

Personal ID No 2799265

## Email attachment

<b>To: Kath Thorne</b>	<b>Of: South Gloucs Core Strategy Programme Officer</b>	
<b>From: Graham Parker</b>	<b>Date: May 3<sup>rd</sup> 2013</b>	<b>Our Ref: 1042/GP</b>
<b>Subject: Inspector's Further Modifications</b>		

Dear Kath

We are writing in response to the invitation from the Inspector to comment on the 2011 Household Projections.

Throughout the Examination, the Inspector has been invited by a number of parties to increase the housing requirement for the District substantially. Those who have made that case have suggested that the local planning authority's approach underestimates the growth in households, particularly growth based on the 2008 Household projections.

There is a very simple message from the 2011 projections. This is that they tend to support the local planning authority's position rather than the position of those who would urge higher levels of growth.

Table 430 of the projections is, perhaps, the most convenient location to identify this point. From this table, it can be seen that:

- The 'actual' starting point at 2011 is considerably lower than was anticipated in the 2008 projections.
- The growth to 2021 is also anticipated to be considerably lower than had been anticipated in the 2008 projections

2008-based projections				
HHs 2011 (000s)	HHs 2021 (000s)	Total change in HHs (000s)	Average Change (000s)	Percentage change in households
111	129	17	2	15

2011-based projections				
HHs 2011 (000s)	HHs 2021 (000s)	Total change in HHs (000s)	Average Change (000s)	Percentage change in households
108	120	12	1	11

Over the period 2011-21, the growth in households in South Gloucestershire is now anticipated to be some 4% less than had been projected in the 2008 projections. This is reflected on a National level, where the 2011 projections are lower than the 2008 counterparts by 24,900 houses per annum in England.

Whilst the housing requirement in any District has many more components than household formation, this is the single greatest influence on that requirement and the 2011 projections indicate that the Inspector's decision to incline toward the local planning authority's conclusions is the correct decision.

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The need for a review, particularly to take account of the duty to cooperate, is still there but, on the basis of these projections, the Inspector can be more, rather than less, confident that the approach taken in his latest modifications is correct.

Kind Regards,

***Graham Parker***

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<b>From: Graham Parker</b>	<b>Date: May 3<sup>rd</sup> 2013</b>	<b>Our Ref: 1042/GP</b>
<b>Subject: Abolition of the South West Regional Strategy</b>		

Dear Kath,

I write, on behalf of Deeley Freed Skanska Residential (UK) in response to the Inspector's request for observations about the impending abolition of the South West Regional Strategy.

Could you advise the Inspector that, in DFSA's submission, the abolition of the Regional Strategy will have no impact on the Core Strategy. It is evident that, since 2011, the local planning authority has anticipated the abolition and the Strategy has developed assuming its absence. Consequently, we believe that the Inspector will need to make no further changes.

Kind Regards,

***Graham Parker***

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