

SS 19

South Gloucestershire Core Strategy Examination

STATEMENT OF COMMON GROUND

BETWEEN

South Gloucestershire Council

AND

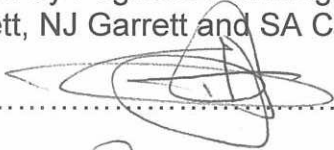
**Pegasus Planning on behalf of Barratt Developments
Ltd, CF Garrett, NJ Garrett and SA Callendine
(representor number 2881121)**

**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..... 21/06/12

Signed on behalf of the South Gloucestershire Council



Position..... Head of Strategic Planning

Date..... 21/06/2012

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: PT11/1441/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. 5.1L/S/ha) for all storms up to the 1 in 100 year event with climate change;
 - The development will provide 6,451 m³ 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