

Examination of the Bristol Local Plan 2022-2040

Hearing Statement Matter 2: Housing Need, Requirement and Supply

Issue 2.1: Whether the Plan established a housing requirement figure that is positively prepared, justified and consistent with national policy (Policy H1)

Introduction

1. This Hearing Statement is submitted by Marrons on behalf of Bellway Strategic Land, part of Bellway Homes Ltd (Bellway). The Statement reflects Bellway's key role on the Policy DS12 allocation, New Neighbourhood at Bath Road, Brislington.

Housing need and requirement

Q2.7: Should the Plan set out the scale of unmet housing need and set out how the issue is expected to be addressed, including the role of other local authorities?

Response:

2. Not necessarily, given that the extent of unmet needs will continually evolve. In testing the submitted plan against the September 2023 NPPF and former Standard Method/Local Housing Need (SM/LHN) figures, unmet need stands at 1,455 dwellings per annum (dpa) (the LHN of 3,380dpa vs. the planned requirement of 1,925dpa). However, the LHN will continually change, and so will the extent of unmet needs, particularly for plans being prepared by adjoining authorities. For example, under the 2024 LHN of 2,986dpa, the extent of unmet needs reduces to 1,061dpa, which will be a matter for South Gloucestershire, Bath and North East Somerset (BANES) and North Somerset to address through their plan-making process.

Q2.8: To ensure compliance with paragraph 74 of the NPPF should the trajectory information provided be set out in the Plan?

Response:

3. September 2023 NPPF74 requires strategic policies to include a trajectory illustrating the expected rate of housing delivery over the plan period from the different sources of supply. This trajectory is already set out in the Strategic Housing Land Availability Assessment (SHLAA), **EVEH01**, section 6.1, page 11, so could be replicated or cross-referenced in the plan. Site-specific trajectories are also available in EXA024d PQ62.

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David Fovargue, MRTPI

Planning Director

Marrons

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