

**SOUTH GLOUCESTERSHIRE CORE STRATEGY
– EXAMINATION HEARINGS**

**STATEMENTS ON BEHALF OF TAYLOR
WIMPEY**

MAY 2012

CONTENTS

Introduction	1
Matter 1: Legal Compliance/Procedural Matters	3
Matter 2: Justification – The Evidence Base	4
Matter 3: Spatial Portrait, Issues, Visions and Objectives	6
Matter 5: Regional Strategy	9
Matter 6: Green Belt	11
Matter 7: Spatial Strategy, Location of Development	14
Matter 8: Provision and Distribution of Housing	17

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Introduction

- 1.1 The following Statements have been prepared by Turley Associates on behalf of Taylor Wimpey. Representations to the Draft Core Strategy (and subsequent proposed changes) were previously submitted by Turley Associates on behalf of Taylor Wimpey. Turley Associates are instructed to progress these representations at this Examination.
- 1.2 The following Statements provide our initial comments based on each of the relevant matters identified by the Inspector for Examination at the respective sessions.
 - Matter 1: Legal Compliance/Procedural Matters
 - Matter 2: Justification – the Evidence Base
 - Matter 3: Spatial Portrait, Issues, Vision & Objectives
 - Matter 5: Regional Strategy
 - Matter 6: Green Belt
 - Matter 7: Spatial Strategy, Location of Development
 - Matter 8: Provision and Distribution of Housing (see separate joint statement submitted by Barton Willmore)
- 1.3 Our representations will be elaborated further at the relevant Examination sessions.

Matter 2: Justification – The Evidence Base

Question 1: Is the evidence base sufficiently comprehensive to support the strategy which the Council has put forward and, if not, what critical information is missing?

- 1.9 The Council's evidence base remains insufficient to support the strategy put forward in the Core Strategy. In particular, the evidence base prepared to support the proposed housing provision and the Green Belt strategy is not sufficiently comprehensive or justified. This situation has not been rectified by the additional evidence prepared by the Council in December 2011, namely the Supplementary Housing Paper (December, 2011) and Strategic Green Belt Assessment (December, 2011). Both documents have been prepared to effectively 'retrofit' the Council's proposed strategy, rather than provide a comprehensive and balanced evidence base. As such, the Council's approach to housing provision and additional Green Belt releases is unjustified and not supported by a robust and up-to-date evidence base.

Question 2: The Council continues to refer to policies in the South Gloucestershire Local Plan. In view of changes to the development plan system is it satisfactory to rely on older policies and how can any potential deficiency be addressed.

- 1.10 As a matter of principle, the Council should review all policies and test them against more up to date national policy and evidence. It is not satisfactory to refer to those policies that formed part of the Local Plan, and were therefore based on out dated evidence and national policy.