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Our ref: PR02485  
Date: 1<sup>st</sup> August 2024

**Sent via e-mail**

Dear Sir/Madam,

**S62A/2024/0044 - 87 Queenshill Road, Bristol BS4 2XQ**

**Consultation on NPPF reforms/WMS**

I write on behalf of my client, Mr Paul Rhodes, in response to the proposed changes to the NPPF, and the Written Ministerial Statement, "Building the homes we need", made on 30th July 2024.

**WMS**

I would echo the concerns of the SoS that we are in the middle of the most acute housing crisis in living memory, and welcome the restoration and raising of housing targets. Given that Bristol has a stated 2.2-2.4 year housing supply, it is clear that it is failing to provide sufficient housing, even before the raising of targets. I note that an increase to the affordability uplift is proposed, which is pertinent given that the ONS dataset "House price to workplace-based earnings ratio" (March 2024) reports that median house price to wages ratio in Bristol was 9.69x for 2023, compared with a figure of 8.14x for England and Wales. The WMS also states that plans should promote an uplift in density in urban areas, such as Bristol.

Too often, limited weight is given to the provision of one dwelling, however when viewed collectively, these windfall sites make a significant contribution to housing figures, and help to preserve greenfield sites. They are often more affordable (being smaller, and constructed quickly by SME builders), and are in sustainable locations with existing infrastructure, as is the case with Queenshill Road.

Yours faithfully,

**Stokes Morgan Planning Ltd**