

26th June 2026

To Councillors: Maggie Tyrrell (Chair), Helen Ball, Fiona Deas, Chris Davies, Jayne Stansfield & David Dawkins

Please take notice that a meeting of the **Planning Committee** of Thornbury Town Council will be held in the **Council Chamber of the Town Hall on Thursday 02 July 2026 at 7.30pm.**

Committee members are hereby **summoned** to attend the above meeting for the purpose of considering and resolving upon the business to be transacted at the Meeting as set out hereunder.



.....
Wendy Sydenham, Deputy Town Clerk

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability), Crime & Disorder, Health & Safety, Human Rights and the need to conserve biodiversity.

Public participation: Please note that this meeting is open to the public. Please take note of the guidance notes for public participation [provided](#).

Emergency Evacuation procedure: Please familiarise yourself with the emergency evacuation procedure on display in the Council Chamber and acquaint yourself with the nearest emergency exit. The assembly point, in the event of any evacuation, is the area between the Town Hall and Costa.
If you would not be physically able to use the stairs in the event of a fire, please inform us of your intention to attend this meeting no later than 9.00am on the Monday before, so that appropriate arrangements can be made.

AGENDA

1. To receive any apologies for absence
2. To appoint the Vice Chair of the Committee
3. To receive any members declarations of interest
4. To receive any representations from the public
5. To approve the minutes of the Planning Committee meeting of 16 April 2026
6. To note comments made under delegated authority
7. To consider the schedule of planning and licensing applications
8. To note the schedule of planning and licensing application decisions made by South Gloucestershire Council

9. To receive request related to street naming and numbering
10. To consider submitting a response to the South Gloucestershire consultation on seeking Secretary of State consent for the Disposal of the land and field at Castle School former Sixth Form Site, Gloucester Road, Thornbury
11. To note that the deadline for submission of items to the Chief Executive for inclusion in the next agenda is Tuesday 8th September 2026
12. Date of the next meeting: 7.30pm on Thursday 17th September 2026, to be held at the Town Hall

MEMBERS OF THE PUBLIC PLEASE NOTE: Some Planning Application comments and consultation responses are submitted outside of Planning Committee meetings by the Clerk under authority delegated in the Standing Orders. Details of Town Council comments submitted under delegated authority are published at the bottom of the 'Transparency' page on our website: <https://www.thornburytowncouncil.gov.uk/transparency/>

**Minutes of the Meeting of the Planning Committee
held on Thursday 16 April 2026 at Council Chamber, Town Hall at 7:30pm**

Members Present:	Cllr Maggie Tyrrell (Chair) Cllr Chris Davies Cllr Fiona Deas Cllr Gil Gilroy Cllr Jayne Stansfield
Officers Present:	Hannah Bowden (Chief Executive Officer) Caroline Adams (Administrator)
Members Absent:	Cllr Helen Ball
Non-members present:	Cllr Chris Woodhouse

There were no members of the public in attendance

PC2526.40 TO RECEIVE ANY APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Helen Ball.

PC2526.41 TO RECEIVE ANY MEMBERS DECLARATIONS OF INTEREST

There were no members' declarations of interest.

PC2526.42 TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

There were no members of the public present.

PC2526.43 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING OF 5 March 2026

It was **RESOLVED** unanimously to approve the minutes of the Planning Committee meeting of 5 March 2026 as an accurate record, and the minutes were signed by the Chair.

PC2526.44 TO RATIFY PLANNING APPLICATION COMMENTS MADE UNDER DELEGATED AUTHORITY AND SUBMITTED ON THE FOLLOWING DATES:

There were no comments made under delegated authority

PC2526.45 TO CONSIDER AND RESPOND TO THE SCHEDULE OF PLANNING AND LICENSING APPLICATIONS

It was **RESOLVED** unanimously to submit comments to South Glos Council on the planning and licensing applications, as detailed in the attached schedule.

PC2526.46 TO NOTE THE SCHEDULE OF PLANNING AND LICENCE APPLICATION DECISIONS MADE BY SOUTH GLOUCESTERSHIRE COUNCIL

The schedule of planning and licencing decisions made by South Gloucestershire Council was noted.

PC2526.50 TO NOTE THAT THE DEADLINE FOR SUBMISSION OF ITEMS TO THE CHIEF EXECUTIVE FOR INCLUSION IN THE NEXT AGENDA IS 9AM ON TUESDAY 12 MAY 2026.

It was noted that the deadline for submission of items to the Chief Executive for inclusion in the next agenda is Tuesday 12 May 2026.

PC2526.51 DATE OF THE NEXT MEETING: 7:30PM ON THURSDAY 21 MAY 2026, TO BE HELD AT THE TOWN HALL

The date of the next meeting was noted to be 7:30pm on Thursday 21 May 2026 at the Town Hall.

[Meeting closed: 20:14]

DRAFT

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered at the Planning Committee meeting on 16.04.26

DATE	REF NO	LOCATION	PROPOSAL	COMMENT
06.03.26	P26/00490/HH	16 Tilting Road Thornbury South Gloucestershire BS35 1EP	Erection of two storey side and single storey front extension to form additional living accommodation.	No objection
09.03.26	P26/00364/RVC	West Park House Midland Way Thornbury	Variation of condition 21 (approved plans list) attached to permission P23/02925/F. Demolition of existing Class E building, and erection of a foodstore (Class E), with 95no. car parking spaces, access, servicing and landscaping.	The Town Council raises no objection to the proposal, subject to existing and proposed landscape requirements being retained and not reduced.
11.03.26	P26/00298/HH	Little Coppice Kington Lane Thornbury South Gloucestershire BS35 1NA	Erection of two storey and single storey side extensions to provide additional living accommodation	No objection, subject to external finishes being in keeping with the surrounding environment.
12.03.26	P25/02752/F	Verge At Vattingstone Lane Opposite Quarry Road Alveston	Revised proposal received Erection of 1no. micro battery energy storage system with associated works.	The Town Council requests appropriate planting around the container to soften its visual impact.

13.03.26	P26/00550/ADV	Cossham Hall Chapel Street Thornbury South Gloucestershire BS35 2BJ	Display of 2no. non illuminated fascia signs.	No objection
16.03.26	P26/00532/F	52 Eastland Avenue Thornbury South Gloucestershire BS35 1DY	Change of use from mixed use dwelling with hair salon (Sui Generis) to 1no. dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	No objection
17.03.26	P26/00586/HH	6 Pearce Close Thornbury South Gloucestershire BS35 2HZ	Conversion of existing garage. Erection of first floor side extension to form additional living accommodation.	No objection
17.03.26	LI26/1818/STM	All Areas of South Gloucestershire	Dom's Superwhip renewal of licence to trade in all areas.	No objection
18.03.26	P26/00129/F	High Point Cutts Heath Road Buckover South Gloucestershire	High Point Cutts Heath Road Buckover South Gloucestershire Erection of single storey extension to facilitate conversion of existing residential outbuilding into 1no. dwelling and associated works.	Application withdrawn.
23.03.26	P26/00652/HH	5 Eastbury Road Thornbury South Gloucestershire BS35 1DR	Erection of two storey side and single storey rear extension to form additional living accommodation.	No objection provided the proposal is not detrimental to the amenities of neighbouring properties.
24.03.26	P25/02595/TCA	3 Pullins Green Thornbury South	3 Pullins Green Thornbury South Gloucestershire BS35 2AX Works to fell 2no. Prunus Domestica/European Plum	No objection, subject to the approval of the Tree Officer.

		Gloucestershire BS35 2AX	and 1no. Pyrus Communis/Common Pear situated in the Thornbury Conservation Area.	
31.03.26	LI26/2283/STM	Trading in all areas of South Gloucestershire	Renewal of Street Trader Licence - Gio's Gelato to trade at All areas of South Gloucestershire	No objection
02.04.26	P26/00736/PIP	Land At Crossways Business Park Crossways Lane Thornbury South Gloucestershire BS35 3UE	Permission in Principle for the erection of a minimum of 1no. dwelling and a maximum of 3no. dwellings.	Objection – considered to be overdevelopment, out of keeping with the character of the area and surrounding properties.
09.04.26	P26/00807/TCA	64 High Street Thornbury South Gloucestershire BS35 2AN	Works to fell 1.no Eucalyptus Tree. Tree situated within Almondsbury conservation area.	Subject to the Tree Officer's assessment, retention of the tree in situ with appropriate pruning is preferred.
10.04.26	P25/02677/O	Land North Of Oldbury Lane Thornbury South Gloucestershire BS35 1LB	Revised proposals outline planning application for the demolition of existing buildings/structures and severable, phased development of up to 350 dwellings including potential for later living/care accommodation (Use Classes C2 and C3), a flexible community hub (non-residential uses to include Use Classes E and F2), publicly accessible open space, land to deliver renewable energy generation, landscaping and biodiversity enhancements, and associated	Objection – The Town Council maintains its previous objection. The development is not allocated in the emerging Local Plan. The scale of development would add to the cumulative impact of existing and approved development in the Butt Lane area and result in excessive reliance on Oldbury Lane, particularly as the impact of the approved 595 dwellings has yet to be realised. The Town Council therefore continues to strongly object to the application.

			infrastructure and engineering works including footpaths/cycleways and SUDs. All matters reserved except for access from Oldbury Lane.	
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THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered and submitted under delegated authority 21.05.26

DATE	REF NO	LOCATION	PROPOSAL	COMMENT
17.04.26	P26/00867/HH	Rose Cottage Old Gloucester Road Thornbury South Gloucestershire BS35 3UG	Erection of two storey side and rear extensions and conversion of existing garage to form additional living accommodation. Erection of detached garage.	The Town Council objects to the application due to concerns regarding the impact on the neighbouring properties in relation to the scale and size of the proposed extension and the possibility of a second access to the site.
17.04.26	P26/00876/HH	54 Jubilee Drive Thornbury South Gloucestershire BS35 2YH	Erection of single storey rear and side extension to provide additional living accommodation. (Resubmission of P25/00230/HH)	No objection
24.04.26	P26/00825/O	Land On The South West Side Of Duck Street Tytherington GL12 8QB	Erection of up to 75 no. dwellings, creation of public space including a community orchard and allotments, associated works including drainage, creation of new accesses to serve (i) residential development from Walnut Field and (ii) Mill Farm and allotments from Duck Street. Outline with access to be determined, all other matters reserved.	The Town Council has concerns on the potential impact to the Grovesend junction and M5 Junction 14. The submitted Travel Plan contains limited reference to the A38 and appears restricted in scope.
24.04.26	LI26/2875/PREMIS	White Lion, 10 High Street, Thornbury, South Gloucestershire, BS35 2AQ	Variation of licence conditions	No objection
27.04.26	P25/02127/F	Land North Of Milbury Heath Road Buckover South Gloucestershire	Installation of hardstanding to form carpark and outdoor garden centre sales area (Retrospective).	No Objection

28.04.26	P26/00963/TCA	22 Gloucester Road Thornbury South Gloucestershire BS35 1DG	Works to pollard 1no Turkey Oak Tree by 7.5m within Thornbury Conservation area.	No objection, subject to the approval of the Tree Officer.
30.04.26	P26/00953/CLP	37 Kingfisher Close Thornbury South Gloucestershire BS35 1TQ	Change of use from C3 Dwellinghouse to C3(b) not more than six residents living together as a single household where care is provided for residents.	The Town Council finds the application unclear and has concerns with the potential impact on neighbouring properties.
01.05.26	P26/00298/HH	Little Coppice Kington Lane Thornbury South Gloucestershire BS35 1NA	Erection of two storey and single storey side extensions to provide additional living accommodation. Erection of front porch.	The Town Council confirms that the previous comments remain as submitted.
07.05.26	P26/01011/ADV	West Park House Midland Way Thornbury	Display of 1no. wall-mounted internally illuminate 'Lidl' logo sign.	The Town Council has no objection but highlights illumination may impact the environment and drivers.
11.05.26	P26/01044/F	The Folly Park House High Street Thornbury South Gloucestershire	Change of use from holiday let to a dwelling (Class C3) as defined in the Town and Country Planning (use class order) 1987	No objection
27.05.26	P26/01165/PIP	Land At Hackets End Milbury Heath Road Buckover South Gloucestershire	Permission in principle for the erection of 1no. dwelling	The Town Council objects as the site is outside the settlement boundary and not allocated in the emerging Local Plan. A previous application was refused on sustainability grounds, with the appeal confirming the sites reliance on private vehicles. The Westlink and limited Y2C service (every 90 minutes) do not overcome this. The appeal also found nearby cycle infrastructure too distant to improve sustainability. The site therefore remains an unsustainable location for development, and the application is not supported

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered at the Planning Committee meeting on 02.07.26

DATE	REF NO	LOCATION	PROPOSAL	COMMENT
21.05.26	P26/01023/RM	Post Farm Land Off Peacock Road Thornbury BS35 1FF	Post Farm Land Off Peacock Road Thornbury BS35 1FF Erection of 32no dwelling with appearance, landscaping, layout, and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission P23/02091/O Appeal ref APP/P0119/W/24/3348557)	
21.05.26	P26/01109/F	Building At Grovesend Farm Gloucester Road Grovesend Thornbury South Gloucestershire	Change of use of 1no. agricultural building to 4no. dwellings as defined in the Town and Country Planning (use class order) 1987 with associated works.	
22.05.26	P26/00858/HH	Gloucester House 2 Gloucester Road Thornbury South Gloucestershire BS35 1DG	Installation of new roof and structure to existing front bay window.	
27.05.26	P26/01165/PIP	Land At Hackets End Milbury Heath Road Buckover South Gloucestershire	Permission in principle for the erection of 1no. dwelling	
01.06.26	P26/01168/HH	5 The Slad Grovesend Thornbury South Gloucestershire BS35 3TW	Erection of a two storey side/front extension to form additional living accommodation and a single storey rear porch extension.	

02.06.26	P26/01204/HH	8 Ladden Court Thornbury South Gloucestershire BS35 2DQ	Erection of single storey side extension to form additional living accommodation. Erection of front porch (Retrospective)	
03.06.26	P26/01076/HH	12 Severn View Road Thornbury South Gloucestershire BS35 1AY	1AY Replacement of flat roof with pitched roof on front, side and rear over ground floor level.	
03.06.26	P26/01191/PIP	Land At The Stables Gloucester Road Grovesend Thornbury South Gloucestershire	Permission in principle for the erection of 2no. dwellings.	
03.06.26	P26/01221/FDI	Land Adjoining Cleve Wood Farm Grovesend Road Thornbury South Gloucestershire	Diversion of public footpath OTH/111	
12.06.26	P26/01193/F	High Point Cutts Heath Road Buckover South Gloucestershire	Erection of single storey extension to facilitate conversion of existing residential outbuilding into 1no. dwelling and associated works (resubmission of P26/00129/F).	
15.06.26	P26/01344/TCA	30 Gloucester Road Thornbury South Gloucestershire BS35 1DG	Works to fell 1.no Sycamore Tree. Tree situated within Thornbury Conservation Area.	
19.06.26	P26/01162/LB	Gloucester House 2 Gloucester Road Thornbury South Gloucestershire BS35 1DG	Installation of new roof and structure to existing front bay window.	
23.06.26	P26/01274/HH	41 Squirrel Crescent Thornbury South	Erection of 2 no. front dormers to facilitate loft conversion.	

		Gloucestershire BS35 1BS		
25.06.26	P26/00919/F	High Street Dental Surgery 46 High Street Thornbury South Gloucestershire BS35 2AN	Demolition of single storey rear conservatory and erection of a two storey rear extension to provide an additional dental surgery room (Class E) at first floor level.	
25.06.26	P26/00700/PNRE	Manorbrook Primary School Park Road Thornbury South Gloucestershire BS35 1JW	Prior notification of the intention to install solar panels (roof mounted).	
25.06.26	P26/00699/PNRE	Alexander Way Residential Care Home 3 Alexandra Way Thornbury South Gloucestershire BS35 1LA	Prior notification of the intention to install solar panels (roof mounted).	
APPLICATIONS RECEIVED AFTER PAPERS WENT OUT				

THORNBURY TOWN COUNCIL

PLANNING DECISIONS noted at the Planning Committee meeting on 02.07.26

REF NO	LOCATION	PROPOSAL	TTC COMMENT	PLANNING DECISION
P26/00807/TCA	64 High Street Thornbury South Gloucestershire BS35 2AN	Works to fell 1.no Eucalyptus Tree. Tree situated within Almondsbury conservation area.	Subject to the Tree Officer's assessment, retention of the tree in situ with appropriate pruning is preferred	No objection
P25/02829/R3F	Manorbrook Primary School Park Road Thornbury South Gloucestershire BS35 1JW	Erection of 1no. children's nursery building with external works, car park adaptations, erection of 1no. Sensory pod, erection of a covered walkway, hard play replacement area, erection of new and replacement perimeter fences and gates, relocation of existing pond.	No objection	Approve with conditions
P26/00298/HH	Little Coppice Kington Lane Thornbury South Gloucestershire BS35 1NA	Erection of two storey and single storey side extensions to provide additional living accommodation. Erection of front porch.	No objection, subject to external finishes being in keeping with surrounding environment.	Approve with Conditions
P26/00652/HH	5 Eastbury Road Thornbury South Gloucestershire BS35 1DR	Erection of two storey side and single storey rear extension to form additional living accommodation	No objection provided the proposal is not detrimental to the amenities of neighbouring properties.	Approve with Conditions
P26/00963/TCA	22 Gloucester Road Thornbury South Gloucestershire BS35 1DG	Works to pollard 1no. Turkey Oak Tree by 7.5m within Thornbury Conservation area	No objection, subject to the approval of the Tree Officer	No objection
P26/00867/HH	Rose Cottage Old Gloucester Road Thornbury South Gloucestershire BS35 3UG	Erection of two storey side and rear extensions and conversion of existing garage to form additional living accommodation. Erection of detached garage.	The Town Council objects to the application due to concerns regarding the impact on the neighbouring properties in relation to the scale and size of the proposed	Approve with conditions

			extension and the possibility of a second access to the site	
P26/00953/CLP	37 Kingfisher Close Thornbury South Gloucestershire BS35 1TQ	Change of use from C3 Dwellinghouse to C3(b) not more than six residents living together as a single household where care is provided for residents.	The Town Council finds the application unclear and has concerns with the potential impact on neighbouring properties	Approve Certificate of Lawfulness
P26/00364/RVC	West Park House Midland Way Thornbury	Variation of condition 20 (approved plans list) attached to permission P25/02038/RVC). Demolition of existing Class E building, and erection of a foodstore (Class E), with 95no. car parking spaces, access, servicing and landscaping.	The Town Council raises no objection to the proposal, subject to existing and proposed landscape requirements being retained and not reduced	Approve with conditions
P26/01165/PIP	Land At Hackets End Milbury Heath Road Buckover South Gloucestershire	Gloucestershire Permission in principle for the erection of 1no. dwelling.	The Town Council objects as the site is outside the settlement boundary and not allocated in the emerging Local Plan. A previous application was refused on sustainability grounds, with the appeal confirming the sites reliance on private vehicles. The Westlink and limited Y2C service (every 90 minutes) do not overcome this. The appeal also found nearby cycle infrastructure too distant to improve sustainability. The site therefore remains an unsustainable location for development, and the application is not supported	Refusal

P26/00135/RM	Land West Of Park Farm Thornbury South Gloucestershire	Erection of 5 no. custom build dwellings with appearance, landscaping, layout, and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PT18/6450/O).	No objection	Approve with Conditions
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RE: Street naming and numbering - addressing of new development off Oldbury Lane, Thornbury

From Lynne Jonas <Lynne.Jonas@southglos.gov.uk>
Date Fri 22/05/2026 11:15
To Hannah Bowden <clerk@thornburytowncouncil.gov.uk>
Cc Caroline Adams <officeadmin@thornburytowncouncil.gov.uk>

I was hoping to get something back by mid-June, but if this can't be done, I will have to wait until July.
With regards Lynne

Lynne Jonas
Technical Officer
Street Naming & Numbering, Asset Team
Streetcare

Postal address:-
South Gloucestershire Council, StreetCare,
Department for Place
PO Box 1954
StreetCare, Transport and Waste
BRISTOL
BS37 0DD

Tel: 01454 863628

lynne.jonas@southglos.gov.uk

Find out more about the work of the Transportation Services at:

www.southglos.gov.uk/TransportAndRoads



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From: Hannah Bowden <clerk@thornburytowncouncil.gov.uk>

Sent: 22 May 2026 11:10

To: Lynne Jonas <Lynne.Jonas@southglos.gov.uk>

Cc: Caroline Adams <officeadmin@thornburytowncouncil.gov.uk>

Subject: Re: Street naming and numbering - addressing of new development off Oldbury Lane, Thornbury

This email is from outside the organisation. Do not click links or open attachments unless you trust the sender.

Hello Lynne

This type of request would normally be submitted to a Planning Committee meeting for consideration. Our next meeting is scheduled for the 2nd July, please let me know if this timescale is not practical.

Kindest regards
Hannah



Hannah Bowden, CiLCA
Chief Executive and Responsible Finance Officer

Thornbury Town Council
Office: 01454 412103
Mobile: 07591 632265
www.thornburycouncil.gov.uk

From: Lynne Jonas <Lynne.Jonas@southglos.gov.uk>
Sent: 22 May 2026 10:40
To: Hannah Bowden <clerk@thornburycouncil.gov.uk>
Subject: Street naming and numbering - addressing of new development off Oldbury Lane, Thornbury

I have attached a site plan for the above development and need to allocate some names for all the new roads. I would be grateful if you are able to help and suggest suitable street names for this development, I think I will need about 6 names so maybe we could use a theme.
I look forward to hearing from you in the near future and should you have any queries please do not hesitate to contact me.
Many thanks Lynne

Lynne Jonas
Technical Officer
Street Naming & Numbering, Asset Team
Streetcare

Postal address:-
South Gloucestershire Council, StreetCare,
Department for Place
PO Box 1954
StreetCare, Transport and Waste
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Tel: 01454 863628
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Redcliffe House

OLDBURY LANE

Balancing Pond

Land at Thornbury - South Gloucestershire
 Accommodation Schedule
 18.09.2025
 THPHZ-MCB-ZZ-ZZ-DR-A-0230A-05-P3-Site Layout Plan
 Net Developable Area (approx): approx. 4.12 Ha / 10.18 acres TBC
 Approx Coverage (Sqft/net developable acre) 16183 TBC

Vistry Group
 McBains

Type	Description	No.	Sq.ft.	Total Sq.ft.
352	2 Bed House - 2b3p	17	797	13209
351	3 Bed House - 3b5p	19	1020	19359
354	3 Bed House - 3b5p	4	1172	7032
353	3 Bed House - 3b5p	2	1172	2344
467	4 Bed House - 4b6p	1	1481	1481
Total:		49		43447

Type	Description	No.	Sq.ft.	Total Sq.ft.
Type 5 Special	2b 4p FOG (Lease TBC)	1	857	857
Type 10	3b 3p house	28	763	21364
Type 11	3b 3p house	11	966	10648
Type 15	3b 3p house	15	1056	15870
Type 15 SP (wide fronted)	3b 3p house	0	1056	0
Total:		55		48739

Type	Description	No.	Sq.ft.	Total Sq.ft.
BF - GF (M2)	1b 2p Flat (M2)	4	619	2476
BF	1b 2p Flat	8	619	4952
BF	2b 4p Flat	3	771	2313
BF	2b 4p Flat	3	774	2322
Type 6	2b 4p house (M2)	9	861	7749
Type 9	2b 4p house (M2)	2	861	1722
Type 12	3b 3p house (M2)	28	1010	28280
Type 15	3b 3p house (M2)	2	1056	2112
Type 15 SP (rear garden)	3b 3p house (M2)	9	1056	9522
Total:		68		61483

Type	Description	No.	Sq.ft.	Total Sq.ft.
Type 6	2b 4p house (M2)	1	861	861
Type 12	3b 3p house (M2)	7	1010	7070
Type 15	3b 3p house (M2)	1	1056	1056
Type 15 SP (rear garden)	3b 3p house	2	1056	2112
Total:		11		11103

Notes:
 The schedule is based on site plan information supplied by others, the accuracy of which we cannot guarantee. No consideration has been taken place with the planning authority and as such the above proposals should not be used as a basis for financial or commercial transactions.

Notes:
 For planning application purposes only. Do not use for construction purposes. The contractor must verify all dimensions on site before commencing any work on shop drawings. McBains Ltd copyright.
 BIM Transmittal Disclaimer
 McBains Ltd makes no express or implied warranties with respect to the character, function, or capabilities of the data (inclusive of 3rd party data incorporated within), or the suitability of the data for any particular purpose beyond those originally intended by McBains Ltd. Please refer to our standard terms and conditions for further details.

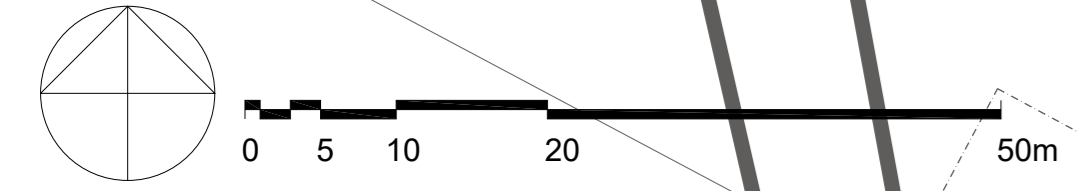
Rev	Rev Description	Rev Date	Drawn By	Reviewed By
P4	Amended to suit comments	10.10.2025	SMN	SC
P3	Amended to suit comments	11.09.2025	SMN	SC
P2	Amended to suit comments	23.04.2025	BH	SC
P1	Issued for comments	23.08.2024	SC	EC

SC/KK	SC	EC
Drawn by	Reviewed by	Approved by
62711	FEB24	1:500 @ A0

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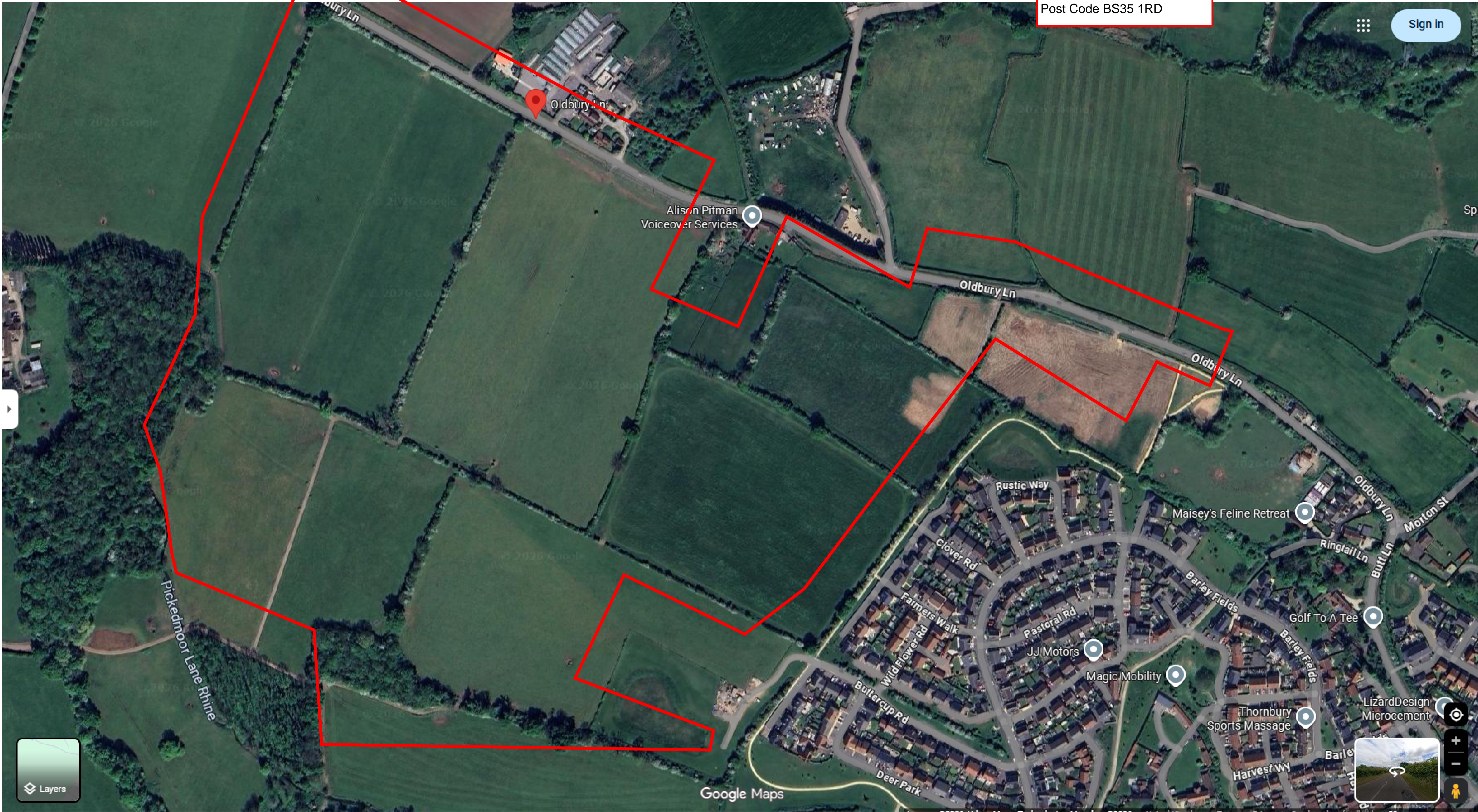
Client
Vistry Group
 Project
 LAND WEST OF THORNBUARY
 OLDBURY LANE
 PHASE Z
 Drawing Title
 SITE LAYOUT PLAN

ARCHITECTURE
 Drawing / Document Reference
 THPHZ - MCB - ZZ - ZZ - DR - A - 0230A
 Status
 D5 - P4
 Project Name Original Size Level Type Discipline Number Suitability Revision

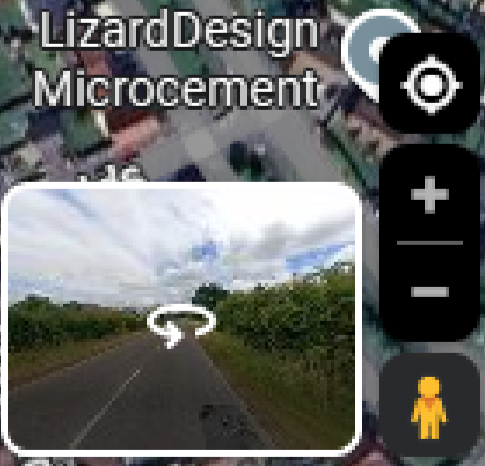


Site Location Plan - NTS
Post Code BS35 1RD

Sign in



Layers



Date: 19 May 2026
Reference: CS6th/PS/LT

Email Correspondence

Dear

Consultation on seeking Secretary of State consent for the Disposal of the land and field at Castle School former Sixth Form Site, Gloucester Road, Thornbury

South Gloucestershire Council is consulting on seeking the Secretary of State for Education's consent for the disposal of the land and associated playing field area at the former Castle 6th Form School, Gloucester Road, Thornbury, BS35 1DJ.

This is part of the process, that has seen the consolidation of Castle School onto a single site at Park Road. The project has provided a new building to relocate the Sixth Form from Gloucester Road together with extensive refurbishment of existing school buildings and landscaping works. Construction was completed in time for the academic year start of September 2024.

The Department of Education has already given authority for the Castle School Education Trust to give up its lease for the old school buildings, and it is now proposed that we seek Secretary of State consent to sell the land for residential housing. The money received from the sale will be used towards repayment of the project costs of construction of the new school buildings at Castle School, Park Road.

The site plan included in this consultation shows the extent of education land holdings at the former school site.

Any comment on this proposal may be sent to South Gloucestershire Council by email to Castle6form-consultation@southglos.gov.uk

or by post at the following address:

Property Services
PO Box 1955
Bristol
BS37 0DE

The closing date for receipt of comments is Friday 10th July 2026

Regards

Property Services
South Gloucestershire Council