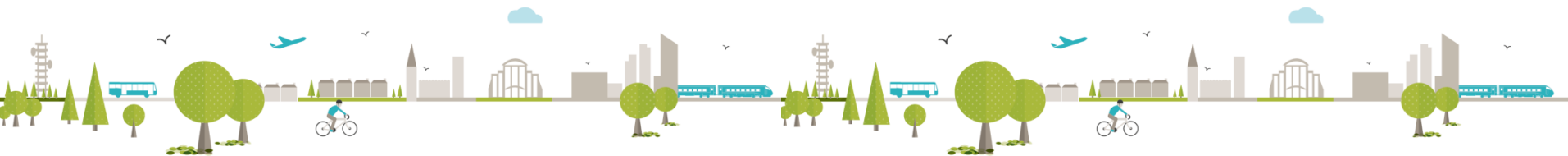


Planning, Homes and Communities Board and Joint Transport Board Members

7th October 2016

**Joint Spatial Plan
Update for consultation**



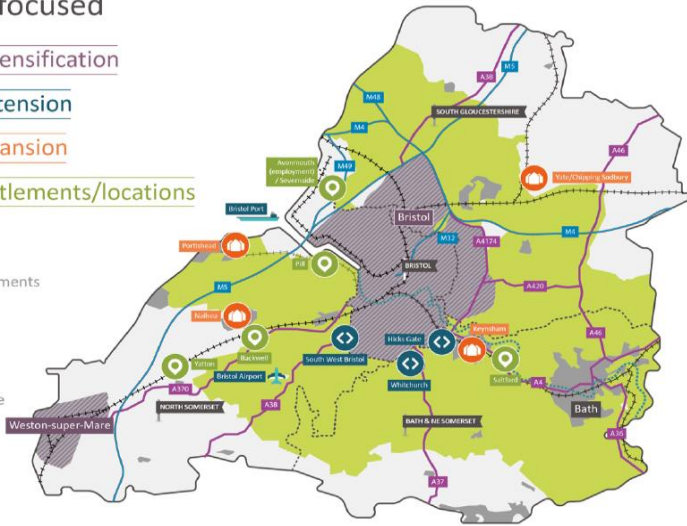
Scope of the JSP:

- **A joint approach** to strategic planning and transport issues:
 - 4 WoE authorities
 - JSP and JTS
- The JSP will be **a statutory Development Plan Document** that will provide the strategic overarching development framework for the West of England to 2036.
- **The** Identifying the number of **new market and affordable homes** and **amount of employment** across the West of England 2016-2036.
- Setting out the most **appropriate spatial strategy** for where this growth should be.
- Identifying the **transport and other infrastructure** that needs to be **provided**.

Issues and Options Consultation

Transport focused

-  Urban intensification
-  Urban extension
-  Town expansion
-  Other settlements/locations
-  Green Belt
-  Existing settlements
-  Motorway
-  A Road
-  Railway line
-  Portishead line
-  Council boundary
-  River

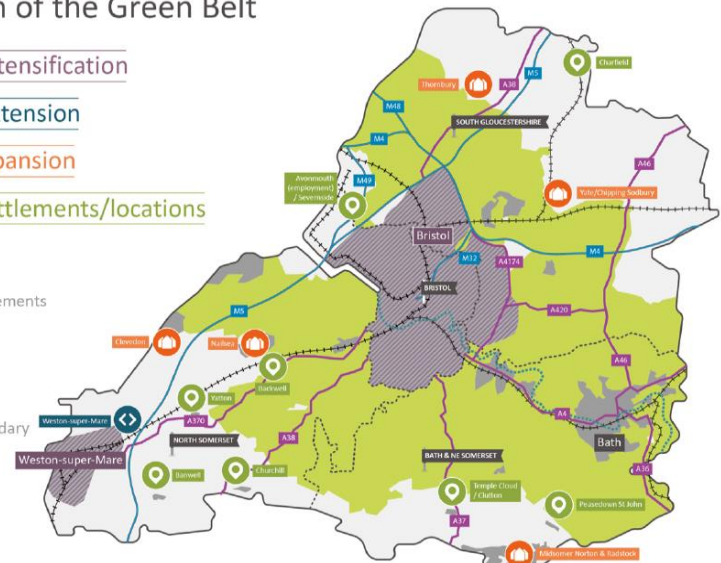


Note: Locations are illustrative only and must not be taken to imply any specific development site or a preference for identified options

Preference expressed for retention of overall function of the Green Belt and/or in combination sustainable transport led.

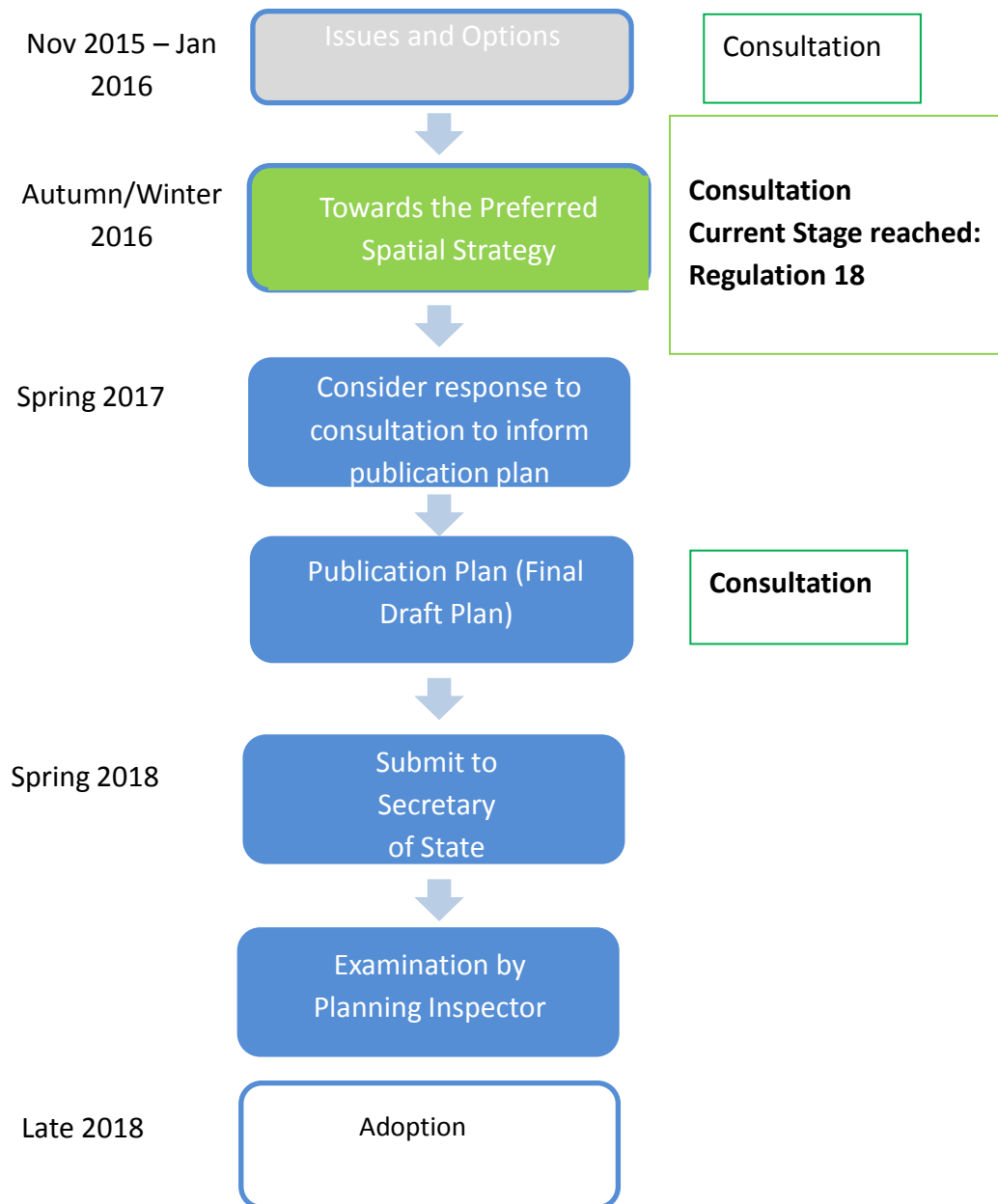
Protection of the Green Belt

-  Urban intensification
-  Urban extension
-  Town expansion
-  Other settlements/locations
-  Green Belt
-  Existing settlements
-  Motorway
-  A Road
-  Railway line
-  Council boundary
-  River



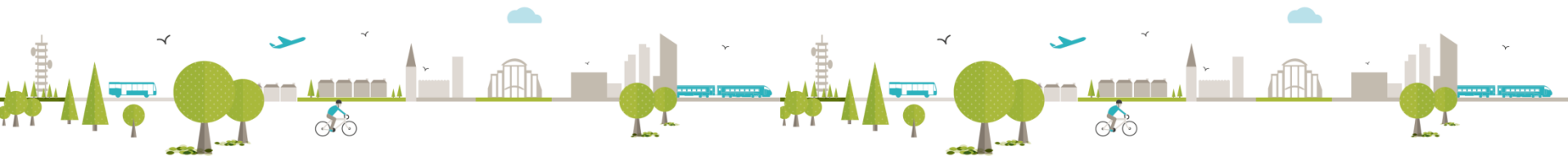
Note: Locations are illustrative only and must not be taken to imply any specific development site or a preference for identified options

Current stage and Timetable moving forward



Strategic Priorities

- 1. Economic:** To identify and meet the need for housing and accommodate the economic growth objectives of the LEP Strategic Economic Plan
- 2. Social:** To ensure that the JSP benefits all sections of our communities
- 3. Environment:** To protect and enhance the sub-region's diverse and high quality environment and ensuring resilience including through protection against flood risk.
- 4. Infrastructure:** To ensure a spatial strategy where new development is properly aligned with infrastructure.



Reviewing the Key Evidence base

1. SHMA:

- JSP Housing Target 2016-2036
- **Affordable homes**-significant delivery challenges
- **Aligns jobs** and **workers**

2. EDNA-

- **Sufficient land to support LEP economic job aspirations to 2036**
- The housing target supports the planned job growth of **82,500 jobs** for the period 2016-2036 (or **125,900 jobs between the period 2010-2036**).
- Some 78,000 jobs **distributed across the Enterprise Zone and Areas.**

3. Formulating the emerging Spatial strategy

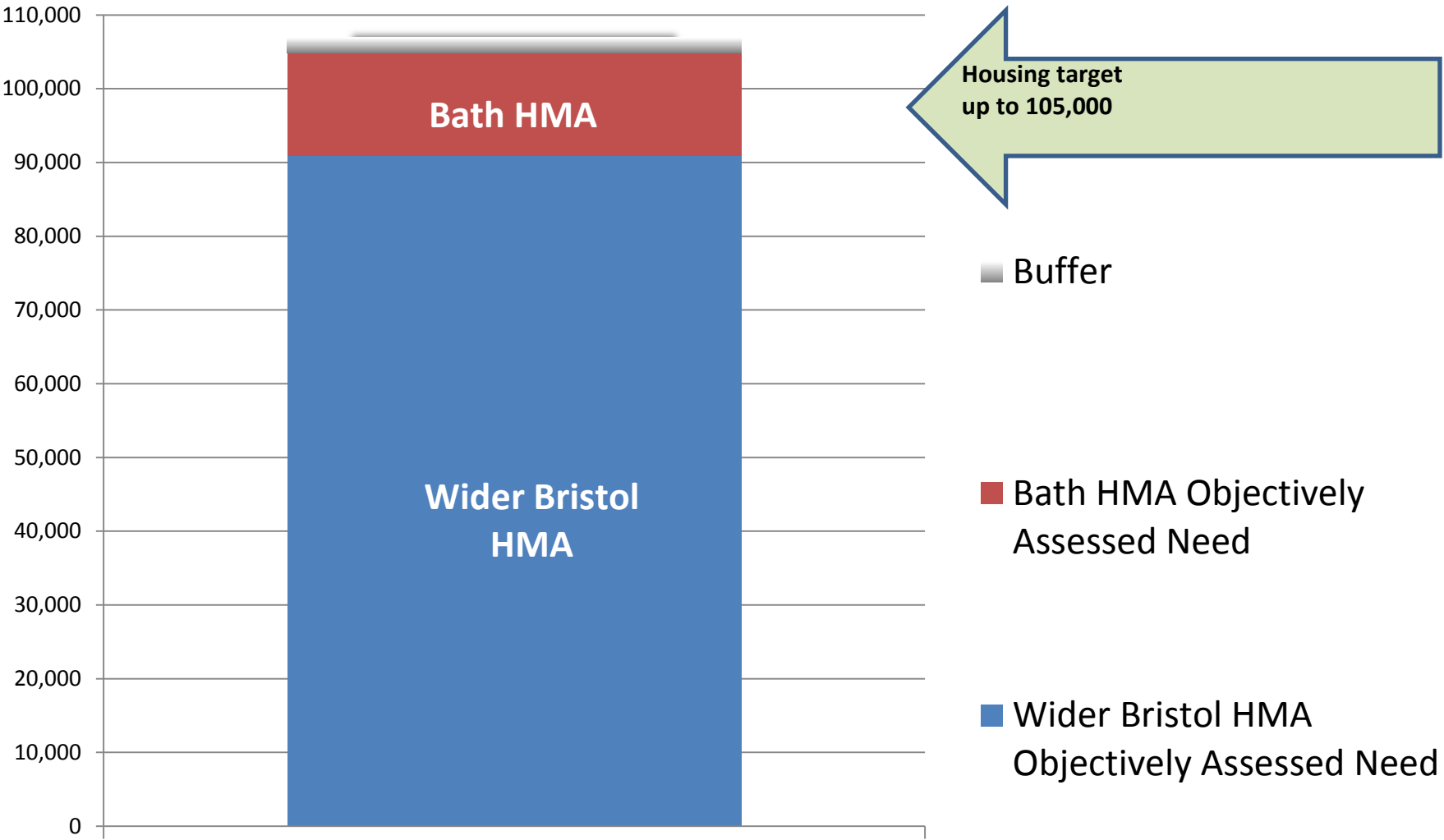
4. Urban Living

5. Sustainability Appraisal

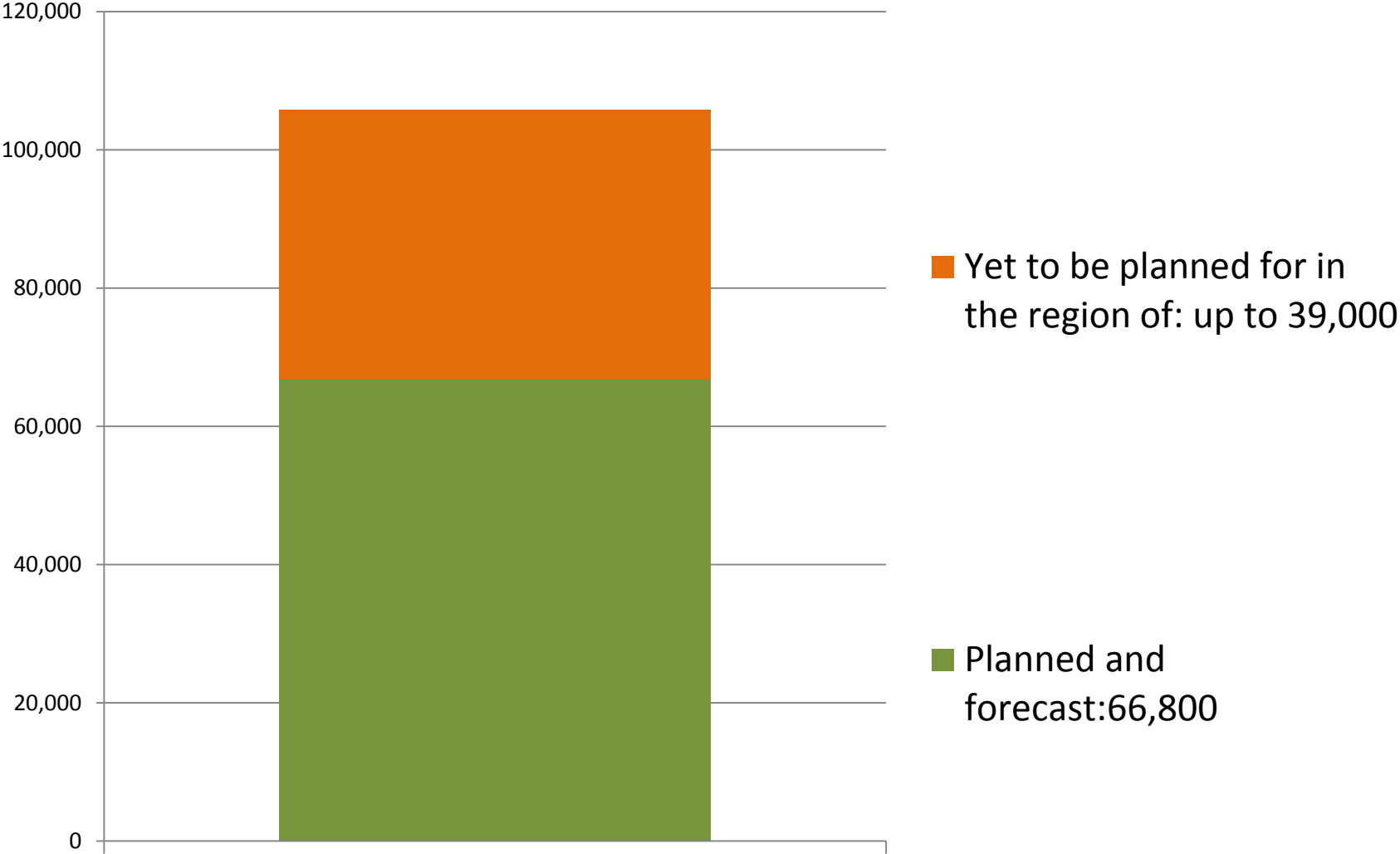
6. Green Belt assessment

7. Likely mitigations and infrastructure requirements

Moving from the Objectively Assessed Need to a housing target.



Dwellings currently planned and yet to be planned for

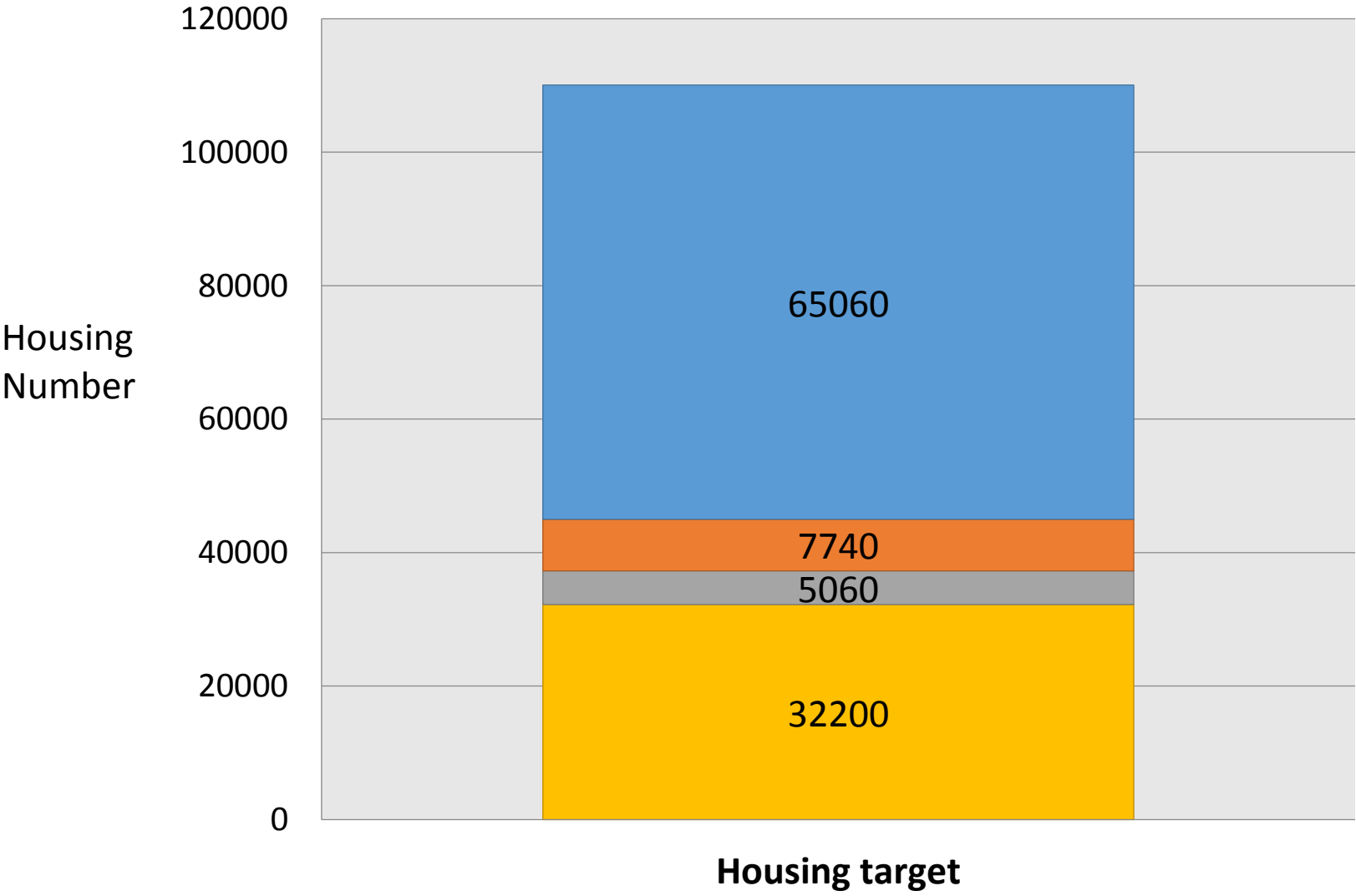


Scale of Delivery Challenge

Summary of technical work on affordable homes delivered through the planning system	total number of homes	Traditional affordable housing (units) if starter homes introduced	Traditional affordable homes (%)
Sites that are existing planned commitments in Local Plans including future small windfalls	66,800	14,288	21.65%
New strategic and non strategic development locations	Up to 39,000 to be tested	2,783	7.19%
Total projected affordable housing delivery		17,071	16.30%
Proposed target	Up to 105,000		

- 20% Starter Homes on new strategic development locations equates to the delivery of 7,740 homes, contributing towards the overall housing target.

Housing Target Implications



Traditional Affordable Housing

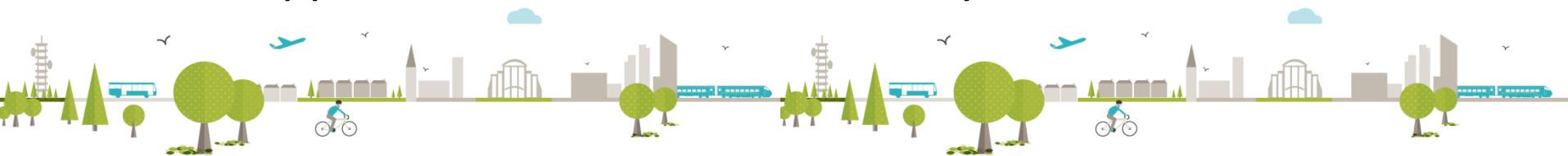
Starter Homes

Market housing (LCHO/PRS)

Market housing

Spatial implications of the strategic priorities

1. **Economic rebalancing**-and addressing the needs of both **Bristol and Weston-super-Mare**.
2. Retention of the overall function of the **Bristol & Bath Green Belt** as set out in the NPPF.
3. The environmental quality of the West of England is maintained and enhanced.
4. Strategic development should be in locations which **maximise the potential to reduce the need to travel** or where travel is necessary, maximise opportunities to travel sustainably



Sequential approach to the spatial strategy development locations

Identification of the reasonable alternatives



Define sustainable patterns of development in the WoE



Consider the implications for the Green Belt



Follow the approach in NPPF paragraph 84



Refinement

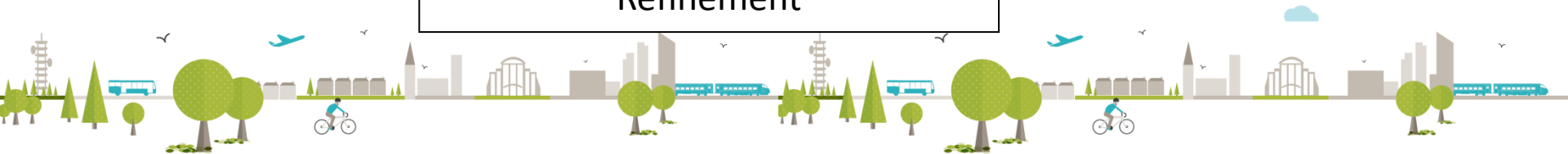
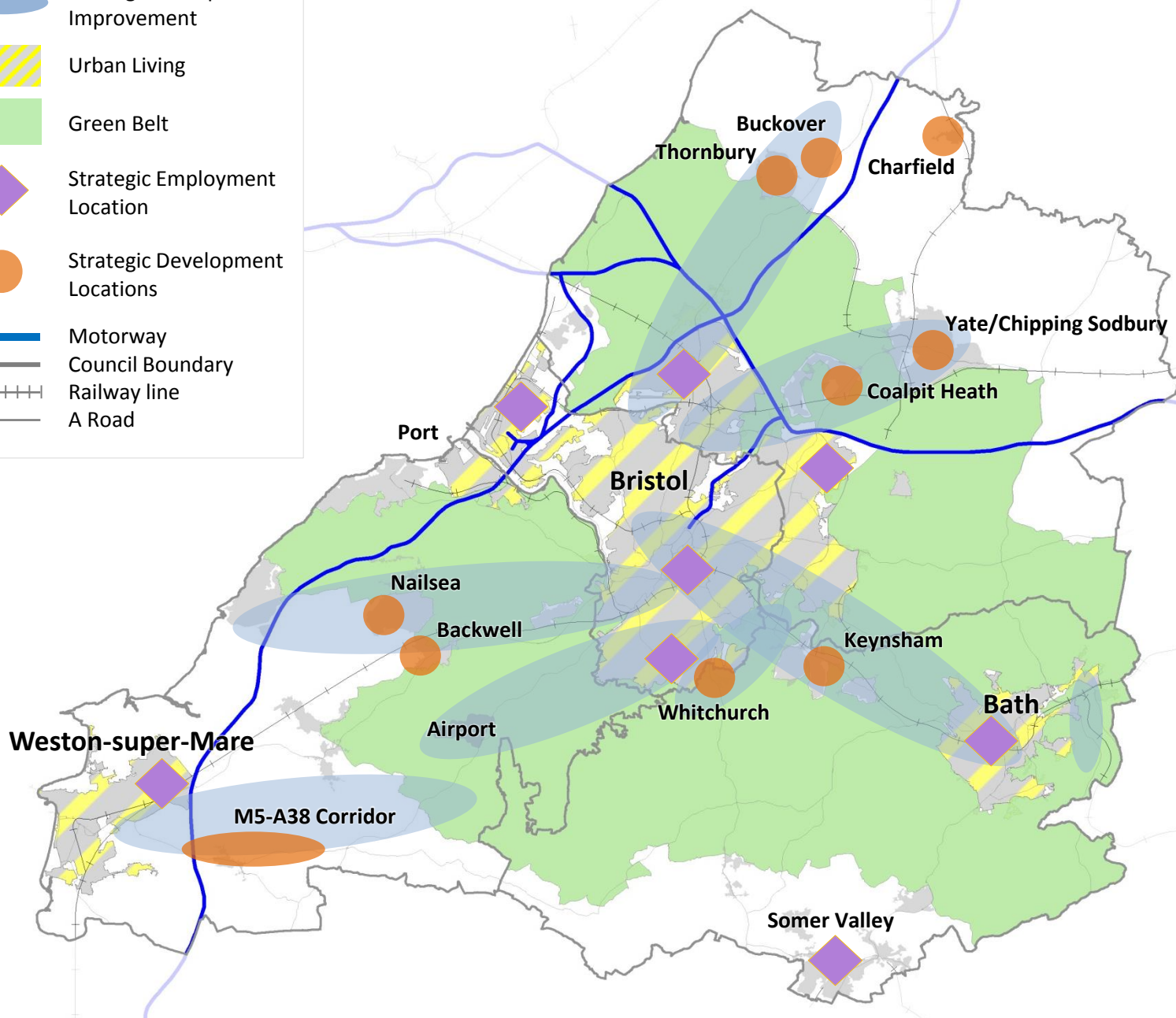


Figure 5: JSP Spatial Strategy Map: new development locations (incl employment locations).



Note: Locations symbols are illustrative only and must not be taken to imply any specific development sites.

Strategic Priorities

1. Economic: To identify and meet the need for housing and accommodate the economic growth objectives of the LEP Strategic Economic Plan

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4. Infrastructure: To ensure a spatial strategy where new development is properly aligned with infrastructure.

