



TOWN AND COUNTRY PLANNING ACT 1990

PUBLIC INQUIRY

**ADDENDUM TO PROOF OF EVIDENCE ON HOUSING SUPPLY MATTERS TO
REFLECT SITES ADDED TO SCOTT SCHEDULE BY CORAL CURTIS**

DAVID STOCKDALE MA BA (HONS) MRTPI

TOWN AND COUNTRY PLANNING ACT 1990

Date: November 2022

Planning Inspectorate Reference:

APP/P0119/W/22/3303905

South Gloucestershire Council reference:

P21/03344/F

1.0 Scope of Evidence

- 1.1** In the appellants rebuttal to the Council's 5YHLS proof they have included 3 additional sites to the Scott Schedule.
- 1.2** The disputed sites are set out in the table below. I have sorted the sites into the same categories I had previously identified, with sub-totals of units left to build for each application. All 3 of the new sites included in by the appellants are Category 1, Approved Reserved Matters Permission.

RLS Ref	Planning Application Number	Address	Total Units	Units Left to Build within 5 Year Period
Category 1 – Approved Reserved Matters Permission				
0133af	PK18/3185/RM	Land at North Yate - PL15a, 16a, 16b	106	0
0133ak	P20/16804/RM	Land at North Yate - PL7, 8, 9 & 11	183	183
0133an	P21/03161/RM	North Yate - PL19, 20, 28 and 29	138	100

2.0 Disputed Sites

- 2.1 Category 1 - 4 sites which have approved reserved matters.**
- 2.2** Approval of reserved matters is a detailed planning permission for the site to which that approval relates. The NPPF regards these sites as deliverable unless there is clear evidence that they will not be delivered within five years. The burden is therefore on the Appellant to show that there is clear evidence that they will not be delivered.

2.3 Please see the section starting at paragraph 5.18 of the 5YHLS proof for the background to the North Yate New Neighbourhood.

2.4 0133af - PK18/3185/RM Land at North Yate - PL15a, 16a, 16b

2.5 This site forms part of the strategic allocation of land at North Yate in 2006 as part of the South Gloucestershire Core Strategy. These parcels form part of the outline PK12/1913/O and received reserved matters approval on 18/02/2019 for 106 dwellings.

2.6 The council only counts completions once the houses look like they could be moved into that day and the site was counted as under construction in the 2021 RLAS.

2.7 The site was recorded as completed in the 2022 RLAS and therefore all 106 units should remain in the 5YHLS.

2.8 The appellants have included a google earth image at 3.24 of their rebuttal which clearly shows the site is built out and they have agreed that all units are complete.

2.9 0133ak - P20/16804/RM Land at North Yate - PL7, 8, 9 & 11

2.10 This site also forms part of the strategic allocation of land at North Yate in 2006 as part of the South Gloucestershire Core Strategy. These parcels form part of the outline PK12/1913/O and received reserved matters approval on 25/06/2021 for 183 dwellings.

2.11 This site is being built out by Barratt / David Wilson Homes. In paragraph 2.28 of the appellants proof there is a table showing national build out rates for large house builders. It states that BDW's average is 51 units per annum.

2.12 Even without seeing completions in 2021/22 I consider that this build out is achievable within a four-year period, taking account of an average build out of 51 dwellings per year.

2.13 0133an - P21/03161/RM North Yate - PL19, 20, 28 and 29

- 2.14** Similarly, this site also forms part of the strategic allocation of land at North Yate in 2006 as part of the South Gloucestershire Core Strategy. These parcels form part of the outline PK12/1913/O and received reserved matters approval on 06/05/2022 for 138 dwellings.
- 2.15** This site is being built out by Barratt / David Wilson Homes. In paragraph 2.28 of the appellants proof there is a table showing national build out rates for large house builders. It states that BDW's average is 51 units per annum.
- 2.16** I consider that the Council's housing trajectory is reasonable of 50 dwellings in 2024/25 and 50 dwellings in 2025/26, as this will allow for the discharging of any necessary conditions and allows for sufficient to build out the dwellings.