increase in the number of parking spaces from 110 spaces to 126 spaces are accommodated within the basement parking area beneath block J, so do not impact the quantum of proposed landscape provision over the site, so this is welcomed.

The main changes regarding landscape are:

- The redesign of the central courtyard communal garden in order to integrate with the increased area of semi-basement car parking below.
- Hornbeam hedgerows have been added to enclose the ground floor dwellings private amenity space and herbaceous planting has been introduced to the south of these boundary hedgerows.
- The benches have been relocated to accord with revised courtyard design
- A row of larger trees has been introduced along the northern courtyard boundary with shrub planting beneath.

- The access stair to semi-basement east and west has been removed.
- The planting has been amended to include herbaceous perennials and grasses and includes culinary herbs, Fennel and Strawberries.
- New shrub planting to provide defensible space to the ground floor apartments adjacent to the U Road to the south.

The Council's Landscape Architect has confirmed that the plant schedules, tree pit details, landscape hardworks and softworks plans are acceptable. A landscape compliance condition, consistent with Condition 3 on the PT18/5892/RM decision, is recommended.

Overall officers consider that the proposed landscaping is consistent with the Outline approved layout, DAS and Design Code, and will result in a high quality scheme.

Heritage Issues

Block J lies within the parcel that lies adjacent to the listed buildings Hangar 16U, and Hangar 16M. It is considered that as there is no proposed increase in overall height of block J, or change in its location, at a distance of 140m from Hangar 16U, and 250m from Hangar 16M, the proposed elevational changes and other amendments to the block would not significantly change its relationship with these listed buildings from that which has already been approved by the original RM consent for parcels RO3 & R04. Further, the heritage Parameter plan, approved at Outline stage, which seeks to ensure the protection of the view between the two listed hangars would not be affected due to the distance of Block J from this area.

The proposal is therefore considered acceptable in terms of Policy PSP17 of the adopted PSP, and Policy CS9 of the Core Strategy.

Transportation

The main transport issues to consider are whether the number of car parking spaces allocated to these apartment blocks is suitably increased, and whether the overall number of dwellings permitted to be constructed on the CPNN is not changed.

In the case of the second criteria, it is considered that any increase in the total number of dwellings on the site could cause its overall trip generation to increase. Therefore, Transport DC will continue to monitor the overall number of dwellings constructed on the CPNN. At this early stage of the permitted 2,500 dwellings on the Airfield site alone, there is a long way to go before this is an issue.

The proposed car parking provision for Block J has increased from 110 spaces (106 within the basement and 4 on-street spaces), to 130 spaces plus 4 on-street spaces. Of these, the visitor spaces have increased from 10 to 12.

Swept path assessments have been undertaken for key parking spaces within the amended Block J car park.

The proposed allocated car parking provision complies with South Gloucestershire's standards of one allocated space per unit for one-bedroom and two-bedroom apartments, and two spaces per unit for three-bedroom apartments. As agreed with Transport DC during the original application determination, the development proposals will provide visitor parking at a rate of 1 space per 10 units.

The proposed cycle parking provision for Block J has also been increased to 124 secure spaces. An external covered secure cycle store at ground floor level would provide 50 cycle parking spaces using a Josta two-tier rack or similar, and a cycle store within the basement which would accommodate 74 cycles using a mix of Sheffield stands and a Josta two tier rack or similar. This provides secure cycle parking for 124 cycles, 1 per apartment plus ten additional spaces.

It is considered that the scheme is acceptable in transport terms and complies with PSP16 and the Council's parking SPD. Furthermore, the increased number of units is in conformity with the transport parameters set out in the Outline planning permission, and is in accordance with PSP11.

Public Open Space (POS)

Within this part of the site - Block J- there is no public open space. Although an increase in dwellings on the parcel results in the need for proportionally greater areas of public open space, it is noted that this parcel lies adjacent to Brabazon Park, a significant area of POS to the west of this site which is the subject of a current planning application. Having regard to the approved phasing plan for Phase 1, the total amount of POS for each phase is assessed on a rolling basis having regard to Condition 4 of the Outline consent.

Residential Amenity

The proposed includes 10 additional useable balconies on the east and west elevations as well as the previously approved balconies on the north and south elevations. In addition the Block J ground floor dwellings would be allocated areas of private amenity space surrounded by hedgerows and planting. Overall, it is considered that the amount of private amenity space largely complies with Policy PSP 43.

Furthermore, the redesign of the central communal garden is considered to provide for more useable and sociable space. Taking all these matters into account, it is considered that the proposal provides for an improved level of residential amenity compared with the previous scheme.

Affordable Housing

As noted in the consultation section above, there is no objection to the proposal in terms of affordable housing. Although the proposed additional 14 flats will deliver 15% affordable housing on this section of the site, rather than the 17% stated in the S 106 Agreement, a revised Phase 1 Affordable Housing Schedule Rev dated the 08.10.2020 has been submitted which shows Phase 1 delivering an overall provision of 17% affordable housing. No objection is therefore raised regarding this current RM application.

Drainage

As noted in the consultation section above, the original drainage objection from the Lead Local Flood Authority has been overcome through the submission of all the required drainage details that are appropriate for a reserved matters submission in order to comply with the drainage condition 24 imposed on the Outline planning permission. Subject to a condition requiring the approved drainage details to be fully implemented, there are no drainage issues arising from this application and no drainage objection.

Environmental Policy & Climate Change

It is noted that the Environmental Policy team has commented that whilst *not* a requirement under current policy, sustainability officers are strongly of the view that developers should be providing the infrastructure to encourage and facilitate the transition to electric vehicles now - there should be sufficient infrastructure and power capacity to meet power demand when 100% of vehicles are electric.

It was recommend that as minimum option appropriate cabling (i.e. 40amp) should be installed in each dwelling to allow an EV charge point to be installed without the need for rewiring or upgrade to the household distribution board. The planning officer notes however that the dwellings are not included in this application and they are already under construction anyway. It was also queried in the Environmental Policy consultation response why the power supply to the site could not be upgraded to provide sufficient capacity to meet the total requirement from EV charging. This would be in order to avoid occupants needing to install EV charge points. Further it was flagged up that there are implications for occupants should peak power demand increase beyond the capacity of the sub-station.

In response to these comments, the Energy statement was amended with EV charging added to the table of Potential Renewable Technologies that have been considered in Table 4 ,PG 6. The report however does not commit to providing it. The applicant's justification is that it is not a requirement under current policy, and although not committing in the application report, the applicant is choosing to trial the installation of 'smart' EV charge points in the first open market houses sub-phase as standard i.e. not as an upgrade. They would then seek to roll-out through all of our sub-phases where possible. In addition the applicant acknowledges that there are hurdles in the grid capacity that they have no control over to overcome in order to achieve EV charging ambitions for residents.

The planning officer is of the view that it is acceptable to retain the same principles of the original Block J energy strategy previously approved in March 2019 for the whole parcel, as the Development Plan policy has not changed since then. However it is welcomed that the Energy Statement does provide for EV charging as a potential solution, and it is noted that the applicant is starting to provide them in the first phase of the parcel.

Impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty

requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities.

Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers. The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to this planning application, it is considered to have a neutral impact on equality.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Development Plan as set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That the Reserved Matters submitted in accordance with Conditions 1, 2 and 10 associated with Outline Planning Permission PT14/3867/O dated 1st March 2018 be APPROVED, subject to the following conditions:

Contact Officer: Helen Ainsley

Tel. No. 01454 863643

CONDITIONS

1. The bin storage shown on the drawings hereby approved shall be provided before the buildings are first occupied, and thereafter retained for that purpose.

Reason: To ensure appropriate bin storage for the proposed dwellings and to accord with Policy CS1 of the adopted Core Strategy.

2. The building shall not be occupied until the associated vehicle parking areas and manoeuvring areas have been constructed, drained and surfaced in accordance with the details hereby approved. The facilities so provided shall not be used, thereafter, for any purpose other than the parking and manoeuvring of vehicles.

Reason: To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policies PSP11 and PSP16 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted Nov 2017).

3. All planting, seeding or turfing comprised in the landscaping details hereby approved, shall be carried out no later than the first planting and seeding season following the substantive completion of the development hereby approved. Any trees or plants (retained or planted) which within a period of 5 years from being planted, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting seasons with those specified on the approved planting schedule.

Reason: To prevent losses damage and to achieve the earliest possible establishment of the landscape and its retention, and protect the character and appearance of the area, and in accordance with Policy PSP2 of the adopted South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted Nov 2017), and CS2 of the adopted South Gloucestershire Core Strategy.

4. Street lighting to the Council's adoptable standards shall be installed prior to the first occupation of the dwellings hereby approved.

Reason: In the interests of the provision of a satisfactory lighting scheme, and in accordance with Policy PSP1 of the adopted South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted Nov 2017), and Policy CS1 of the adopted South Gloucestershire Core Strategy.

5. The development hereby approved shall be carried out in accordance with the materials and sample panels as approved by discharge of condition Ref. DOC19/00383 dated 23.1.2020. All such sample panels shall be kept on site for reference until the relevant works are complete.

Any materials that differ from those already approved, shall be erected on site, and samples shall be submitted to the Local Planning Authority and approved in writing by the Local Planning Authority prior to construction above slab level of the relevant dwellings hereby approved. Development shall be carried out in accordance with the agreed samples.

Reason: To ensure a good quality of external appearance and to accord with the approved Design Code and Policy PSP1 of the adopted South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted Nov 2017), and Policy CS1 of the adopted South Gloucestershire Core Strategy.

6. The tree pit details shown on drawings FAD-GRA-110-XX-DR-L-5524 Rev 01; 5521 Rev 03, and 5523 approved through previous discharge of condition (DOC20/00064) shall be fully implemented as approved.

Reason: To ensure the planted trees thrive, in order to protect the character and appearance of the area, and in accordance with Policy PSP2 of the adopted South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted Nov 2017), and Policy CS2 of the adopted South Gloucestershire Core Strategy.

7. The development hereby approved shall be built to the fabric/energy efficiency measures as set out in the Energy Statement hereby approved, including at least a 10% fabric improvement over current Building Regulations Part L (average across each individual reserved matters application RMA) shall be achieved, and a reduction of at least 10% in residual CO2 (as defined in the policy) emissions through renewable

technologies shall be achieved. Prior to occupation, a copy of the 'as built' Energy Performance Certificate (EPC) shall be provided for each dwelling to evidence that this has been achieved.

Reason: To ensure the development 'as built' achieves the energy performance set out in the energy information submitted and complies with the requirements of the approved Energy Statement for Geographic Phases 1 and 2 (Condition 9), and Policy PSP6 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted Nov 2017), and Policy CS1 of the adopted South Gloucestershire Core Strategy.

8. The proposed solar PV systems shall be installed and operational prior to the first occupation of the dwellings, which will have them installed as per the submitted scheme which commits to achieve a reduction in CO2 emissions of at least 10% from a baseline of total residual energy consumption (which includes both regulated and unregulated energy use), in line with the energy statement submitted with the application hereby approved.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and meeting targets to reduce carbon dioxide emissions, and complies with the requirements of the approved Energy Statement for Geographic Phases 1 and 2 (Condition 9), and Policy PSP6 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted Nov 2017).

9. The potential district heat network access route to the energy centre and the connection from the development to any future heat network shall be safeguarded to ensure the development can viably connect to a district heat network in the future.

Reason: To ensure that the development contributes to mitigating and adapting to climate change, and complies with policy CS4 of the South Gloucestershire Local Plan Core Strategy (Adopted 2013).

10. The development shall conform is all aspects with the approved plans and documents shown on the application as listed in the schedule of drawings in the list attached to this decision notice, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

Architectural Drawings:

FAD-FCB-110-XX-DR-A-0106 Block Plan - Block J

FAD-FCB-110-XX-DR-A-0108

FAD-FCB-110-XX-DR-A-0117

FAD-FCB-110-XX-DR-A-0123

FAD-FCB-110-XX-DR-A-0156 Site Elevations Sheet 7

FAD-FCB-110-XX-DR-A-0157 Site Elevations Sheet 8

FAD-FCB-110-XX-DR-A-0340 Block J_LGF_01

FAD-FCB-110-XX-DR-A-0341 Block J_LGF_02

FAD-FCB-110-XX-DR-A-0342 Block J UGF 01

FAD-FCB-110-XX-DR-A-0343 Block J UGF 02

FAD-FCB-110-XX-DR-A-0344 Block J Level 01 01

FAD-FCB-110-XX-DR-A-0345 Block J Level 01 02

FAD-FCB-110-XX-DR-A-0346 Block J Level 02-04_01

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FAD-FCB-110-XX-DR-A-0347 Block J_Level 02-04 02
FAD-FCB-110-XX-DR-A-0348 Block J Level 05 01
FAD-FCB-110-XX-DR-A-0349 Block J Level 05 02
FAD-FCB-110-XX-DR-A-0350 Block J Roof 01
FAD-FCB-110-XX-DR-A-0351 Block J_Roof_02
FAD-FCB-110-XX-DR-A-0360 South Elevation 01
FAD-FCB-110-XX-DR-A-0361 South Elevation 02
FAD-FCB-110-XX-DR-A-0362 North Elevation 01
FAD-FCB-110-XX-DR-A-0363 North Elevation 02
FAD-FCB-110-XX-DR-A-0364 East-West Elevations
FAD-FCB-110-XX-DR-A-0370 Block J Sections 01
FAD-FCB-110-XX-DR-A-0371 Block J Sections 02
FAD-FCB-110-XX-DR-A-0382 Block J Bay Study
FAD-FCB-110-XX-RP-A-0007 Compliance-Statement_200605_FULL
FAD-FCB-110-XX-RP-A-0007 CS PART1
FAD-FCB-110-XX-RP-A-0007 CS PART2
FAD-FCB-110-XX-RP-A-0007 CS PART3
FAD-FCB-110-XX-RP-A-0007 CS PART4
FAD-FCB-110-XX-SA-A-0011 Block J Schedule
FAD-FCB-110-XX-DR-A-0006 Site Location Plan
FAD-FCB-110-XX-DR-A-0017 Levels Plan Block J
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Landscape Drawings:

FAD-GRA-110-XX-DR-L-5115
FAD-GRA-110-XX-DR-L-5507
FAD-GRA-110-XX-DR-L-6101
FAD-GRA-110-XX-RP-L-0303
FAD-GRA-110-XX-RP-L-9012_Planting schedule
FAD-GRA-110-XX-DR-L-1360
FAD-GRA-110-XX-DR-L-1361
FAD-GRA-110-XX-DR-L-3115

Engineering Drawings:

- FAD-HYD-110-ZZ-DR-C-7402 Rev04 Phase 1C Proposed Private Drainage Layout
- FAD-FCB-110-XX-DR-A-SK201118 Block J Podium Outlet
- 2020 10 20 Block J Drainage Section RevP02
- 2020 10 15 Block J Drainage Section RevP02
- Block J and Site Wide MDX Calculations (19/10/2020)
- Maintenance Procedures for Sustainable Drainage System

Transport:

FAD-PJS-110-XX-DR-D01-0028 FAD-PJS-110-XX-DR-D01-0029 FAD-PJS-110-XX-TN-D01-0001 P5 FAD-PJS-110-XX-DR-D01-0007 P4 FAD-PJS-110-XX-DR-D01-0010 FAD-PJS-110-XX-DR-D01-0011 P8

Planning Statement:

200702 ResiRMA01 Planning-Affordable Statement_Block_J

Reason: For the avoidance of doubt and to ensure that the scheme is implemented in full accordance with the plans submitted and assessed.

IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015. POSITIVE AND PROACTIVE STATEMENT:

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways: Flexibility to enable greater unit numbers to be provided and advice on drainage requirements.

Case Officer: Helen Ainsley

Authorising Officer: Catherine Loveday

Appendix R

0135a - Crest deliverability form



From:

Planning Police

Cc:

Subject: Date: Developer Form [EXTERNAL] 08 August 2022 10:16:13

Attachments:

0.pna

Developer Form 0021b HS 1-5 (004) (002).docx

Developer Form 0021c HS 6-7.docx

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If you're unsure whether this email is genuine, don't click on links or attachments, forward it to the South Gloucestershire Council ITD Service Desk.

Good morning,

Please find attached the developer forms for Harry Stoke.

Kind regards

Thomas Catling Assistant Planner

Crest Nicholson South West

www.crestnicholson.com



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Residential Site Assessments Deliverability Questionnaire 2022

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by 22/07/22.

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
New Neighbourhood - East of	1290	0135a	PT16/4782/O
Harry Stoke [South of railway]			
(Highbrook Park)			

Contact details:

Contact name:	Telephone:
	•
Address	E-mail
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Question 1 - Current use?

Vacant		
in use	Current USE	Anticipated end date of current use

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

Which house builder?	
What are the arrangements for bringing the site forward (marketing etc.)?	



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

Milestone	Anticipated date MM/YY
Submission of pre-application	ga yanan magana kalaku kusulga para kunun mada magana kala ka a sa kaman magana ya can ng pana kan kala ka ka
Submission of outline application	
Submission of first/subsequent reserved matters/full application	
Commencement of site marketing	
Work commences on site	
First completions	
Anticipated end date for competitions on site	

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.

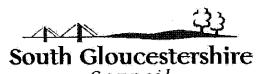
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/2029	2029/2030
April		1	8	4	4			, , , , , , , , , , , ,
May		1	6	4	5	-		
June		2	5	4	4			
July		1	5	4	5			
Aug		1	4	4	4			
Sept		1	5	4	5			
Oct	1	3	2	4	4			
Nov	3	6	4	5				
Dec	2	5	4	4	-	-	:	
Jan	2	7	4	5				
Feb	1	5	4	4				
Mar	1	4	4	5				



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:
Physical constraints		
Contaminated Land		
Existing buildings/structures		
Land form/topography		
Infrastructure requirements		
Relying on other parcels/phases to be built out		
Other		
Financial Constraints		
Viability/development costs		
Ownership		
Planning obligations		
Market conditions for type of site		
Other		
Flood Risk/Drainage		
Wildlife/biodiversity/protected habitats		

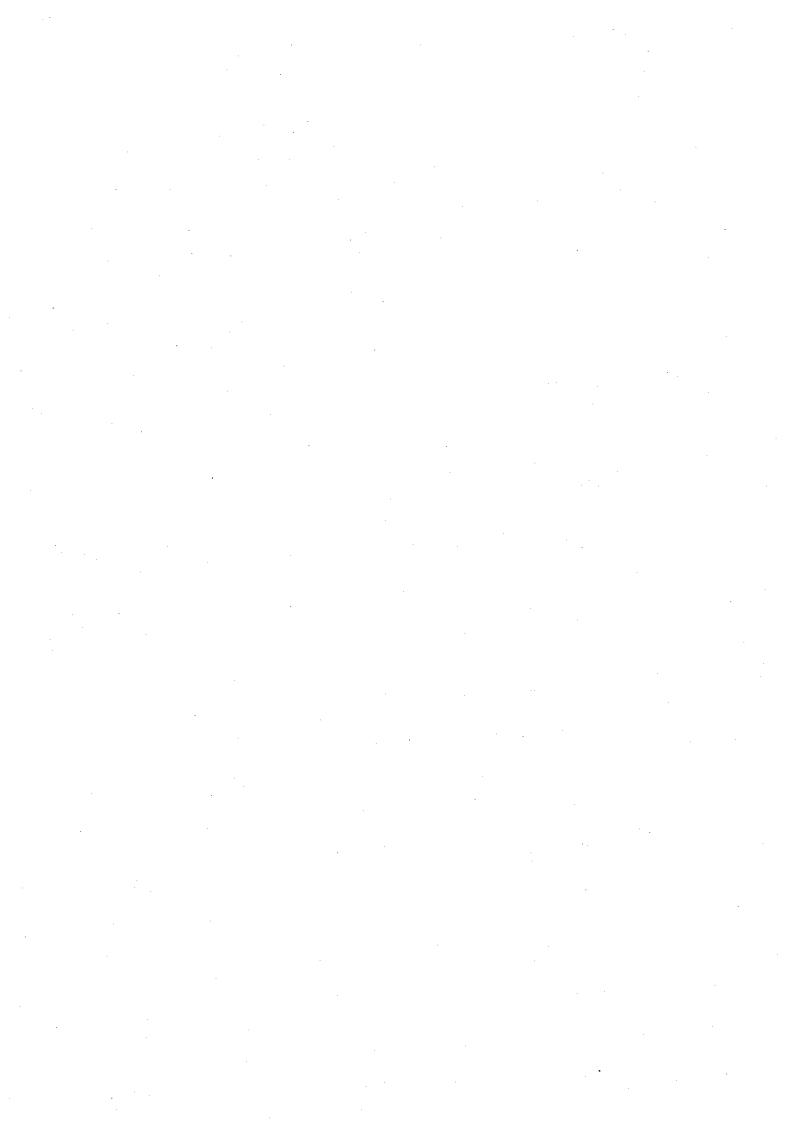


	 	Oulicii
Trees		
Air quality/noise		
		
Other		
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	CONTRACTOR STREET	
Other Constraints – please list		
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Appendix S

0021c - Crest Nicholson deliverability form



From:

To: Cc: Planning Policy

Subject:

Developer Form [EXTERNAL]

Date:

08 August 2022 10:16:13

Attachments: 0.pnq

Developer Form 0021b HS 1-5 (004) (002).docx

Developer Form 0021c HS 6-7.docx

This email has been sent from outside the Council: We are currently seeing more phishing emails and cyber-criminal activity.

If you're unsure whether this email is genuine, don't click on links or attachments, forward it to the South Gloucestershire Council ITD Service Desk.

Good morning,

Please find attached the developer forms for Harry Stoke.

Kind regards

Thomas Catling Assistant Planner

Crest Nicholson South West

www.crestnicholson.com



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Residential Site Assessments Deliverability Questionnaire 2022

Thank you for completing this questionnaire, please return to <u>planningpolicy@southglos.gov.uk</u> by **22/07/22**.

About the site:

Site Location:	Total Site Capacity:	tali intelakteti etti kiliki kiliki etti kiliki	Application Number:
Land at Harry Stoke, Stoke	263	0021c	PT17/5847/RM
Gifford – Crest (Phases 6 & 7)			

Contact details:

Contact name:	Telephone:
Thomas Catling	
Address	E-mail:
Charles Co. Co. Co. Co. Co. Co. Co. Co. Co. Co.	crestnicholson.com

Question 1 - Current use?

Vacaniesis Sengusidadusu Augessalisass			
in Use	Gurrent Use	Anticipated end date of current use	

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

Yes	Which house builder?	Crest Sovereign Brooklands Ltd.
No.	What are the arrangements for bringing the site forward (marketing etc.)?	Brooklands Park New Homes in Stoke Gifford Crest Nicholson



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	
Submission of first/subsequent reserved matters/full application	
Commencement of site marketing	
Work commences on site	
First completions	
Anticipated end date for competitions on site	

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

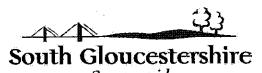
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/2029	2029/2030
April			12	7				
May			13	8				
June			12	10				
July			13	9				
Aug	-		12	10				
Sept			13	8				
Oct	 	12	2	11				-
Nov	 	13	10					
Dec		12	8				:	
Jan		13	10	1	<u></u>			
Feb		12	9	1				
Маг	-	13	9					



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.
Physical constraints	Sugarjantuluni	
Contaminated Land		
Existing buildings/structures	 	
Land form/topography		· · · · · · · · · · · · · · · · · · ·
Land lominopography		
		· · · · · · · · · · · · · · · · · · ·
Infrastructure requirements		
		·
Relying on other		
parcels/phases to be built out		
Other		
Financial Constraints		
Viability/development costs		
		·
Ownership		
Planning obligations	 	
I laming obligations		·
		·
Market conditions for type of	 	
site		
Other	 	
Other		
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Environmental Constraints		
Flood Risk/Drainage		·
·		
Wildlife/biodiversity/protected		
habitats		



		OUNCII
Trees		
Air quality/noise		
All quality/110/se		
•		
Other	·	
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Other Constraints - please list		
The state of the s		
	1	1



Appendix T

0134ba - Persimmon Deliverability form



From: To: Subject:

Date:

Planning Policy RE: SGC Deliverability 26 July 2022 08:17:28

Attachments:

1.png

2.<u>ona</u>

0134ba Developer Form - Persimmon Homes docx

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Dear Policy,

Please see attached returned form.

Kind Regards

Josh Ashwin | Technical Director

Persimmon Severn Valley |

com

email signature 5



From: Planning Policy < Planning Policy@southglos.gov.uk>

Sent: 18 July 2022 16:02

To: Ashwin, Joshua

Subject: SGC Deliverability

Dear Joshua,

South Gloucestershire Council is required to demonstrate, by <u>paragraph 73</u> of the National Planning Policy Framework, the supply of homes that are being delivered in the district. As part of this requirement, we also need to demonstrate that a sufficient number of new homes will be delivered in the next five years.

To this end, we are contacting developers and site promoters to gain an understanding of anticipated delivery rates on sites which will provide 10 or more dwellings.

We would therefore be grateful if you could assist the Council's monitoring of housing supply, by providing accurate information on delivery and any issues which may affect delivery on your site(s). Please find attached a template form(s) to record this year's information.

The information you supply will assist the Council in confirming the housing supply and housing trajectory for South Gloucestershire, which will be published as part of the 2021 Authority's

Monitoring Report (AMR). For reference, previous versions of the AMR are available to view <u>here</u>. The form will be publically as technical evidence to support the deliverability of the council's housing trajectory in accordance with the council's data protection policies.

We would be grateful if you could send your completed form(s) to planningpolicy@southglos.gov.uk by the **22/07/2022.**

If you have any questions or queries relating to this request, please do not hesitate to contact the Strategic Planning Policy team on 01454 865493.

Kind regards,

Strategic Planning Policy & Specialist Advice Team

policy.consultation@southglos.gov.uk

Department for Environment and Community Services | PO Box 1954 | Bristol | BS37 0DD

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Supporting	Commun	iities
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Persimmon supports local communities through our Community Champions programme, donating ??750,000 each year, and our Building Futures scheme with its donations of over ??1 million.

Find out more...

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Persimmon Homes Limited is registered in England number 4108747, Charles Church Developments Limited is registered in England number 1182689 and Space4 Limited is registered in England number 3702606. These companies are wholly owned subsidiaries of Persimmon Plc registered in England number 1818486, the Registered Office of these four companies is Persimmon House, Fulford, York YO19 4FE.

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As part of its obligations under Part 3, Criminal Finances Act 2017, Persimmon operates a zero tolerance approach to the criminal facilitation of tax evasion.

https://www.persimmonhomes.com/corporate/media/12uh5cga/tax-evasion-policy-statement.pdf





Residential Site Assessments Deliverability Questionnaire 2022

Thank you for completing this questionnaire, please return to <u>planningpolicy@southglos.gov.uk</u> by **22/07/22.**

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Land At Wyck Beck Road And	235	0134ba	P21/05421/RM
Fishpool Hill			

Contact details:

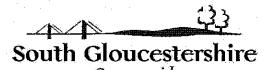
Contact name:	Telephone:
Josh Ashwin	
Address:	P E-maic tor of the second s
	in — D O O O O O O O O O O O O O O O O O O
	. '

Question 1 - Current use?

Vacant ✓		
In use	Current	Anticipated end date
	use	of current use

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

Yes	Which house builder? What are the arrangements for	Persimmon Homes
NO.	What are the arrangements for bringing the site forward (marketing etc.)?	



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	
Submission of first/subsequent reserved matters/full application	Application Submitted
Commencement of site marketing	
Work commences on site	10/22
First completions	06/23
Anticipated end date for competitions on site	

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

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/2029	2029/2030
April			4	4	4	4	4	4
May			4	4	4	4	4	4
June		4	4	4	4	4	4	4
July		4	4	4	4	4	4	4
Aug		4	4	4	4	4	4	4
Sept		4	4	4	4	4	4	4
Oct	<u></u>	4	4	4	4	4	4	4
Nov		4	4	4	4	4	4	4
Dec		4	4	4	4	4	4	4
Jan		4	4	4	4	4	4	4
Feb		4.	4	4	4	4	4	4
Mar		4	4	4	4	4	4	4



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.
Physical constraints		
Contaminated Land	No	
Existing buildings/structures	No	
Land form/topography	Yes	Cut & Fill works as part of development
Infrastructure requirements	Yes	S278 works – ongoing. Flood Compensation works Site Wide Infrastructure
Relying on other parcels/phases to be built out	No .	
Other		
Financial Constraints		
Viability/development costs		
Ownership		Freehold
Planning obligations	Yes	Site Wide Infrastructure.
Market conditions for type of site		
Other		
	rijeni (1880) išti piliko galenga	
Environmental Constraints	Yes	Large attenuation and outfall to be delivered.
Flood Risk/Drainage	169	Large attenuation and outfall to be delivered.
Wildlife/biodiversity/protected habitats	Yes	Dormice – Natural England Licence Required.



Trees	Yes	Tree Protection required as per outline consent.
Air quality/noise		
Other		
Other Constraints – please list		

Appendix U

0135da – P22/02357/F – Planning Performance Agreement



South Gloucestershire Council Revised Planning Performance Agreement (PPA)

Between: South Gloucestershire Council ("the Council")	
and: Taylor Wimpey Bristol ("the Applicant")	

Planning reference(s):	P22/02357/F	
Site location:	Land at Hambrook Lane, Stoke Gifford Demolition of no.14 Hambrook Lane and development of 85 dwellings, access from Hambrook Lane, highways, ope space, landscaping, drainage and associated and ancillary infrastructure.	
Description of development:		
Applicant team key contacts:	Kate Holden – Pegasus Group	
	Daniel Weaver – Pegasus Group	
	lan Rees-Evans – Taylor Wimpey	
Council team key contacts:	Eileen Medlin - Planning Officer	

This is a revised document which supersedes that signed and dated 27th April 2022.

1. Status of the PPA

- 1.1 This PPA is a project management tool to encourage joint working.
- 1.2 The contents of the PPA will not fetter the Council in exercising its statutory duties as local planning authority. It will not prejudice the outcome of the planning (and related) application(s) or the impartiality of the Council.
- 1.3 Any voluntary payments which the applicant offers to pay to assist with processing the application pursuant to this PPA will be used by the Council for additional capacity that is genuinely required to ensure a timely and effective service.
- 1.4 The statutory time limits for determining the application no longer apply to the extent that this PPA specifies a longer period for the decision, in which case the agreement will count in the same way as an agreed extension of time.



- 1.5 This agreement will not restrict or inhibit the Applicant from exercising the right of appeal under Section 78 of the Town and Country Planning Act 1990 (as amended)
- 1.6 The PPA will not include external consultee advice, which will be agreed with the applicant prior to appointment and at the applicant's cost should it be required
- 1.7 The agreement will be terminated if:
- the Applicant submits an appeal in relation to the planning application(s) under Section
 78 of the Town and Country Planning Act 1990 (as amended);
- ii. the planning application(s) is (are) called in by the Secretary of State; or
- iii. all parties agree.

2. Main issues and stakeholder involvement

- 2.1 This PPA aims to secure collaborative working between the Applicant and the Council for the development of this Site.
- 2.2 The objectives of this PPA are to:
 - Agree a project plan including timescales, key milestones and meetings schedule;
 - Identify key team members in the Applicant and council teams
 - Agree key issues to be resolved;
 - · Provide clarity in respect of response timescales;
 - Ensure all technical matters are resolved as far as possible; and
 - Agree resources required to deliver the key deliverables.
 - 2.3 This PPA shall include information relating to the specific site in terms of scope, i.e. whether it covers pre-app, decision, post decision, viability \$106 negotiations etc.

3. General Common Principles

- 3.1 The Council and the Applicant commit to:
 - Act with fairness and in good faith in respect of all matters related to the handling of the planning (and related) application(s) and will work jointly in complying with their respective obligations under this agreement.
 - Provide clear scaleable and consistent plans and supporting information.
 - Address expeditiously any requests for clarification and/or further information.
 - Provide meaningful feedback in a timely manner to assist the process.

- Mutual participation to enable progress to be monitored and considerations and potential issues common to the project to be identified, discussed and resolved wherever practical.
- Undertake to meet and/or discuss matters by telephone or e-mail in a spirit of cooperation and where necessary seek early resolution of any areas of misunderstanding or dispute.
- To use their reasonable endeavours to adhere to the timetable for the project as detailed in the key milestones set out below.
- To review and amend the timetable as necessary to take account of any relevant unforeseen matters that might arise. If either party (the Council or the Applicant) identify any issues that may prevent the PPA end date being achieved, these shall be communicated to all parties with a view to resolution and agreement of remedial action with both parties to use all reasonable endeavours to minimise delays.
- To seek to agree and consider all matters that require approval prior to the commencement development as part of the determination of the Reserved Matters Application so as to avoid pre-commencement conditions where practicable.
- The timetable shall include provision for regular project meetings [2 hours], to be held at South Gloucestershire Council Offices. The parties will work together to prepare agendas for these meetings and the Council will be responsible for ensuring the members of the project team are available to attend and will review plans in advance of the meetings, to allow feedback at the meetings. Time to be used as appropriate for discussion of the Applications.
- Meetings will only be cancelled with the agreement of all parties.

n/a	Application YES	YES – as part of	n/a
		application under delegated powers	

5. Key milestones		
Milestones	Proposed achievement date 2022 (week commencing)	Week
Application submission and registration If invalid dates moved on accordingly	18 April	0
Internal and external consultation issued	25 April	1

<u>and the second of the second </u>	•	
Newspaper Advert and Site notice Publication date confirmed as 11th May 2022	9 May	3
SGC Legal to be instructed (for S.106)	9 May	3
Issuing of consultation comments (SGC)	23 May	5
Meeting to discuss consultation comments and	30 May	6
revisions TBC due to holiday period	,	
Titles and cost undertaking secured (for S.106)	30 May	6
Review dates and progress of PPA	30 May	6
Revisions to be issued by (Applicant)	19 September	
2 nd internal and external consultation issued	19 September	
Applicant to issue draft S.106 to SGC	3 October	
Internal consultation responses and comments on	17 October	
S.106 received (SGC)	17 Getober	
External consultation responses received (Miscellaneous)	17 October	
Further review meeting (SGC + Applicant)	24 October	
Review dates and progress of PPA	24 October (as part of the above)	
Comments on S.106 to be issued by SGC Legal to TW solicitors	24 October	
Outstanding issues to be addressed by the applicant.	7 November	
Final draft S.106 to be produced	14 November	
Review/feedback Meeting (SGC + Applicant)	14 November	
Internal review to confirm recommendation – and advise applicant accordingly	14 November	
Drafting of committee report and conditions with opportunity for applicant to review and comment	29 August 21 November – 5 December inclusive (i.e. 2	
(SGC + Applicant)	week period)	
Finalisation of Committee Report (SGC) and manager sign-off	5 th December	
Committee Date	5 Jan (13 December lead-in)	
Circulate and return signed s106 Agreement for sealing		+2 weeks from committee
Decision issue (SGC)	Programme and the second secon	tä weeks from 10 14 15 14 15 15 committee

6. Services, fees and payment

For providing Officer time, advice and commitment to meet the key milestones as detailed within this agreement within the terms of this PPA on the proposed development (excluding the statutory planning application fee).



Payment must be received with 1 week of written request (including electronic communication) from SGC and paid in accordance with the details provided.

Payment of 100% of the 'Initial PPA charge' listed above will be made upon the signing of the PPA with additional charges payable on completion of key milestones as indicated. Any additional fees are to be agreed prior to the completion of work in the event of additional unexpected cost.

In the event that either party does not use best endeavours to adhere to the common principles and milestones, both parties agree to use the next scheduled officer meeting to review the position and agree a resolution.

TOTAL including VAT

7. Escalation Clause

In the event that the Council fails to provide the key project outputs according to the PPA timetable +1 week (unless dates otherwise agreed), the applicant has the right to escalate the matter as follows:

In the first instance, within 1 week the Council shall arrange a meeting with Major Sites Manager to seek a resolution or action plan to reach a resolution.

If a resolution or action plan cannot be agreed, within a further 1 week thereafter the Council shall arrange a meeting with the Head of Strategic Planning & Housing.

Key project outputs include the provision of internal consultation responses, drafting of the S.106 agreement and drafting of the committee report.

8. Signatures

The PPA is formally agreed between the parties. It will form the basis for the re-submission and determination of the reserved matters. All parties are committed to the principle of collaborative working, to using reasonable endeavours to undertake the necessary tasks as outlined in this document according to the timetable established unless otherwise agreed

subsequently between the parties (but for the avoidance of doubt this agreement is not intended to be legally binding).

I hereby agree to the terms set out above:

For South Gloucestershire Council as Local Planning Authority

Name:

Position:

Signature:

Date:

I hereby agree to the terms set out above:

Agent for the applicant team -

Name: Kate Holden Position: Associate

Signature:

Date: 29 September 2022

9. Freedom of information

Your enquiry, together with any response made by the Council, will be made available for public inspection unless you confirm in writing to us that the information provided is commercially sensitive. If the Local Planning Authority receives a request, under the Freedom of Information Act (FOI) or Environmental Information Regulations (EIR), to disclose information relating to the planning performance agreement they are obliged to do so unless the information is deemed exempt under the Act.

Note. We can only withhold information under FOI or EIR if the information falls under one of the exemptions (FOI) or exceptions (EIR) set out in legislation. For certain pre-application issues the applicant would be advised to complete the commercially sensitive checklist that should set out the reasons why, and for how long, they feel any information relating to the case needs to remain confidential. However, whilst we will take account of these views, the final decision on whether the information should be withheld rests with the Council. The Council maintains compliance to the Data Protection Act and we will not release any personal information to third parties. You have a number of rights relating to your personal information, for example to see what we hold, to ask us to share it with another party, ask us to update incorrect or incomplete details, to object to or restrict processing of it or to make a complaint. If you have any worries or questions about how your personal information is handled please contact our Data Protection Officer at DPO@southglos.gov.uk or write to us at Data Protection Officer, PO Box 1953, The Council Offices, Badminton Road, Bristol, BS37 ODB and we will be pleased to help you.