

1. MATTER 8 – HOUSING PROVISION

QUESTION 3

IS THE PHASING OF HOUSING REALISTIC AND DELIVERABLE?

- 1.1 The response to this question on behalf of Barratt Developments Ltd is in relation to the Housing Opportunity Area at Park Farm, Thornbury. The spatial matters relating to the development of land at Park Farm, Thornbury are further dealt with under Matter 27 (Thornbury).
- 1.2 The phasing of the Housing Opportunity Area identified at Park Farm, Thornbury, which is in the control of Barratt Developments Ltd, is entirely realistic and deliverable, with plots being delivered on site as early as 2013.
- 1.3 This is because of the following reasons:
- The Outline planning application for up to 500 no. units has been submitted to the Council and is currently at an advanced stage of determination;
 - There are no technical or environmental issues which will prevent the site from coming forward for development;
 - A draft S106 is available;
- 1.4 As a result of the above, there are no reasons as to why Outline planning permission should not be granted shortly after the Inspector's Report is received on the examination of the Core Strategy.
- 1.5 In terms of the phasing of development at Thornbury, Policy CS15 states that the Housing Opportunity Area at Thornbury will deliver 500 no. dwellings in total, with 180 no. being delivered between a 5 year period (2011/12 – 2015/16), and 320 no. units in the next 5 year period (2016/17 – 2020/21).

- 1.6 Barratt Developments Ltd confirms that the intention that the development will be implemented as follows:

Timescales:	
Outline Application Lodged	May-11
Resolution to Grant	Sept-12
Outline Planning Permission	Dec-12
Reserved Matters Lodged	Jan-13
Reserved Matters Approval	Apr-13
Purchase Phase 1 & Start on Site	Jul-13
1 st Completions	Jan-14

Completions:	
2013/14	20
2014/15	76
2015/16	76
2016/17	76
2017/18	76
2018/19	76
2019/20	76
2020/21	24
Total:	500

1.7 **Assumptions:**

1. Total Capacity: 500 units
2. Average Sales Rate (market units): 0.5 units per week/26 units per annum
3. Two outlets (Barratt Homes & David Wilson Homes) = 52 units pa.
4. 12 plots per annum affordable units x2 = 24 units.
5. Total provision: 76 units per annum.

- 1.8 It is clear from the above that based on the current proposed phasing by Barratt Developments Ltd that the site will be delivered in its entirety by 2020/21, which means that the phasing proposed by Policy CS15 is entirely realistic and deliverable.

- 1.9 Based on the above, the identified Housing Opportunity Area at north Thornbury on land at Park Farm adds significantly to the Council's overall housing provision to 2026, and in terms of the phasing proposed in the Core Strategy, which is consistent with that proposed by Barratt Developments Ltd, the site will make a significant

contribution to the Council's 5 year housing land supply requirements as set down by para 47 of the Planning Framework.

2. MATTER 8

QUESTION 1 – HOUSING DISTRIBUTION

IS THE DISTRIBUTION OF HOUSING PROPOSED IN THE CS CONSISTENT WITH SUSTAINABLE DEVELOPMENT OBJECTIVES?

- 2.1 It is entirely appropriate that Thornbury receives an element of housing development to assist in counteracting the social and economic issues created by a decline in the population, which has principally been due to a distinct lack of housing development in the last 20 years. This is discussed further in the evidence produced specifically for the Thornbury session (Matter 27).
- 2.2 If an allocation was not proposed by the Council at Thornbury, the Council would not be complying with one of the Core Planning principles contained within the NPPF at para 17, which is to:

*“Proactively drive and support **sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places** that the country needs. Every effort should be made objectively to identify and **then meet the housing, business and other development needs** of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a **clear strategy for allocating sufficient land** which is suitable for development in their area, **taking account of the needs of the residential and business communities**”.*

[Bold font is the emphasis of Pegasus Planning Group]

- 2.3 The proposed development of up to 500 no. units in Thornbury will contribute to sustainable development by helping to alleviate the above mentioned existing socio-economic problems in Thornbury by:
- Yielding a likely population of 1,143 based on the 2008 mid-year estimates (projecting forward to 2020/2021 when the development is likely to be completed). On the basis that the population of Thornbury was 12,342 in

2001 and assuming that the average household size remains constant, the total population of Thornbury as a result of the development would increase to 13,485. The population yield will also counter balance any decline in the population between the time period of the 2001 Census and the 2011 Census.

- The decline in Thornbury Town Centre will be reduced as a result of there being an increase in the amount of available expenditure within the town due to there being 500 no. additional households who will spend money within the town centre. This will make existing floorspace more financially viable and should prevent more town centre retail units from becoming vacant.
- Furthermore, additional housing within Thornbury will also make existing service provision more viable, such as existing bus services, libraries, community halls etc, as there will be a greater demand from the new population of the development to use them.

2.4 Based on the above evidence, it is entirely appropriate that Thornbury receives a proportion of the growth in South Gloucestershire and it has an important role to play in meeting the sustainability objectives.

2.5 The sustainable development objective of the NPPF is to *“widen the choice of quality homes” and to “seek opportunities to meet the development needs of an area”*.

2.6 If Thornbury does not receive growth in the form of an allocation for development, the following trends which Thornbury is currently experiencing will be exacerbated:

- Population Decline – Notwithstanding a small amount of windfall development, the population of Thornbury fell between 1991 and 2001 from 12,617 to 12,342 persons;
- Demographic Change – Between 1981 and 2001 the proportion of 25-44 year olds fell from 33.1 % to 25.8% and the proportion of 75+ year olds increased from 2.7% in to 7.1%;
- Surplus Primary School Places – There is a current surplus of 400 places in 2011 and 2012, which is only likely to increase given the social make-up of the town;

- Town Centre Decline - The number of vacant units is increasing (there has been a steady decline in the number of Class A1 units within the Town Centre, whilst at the same time an increase in the number of vacant units).

2.7 The proposed distribution of housing which includes an allocation at Thornbury is therefore wholly consistent with sustainable development objectives as the development will support strong vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations, whilst enhancing the natural, built and historic environment, and assisting with the town's economy in terms of the spin-offs to the town centre.

3. MATTER 8 – HOUSING DISTRIBUTION

QUESTION 2

IS THE LEVEL OF ALLOCATION IN EACH OF THE MAIN LOCATIONS BROADLY APPROPRIATE HAVING REGARD TO THE CHARACTER OF THESE PLACES?

- 3.1 This response is made on behalf of Barratt Developments specifically in relation to the Housing Opportunity Area at Park Farm, Thornbury.
- 3.2 For reasons set out in representations on behalf of Barratt Developments elsewhere, a development of 500 no. units in Thornbury is considered entirely sufficient to reverse existing demographic trends in the town, such as a decline in population and school roles, but yet is not considered to be of a scale which has the potential to undermine its character. The reasons for the level of allocation are set out in the Council's Sustainability Appraisal.
- 3.3 As confirmed by the planning application documentation, which is at an advanced stage of determination, and which will be further dealt with in the response to Matter 27, there are no constraints to the development of the land at Park Farm, and a scheme of 500 no. units can be successfully accommodated on the site, resulting in a scheme will be entirely appropriate with the town's character.