

## Examination of the Bristol Local Plan 2022-2040

### Hearing Statement Matter 18: Housing Trajectory and Housing Land Supply

**Issue 18.1: Whether the plan will provide for a sufficient housing land supply to deliver the planned scale of housing growth over the plan period and whether a deliverable five-year supply of housing will be available on adoption.**

#### **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.

**Q18.2: Would the Council be able to demonstrate a 5-year supply of deliverable housing land on adoption of the Plan? Are assumptions on deliverability appropriate, justified and consistent with national policy? In responding, could the Council ensure the most up-to-date trajectory of the supply is provided.**

2. To support the examination, Bellway Homes provide information in this Hearing Statement explaining why their land within DS12 is *deliverable*. It is a sustainable and suitable location for development now, and through the active involvement of Bellway Homes – who have already submitted an outline planning application for their part of the Site (ref. 24/03186/P, submitted August 2024) – it is achievable, with a realistic prospect of it delivering within five years.

3. Bellway's latest timescales for delivering their part of the DS12 allocation are as follows.

- Assuming that the Local Plan is adopted in Spring/Summer 2025, Bellway Homes submitted outline planning application should be ready to approve. A Planning Performance Agreement (PPA) is already in place with the Council.
- If outline permission can be granted in 2025, then Bellway would move quickly to submit and secure Reserved Matters approval for a first phase or phases in late 2025/early 2026.
- This would enable first completions 2026-27 of c. 20 dwellings.

- Estimated delivery rates thereafter would be approximately 60 dwellings per annum (dpa), resulting in scheme completion by 2035-36.
- The delivery rates are based on Bellway's experience from its South West Division.

**WORD COUNT (excluding MIQ questions and headings): 227**

**David Fovargue, MRTPI**

**Planning Director**

**Marrons**

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