

Revisions to WED006

This brief note is intended to guide the reader of the revised WED006 in understanding the nature of the changes made and the key areas of change within the document.

The key underlying change relates to data on historic completions for the North Somerset area. The errors in the data related to multiple years and within the categories of office and industrial. As a result all of the Figures as well as numbers and percentages quoted throughout the supporting text within chapter 2 have been revised. The most substantive change relates to the reduction in the scale of historic office development, particularly in 2009.

There are changes in chapter 3, in particular paragraphs 3.2.3, the Historic Gross Completions Comparator within Figure 3.1, Figure 3.2 and text from paragraphs 3.2.12 – 3.2.14 and 3.3.4 - 3.3.5. The most significant change is the historic completions comparator within the office sector falling below the low end of the forecast range for future office requirements.

There are no changes to chapter 4.

There are changes in chapter 5, including the Historic Completions Comparator data within Figure 5.1, the calculations at Figure 5.2 and supporting text at paragraphs 5.2.2 – 5.2.14, 5.3.4 and 5.4.3 – 5.4.5. As a result of the historic completions comparator for offices falling outside the forecast range there was a need to reconsider appropriate conclusions on the basis of the evidence. The primary change is a revised conclusion to adopt the lower end of the forecast range for office requirements. This change required the inclusion of what has been termed a 'preferred scenario' to take account of differential positions for the office and industrial and warehouse sectors.

There are also minor revisions within the Executive Summary at paragraph xii and xix – xxi.

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