

TRAPP'D February 2024 Newsletter

1: Post Farm 32 house extension refused

We are pleased to report that Newland Homes' proposal for a 32 house extension north of Peacock Street on Post Farm has been refused. The reasons given include the harm to the grade II listed Yew Tree farmhouse and also the impact on Lower Morton, contra to the Neighbourhood Plan which specifies the aim to stop the identity of our surrounding hamlets being lost. In our view the grounds for appeal are very slim and, coupled with the fact that Newland Homes may not wish to rock the boat as they have a site included (next to Dagg's allotment) in the Council's Preferred Strategy for the New Local Plan, we believe it is likely this site will go quiet for some time to come.

One aspect of this case that gives us concern is the Officer's conclusion that, contrary to TRAPP'D's arguments, the site was deemed to be within walking distance of the town's main facilities. A delve into the detail of report, however, is instructive, showing that the site is beyond the recognised normal maximum distances for almost all facilities, but because excess walking distances had not been given as a reason for refusal for other surrounding sites it was deemed difficult to do so here. This is patent nonsense caused by the fact that Thornbury Fields was erroneously found to be within walking distance, giving lawyers an argument of precedence that this error should be perpetuated. We are calling on the Council to fix this problem through the mechanism of the New Local Plan policies (see below).

2: South Glos New Local Plan consultation – TRAPP'D draft response available to view

The consultation for Phase 3 of South Gloucestershire Council's New Local Plan will close on Friday 16th February, and you can [view our proposed comments here](#) as well as a summary of the main features of the Plan and how it affects us in Thornbury. We will formally submit our response nearer to the deadline, so if you have any comments that you want us to pass on, please do send them to trappdbs35@gmail.com.

We are supportive in principle of the "Preferred Strategy", which will add a further 130 houses to Thornbury over a fifteen year period, but we are urging to Council to find innovative ways to give us greater protection from future speculative developments. Following the consultation period, it could take a year or more for the Plan to be adopted, and the process will include Examination in Public by Government Planning Inspectors during which we expect fierce opposition from lawyers appointed by developers on behalf of disappointed landowners, including those of Buckover.

3: Latest Council land supply calculated at 5.86 years provides a clear buffer against speculative sites

More good news comes from the Council's calculation of its land supply, newly published in its Annual Monitoring Report, at 5.86 years. This is crucial given the time that it will take for the Local Plan to be adopted, with many developers weighing up their options to try to 'hop through' on appeal beforehand.

Followers of TRAPP'D will no doubt be aware that in the past a land supply below five years offers a legal loophole for developers to force their proposals through. However, two positive aspects of the Govt.'s recent update of planning rules (the NPPF) are, firstly, that Councils with a good track record on housing delivery (which South Glos has) are no longer required to include a 5% buffer in their calculations and, secondly, that Councils which are at an advanced stage in preparing a new plan (which South Glos is) only now need to show a **four** year land supply.

4: Contact TRAPP'D

If you have any issue on planning matters, you can contact us via the following links:

Email: trappdbs35@gmail.com

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