
From: Lizzie Marjoram

Sent: 13 May 2022 14:06

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Subject: 3288019 - Land to the west of Park Farm, Thornbury

Dear Holly

You will recall that late representations of third parties were submitted by the planning inspectorate to the appellant and that it was agreed that it would be helpful for the appellant to provide the inspector with a written note in response to late third party representations from Mr Gardner of TRAPP'D and Mr Woosnam. It was agreed that note should be submitted on day 1 of the inquiry. The note is available now and I attach it here.

I also attach a recent appeal decision upon which the appellant wishes to rely whilst dealing with the evidence of Nick Matthews. I refer specifically to paragraph 68:

"Dealing with these in turn [the housing requirement policy – CS13 – and the spatial strategy policy – CS14], it is common ground, as just noted, that the adopted CS does not include a Framework-compliant assessment of local housing need. To my mind this means that Policy CS13 is clearly out-of-date - as is Policy CS14, which simply seeks to distribute this out-of-date housing figure, having regard to settlement boundaries which, self-evidently, also have to be seen as out-of-date. As CS Policy CS32 also makes reference to settlement boundaries current at the time of adoption of the CS I consider that it, too, has to be considered out-of-date. However, in the particular circumstances of this case, I am not persuaded that any of these policies can really be regarded as 'most important policies' in the determination of the current appeal proposal."

In the proof of Mr Matthews at paragraph 6.18 he explains that the inspectors examining the North Somerset, South Gloucestershire and B&NES Local Plans were all in the same position of having to find a pragmatic compromise solution to deal with the housing requirement of the plans they were examining. Mr Matthews then quotes the SGC Local Plan Inspector's Report where he explicitly confirms that the Local Plan is based on a SHMA which is not NPPF compliant.

There is a great deal of similarity between the position Inspector Wildsmith found himself in at Yatton and the current position at Thornbury. In both circumstances the housing requirement is predicated upon a pre-NPPF SHMA and is therefore out of date. Consequently the policies that deal with the spatial strategy for the distribution of development and the settlement boundaries that flow from it are also deemed to be out of date. The position adopted by Inspector Wildsmith therefore supports the conclusion which Mr Matthews has drawn at paragraph 6.43 of his proof.

This is a recent appeal decision of 22 April therefore it could not have been submitted sooner, also it is provided in conjunction with the response to late third party representations which assert that the development is not needed.

Kind regards

Mrs Lizzie Marjoram

Please note I am currently working from home the quickest methods of contact are email or my mobile number 07540 450773



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