



Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004

Section 78 Appeal by Persimmon Homes Severn Valley

Land at Rectory Farm (North), Yatton

Five Year Housing Land Supply Rebuttal Proof of Evidence

Nicholas Martin Paterson-Neild BA (Hons), MPhil, MRTPI

LPA: 23/P/0664/OUT

APP/D0121/W/24/3343144

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1 REBUTTAL PROOF OF EVIDENCE

1.1.1 This Rebuttal Proof of Evidence relates to an appeal by Persimmon Homes Severn Valley ('the Appellant') against the failure of North Somerset Council ('NSC') to determine a planning application for the proposed residential development of Land at Rectory Farm, Yatton (the 'Appeal Site').

1.2 Weston Villages

1.2.1 Ms Richard's Proof of Evidence on Housing Land Supply Paragraph 127 refers to a pre-application request from Taylor Wimpey, who are seeking the Council's advice about changing approved house types for a phase that they have purchased from Persimmon, and that this will support, if not accelerate, delivery.

1.2.2 I attach to this rebuttal a letter dated 9th September 2024 from Persimmon Homes, setting out the current position on this matter. The letter confirms that the land has not been purchased as asserted by the Council. It clarifies that contracts are not close to being exchanged or completed on such a transaction and in the view of Persimmon Homes it is becoming increasingly likely that this proposed transaction will fall away and not proceed at all.

1.2.3 For the purposes of my evidence, and to respond to the position taken by the Council, it is evident that the land has not been acquired by Taylor Wimpey and may not be so going forward. In any event, were this position to change, there is not any clear evidence from the Council in terms of the timescale that would be required for the preparation and submission of a reserved matters application, the discharge of conditions, carrying out of ground works and implementation of the additional dwellings relied upon by Ms Richards. Accordingly, my position on the number of deliverable dwellings at Haywood Village remains as set out in my main Proof of Evidence.

1.3 Housing Supply Summary

1.3.1 I need to correct a minor arithmetic error in my main proof paragraph 6.4.13. In respect of Western Villages – Locking Parklands – there are 124 dwellings with reserved matters approval in place, not 126 as I had assumed. This means that there are 117 remaining to be constructed (allowing for completions), not 119. As there are two less dwellings with RM approval to be delivered and taking into account the 229 dwellings subject to the recently submitted RM application by Vistry, I deduct 209 dwellings rather than 207 dwellings as stated in my Paragraph 6.4.15.

1.3.2 In summary, following the analysis above, it is considered that the deliverable housing land supply is 3,890 dwellings. For completeness, I have also added an additional row to show the mathematical shortfall against 4 years as well as 5 years for comparison purposes.

Rebuttal Table 1 – Summary and Comparison of Housing Land Supply Position

North Somerset Housing Land Supply Table	North Somerset	Appellant	Difference	North Somerset	Appellant
5 year Standard Method Requirement	6620	6620		8332	8332
	Current Standard Method			New Draft Standard Method	
Category of Site					
Large Sites with detailed permission	1278	1278	0	1278	1278
Large Sites with outline permission	510	223	287	510	223
Sites with a resolution to grant consent	68	68	0	68	68
Weston Villages	2191	1456	733	2191	1456
Site Allocations	228	0	228	228	0
Windfall Allowance	865	865	0	865	865
Total Supply	5140	3890		5140	3890
Shortfall against 4 years	-156	-1526		-1406	-2776
Shortfall against 5 years	-1480	-2730		-3192	-4442
Years Supply	3.88	2.94		3.08	2.33

- 1.3.3 The five-year requirement for the period April 2024 – March 2029 is 6,620dpa.
- 1.3.4 It is considered that the Council can demonstrate 2.94 years supply of deliverable housing sites under the current standard method. This is a significant reduction from the figures of between 3.2 and 3.5 years given by Inspectors in the most recent appeal decisions and below the 5-year or 4-year requirement (over a 5-year period).
- 1.3.5 The impact of the draft proposed standard method is very significant and would contract the position materially further to 3.08 years on the Council's supply basis or 2.33 years deliverable supply on my evidence.
- 1.3.6 As I have indicated in my evidence, I regard this shortfall as both serious and significant in the context of current national policy, and chronic under provision when considered in the context of the draft NPPF.

Rebuttal Appendix – Letter from Persimmon dated 9th September 2024

9th September 2024**Nick Paterson-Neild**Stantec
The Blade
Abbey Square
Reading
RG1 3BESent by email nick.paterson-neild@stantec.com

Dear Nick,

RE: Haywood Village, Weston-super-Mare

I can confirm that Taylor Wimpey and Persimmon Homes have been in a prolonged discussion on a proposed land sale of part of Phase 18b at Haywood Village, WSM comprising a total of 148 dwellings including affordable housing.

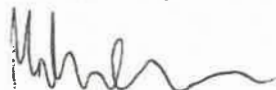
Taylor Wimpey continues to undertake its due diligence on the property and in doing so has submitted a pre-application request to North Somerset Council. The response from which is now overdue from NSC. This is part of an exercise aimed at providing Taylor Wimpey comfort on the amount of coverage, dwellings, mix and design which will be sought by NSC should they proceed and acquire the property and formally apply for reserved matters.

Aside from this exercise Taylor Wimpey are continuing to assess the ground conditions, the surcharging strategy required to satisfy the building control inspector and other technical and servicing matters.

At this time no final transaction terms have been agreed between Taylor Wimpey and Persimmon. Contracts are nowhere near being exchanged or completed on this transaction and it is becoming increasingly likely that this proposed transaction will fall away and not proceed at all.

The submission of a pre-app whilst undertaking early due diligence on a proposed acquisition is good practice and common place throughout the industry. Its submission should not be overstated as a definitive indicator that the transaction is or will be happening with Taylor Wimpey. As above, in all likelihood this transaction will not proceed.

Yours sincerely,

Matthew Seaman
Land Director