# **Land West of Park Farm, Thornbury (APP/P011999/W/21/3288019)** Nick Matthews Proof of Evidence Update Note (March 2022)

1. In light of the delay to the Inquiry there are two related matters which are factual in nature and which I would like to draw to the attention of the Inspector as they have a bearing up the evidence contained in my Proof. These matters are:

* the further delay to the publication of the West of England Combined Authority (WECA) Draft Spatial Development Strategy (SDS); and
* the updated affordability ratios which have been published by Government on 23 March 2022.

1. At paragraph 6.23 of my Proof I state that *“after a 12 month window within which the evidence base was being prepared, the draft SDS was to be subject to West of England Combined Authority (WECA) sign off and a 12 week consultation period between June-October 2021. This consultation has not taken place and the latest we understand is that it will be Spring 2022 at the earliest before the draft SDS is published”*. The Report Pack for the WECA Overview & Scrutiny Meeting on 4 April 2022 has however confirmed in an explanatory note that the SDS has been delayed further, stating that:

*“Draft Spatial Development Strategy will not be considered by West of England Combined Authority Committee on 8th April 2022. The meeting date when this item will be on the West of England Combined Authority Committee agenda will be published in the future Forward Plan”.*

1. This (as yet undetermined) delay to the publication of the Draft SDS will have a knock on impact upon the timescales for the South Gloucestershire Local Plan and therefore the allocation of land for development. The subsequent paragraphs of my Proof should be read with this change in context.
2. The delay to the publication of the Draft SDS[[1]](#footnote-1) means that there is no alternative but to rely upon the estimated distribution of housing that is likely to be required in order to accommodate the full needs of the HMA as set out in Section 6 of my Proof from paragraph 6.29 – 6.41. The estimates in my submitted Proof use the figures contained in the Strategic Housing Market Assessment (SHMA) produced by ORS consultancy on behalf of the WECA authorities.
3. The findings of the SHMA are however becoming increasingly out of date as the inputs into the Standard Method change. With the draft SDS having now been delayed it is likely that the SHMA evidence base will also need to be updated. This Note provides a factual update to the figures contained in my Proof of Evidence to reflect the latest Standard Method calculation; I make no substantive comment upon the updated figures or their implications.

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| **PoE Reference** | **Comment** |
| Paragraph 6.29 | Reference is made to the 2017 and 2020 Standard Method figures.  If the same level of delivery is applied to the updated Standard Method requirement then the shortfall over the eight year period in the Bristol HMA from 2013/14 – 2020/21 would be 19,083 dwellings. |
| Paragraph 6.31 | The updated Standard Method requirement for the SDS is 5,505 dpa, which is 2,105 dpa greater than the combined 3,400 dpa requirement in the three respective adopted Local Plans. |
| Paragraph 6.33  and  Figure 2 | The figures in the final two columns of this table are updated as follows:   |  |  |  | | --- | --- | --- | | **Authority** | **SM Requirement** | **Annual Requirement** | | Bristol City | 45,818 | 2,291 | | South Gloucestershire | 44,450 | 2,223 | | Bath & North East Somerset | 19,832 | 992 | | North Somerset | - | - | | **Total** | 110,100 | 5,505 |   The outcome of the analysis is that 44,450 dwellings / 2,223 dpa would be required over the 20 year period in South Gloucestershire. |
| Paragraph 6.36 | The final sentence of the paragraph should be replaced with:  *“Depending upon the base date of the Core Strategy selected, the average number of completions has been either 1,113 dpa or 1,397 dpa. This will need to rise to circa ~~2,122~~ 2,223 dpa from 2021.”* |
| Paragraph 6.41 | The references to 2,122 dpa in bullet points (d), (e) and (f) should be replaced by 2,223 dpa. |

**Savills**

**31 March 2022**

1. which would have been included in the Papers for the WECA Overview & Scrutiny Meeting on 4 April 2022 and therefore published during the Inquiry. [↑](#footnote-ref-1)