South Gloucestershire Core Strategy Examination

STATEMENT OF COMMON GROUND

BETWEEN

South Gloucestershire Council

AND

Pegasus Planning on behalf of Barratt Developments Ltd, CF Garrett, NJ Garrett and SA Callendine (representor number 2881121)

In respect of Park Farm Housing Opportunity Area, Thornbury (Matter 27, Policies CS32 & CS33)
Declaration

The contents of this paper are agreed for the purposes of South Gloucestershire Core Strategy.

Signed by Pegasus Planning on behalf of Barratt Developments Ltd, CF Garrett, NJ Garrett and SA Callendine

Position: Director, Pegasus Planning Group
Date: 27/03/12

Signed on behalf of the South Gloucestershire Council

Position: Head of Strategic Planning
Date: 21/03/2012
Thornbury Housing Opportunity Area

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1. Overview

1.1 This Statement of Common Ground (SOCG) has been prepared jointly by South Gloucestershire Council and Pegasus Planning on behalf of Barratt Developments Ltd (Barratts), CF Garrett, NJ Garrett and SA Callendine, the promoters and applicants for the housing opportunity area at Park Farm Thornbury.

1.2 The SOCG has been prepared to confirm the points of agreement between the Council and its development partner in relation to the Council’s Core Strategy (incorporating Post Submission Changes, December 2011), to assist the Planning Inspector at the forthcoming Examination in Public (EiP).

2. Background

2.1 The Housing Opportunity Area identified in Policy CS33 at Park Farm Thornbury proposes a development of up to 500 dwellings and associated open space on approximately 26 hectares of land currently in agricultural use north of Thornbury. The land identified by the Housing Opportunity Area is land at Park Farm, Thornbury.

2.2 The site is bounded by agricultural land to the west, Butt Lane (forming the principal point of access) to the north and an area of housing to the east. Castle Secondary school sits against the South eastern boundary.

2.3 The Housing Opportunity Area is the subject of an outline planning application for up to 500 dwellings (App Ref PT11/1442/O) received by the Council in May 2011. A planning application has also been submitted for a drainage pond which lies outside of the red line for the residential application, but within the applicant's control (App Ref: PT11/1444/O). The developer has agreed to a deferment of any decision on the planning application, pending receipt of the Inspector’s Report.

3. Matters of Agreement

3.1 Pegasus Planning made several representations to the Core Strategy at each consultation stage of the document. The following Matters are agreed between the Council and Pegasus on behalf of Barratts et al, the developers of Park Farm Thornbury.

   Location of development and Distribution of Housing

3.2 Barratts et al support the Council’s allocation of new development in Thornbury in Policy CS5 and agree the proposed development is of a scale appropriate to revitalise the town centre and strengthen community services. Barratts Strategic et al agree the minor alterations to the phasing of housing for Thornbury set out in the revised table in Policy CS15. The Planning Application referred to in para 2.3
demonstrates the housing opportunity area is available, suitable for development and deliverable. This is evidenced by the planning application documentation and the work done by statutory consultees to date.

Policy CS32 Flood Risk Assessment

3.3 Barratts Strategic et al made representation on paragraph 10 of Policy CS32, to the effect that the policy was not clear who would undertake the preparation of appropriate Flood Risk Assessment to demonstrate how flood risk will be managed. It is agreed that the Council has undertaken a Level 2 Strategic Assessment that is appropriate for the preparation of the Core Strategy and further site specific flood risk assessment would be produced by developers.

3.4 A site specific FRA, foul and surface water drainage strategy has been submitted as part of the outline planning application.

3.5 As a result of this FRA being submitted, the Environment Agency have no objection to the development subject to the following conditions:

- All development will be located outside fluvial flood zones 3 and 2;
- A maximum allowable surface water discharge of 3 gils (i.e. 5.1/L/S/ha) for all storms up to the 1 in 100 year event with climate change;
- The development will provide 6,451 m² of surface water attenuation through a range of sustainable drainage to housing.

3.6 This information is confirmed in the letter from the Environment Agency dated 8 May 2012.

3.7 Both parties are agreed that the level of information submitted to and agreed by the Environment Agency is sufficient to support the allocation of Park Farm as the Housing Opportunity Area for Thornbury.

Figure 13 Identification of Indicative Buffer zones and text alterations in Policy CS 33 paragraph 4

3.8 Barratts Strategic et al made representation to object to the inclusion of indicative development buffers within Figure 13 - Thornbury in the Core Strategy (incorporating Post Submission Changes, December 2011). Barratts et al no longer object to the inclusion of buffers within this Figure.

3.9 It is agreed by all parties that it is appropriate for buffers to be included as part of any proposed development. The buffers have been taken into account in the revised master plan for the Outline Planning
Application and therefore the indicative development buffers shown in Figure 13 are accepted.

**Policy CS33 Planning Obligations**

3.10 Barratts Strategic et al made representation objecting to the wording of supporting para.15.10a, stating that any planning obligations relating to education contributions should not be above and beyond the needs arising from the future occupiers of the development at Park Farm.

3.11 It is agreed between all parties that any education contributions sought by the Council will relate in scale and kind to any future housing development to meet the needs arising from future occupiers, as set out in Policy CS33 and supporting para 15.10a. The CIL Regulations apply to any request from the Council for developer contributions.

3.12 Barratts Strategic et al made representations in the form of an objection to object to the wording of bullet point 3 in Policy CS33 that requires improved transport links to the town centre via Park Road. The aspiration of the Council to provide a transport link across Castle School to Park Road is agreed and Barratts Strategic et al are willing to assist in the provision of an appropriate transport link to achieve additional connectivity between the housing opportunity area and the town centre.

3.13 Barratts Strategic et al raised concerns that the wording of Policy CS33 requiring a link directly to Park Road is not sufficiently flexible. It is agreed that any transport link from the south of the housing opportunity area must, owing to the layout of the road network, at some point lead to and connect with Park Road. This is reflected in the revised wording of the 4th bullet of Policy CS33. There is no longer an objection from Barrett Strategic et al.

**4. Process**

4.1 The Housing Opportunity Area at Thornbury is the subject of an Outline Planning Application (App Ref PT11/1442/O), for up to 500 no. dwellings, and a further outline planning Application for the construction of a balancing pond and associated drainage infrastructure to serve the proposed residential development (App Ref: PT11/1441/0). Implementation of Policy CS33 will be through the development management process.