

ITEM: 12

REPORT TO: WECA OVERVIEW AND SCRUTINY COMMITTEE

DATE: 22 SEPTEMBER 2017

REPORT TITLE: WEST OF ENGLAND JOINT SPATIAL PLAN-KEY ISSUES REPORT

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Purpose of Report

- 1.1 To present an update on the Joint Spatial Plan (JSP) timetable, and to seek Scrutiny views on the policy framework and key emerging issues to inform the Publication version of the JSP.

Issues for Consideration

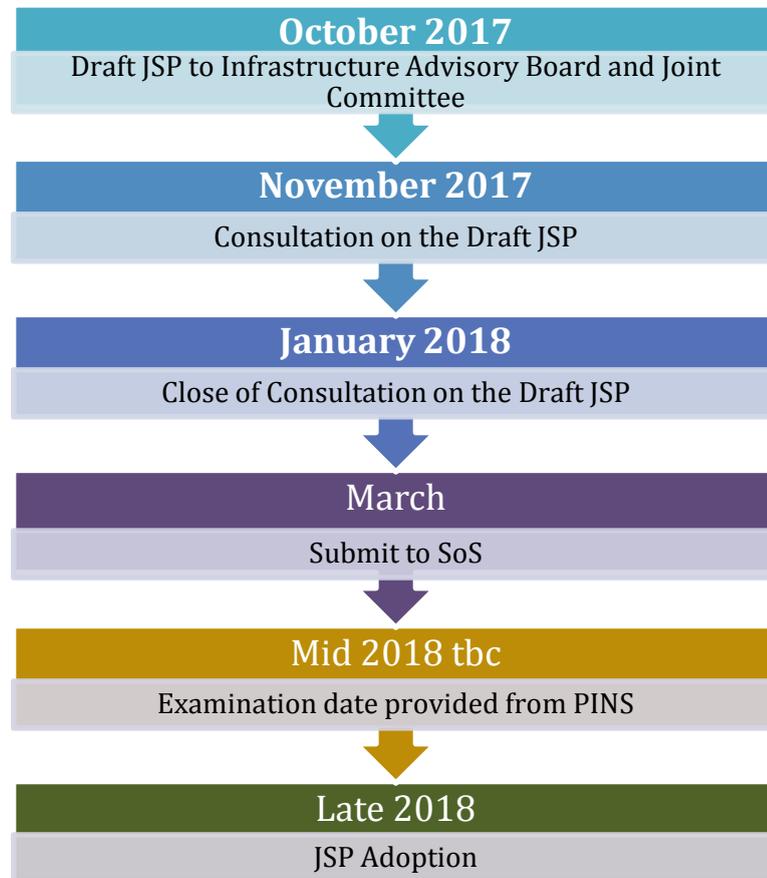
Background

- 2.1 The JSP will address the housing and employment requirement of the West of England for the period 2016-2036. The document scope provides the joint framework to ensure that development requirements are brought forward consistently across the West of England authorities. This co-operation and joint coordination with regards to strategic planning matters is complemented by the approach to address strategic transport issues through the Joint Transport Study (JTS).
- 2.2 The JSP has previously been subject to consultation under regulation 18 of the Town and Country Planning (Local Planning) Regulations 2012, through the 'Issues and Options' and 'Towards the Emerging Spatial Plan' consultation stages. The consultation documents and supporting technical information are available for public viewing on www.jointplanningwofe.org.uk

Timetable

- 2.3 The final Publication plan will be presented to the West of England Infrastructure Advisory Boards and Joint Committee in October 2017. Subject to the outcome, the next consultation on the Draft JSP will be under regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012. The consultation period on the draft plan is anticipated to be from November 2017 to January 2018. The draft plan will then be submitted to the Secretary of State in March 2018 for a proposed Examination in Public (EiP) mid-2018. Following the examination and consideration of the Inspector's report, the

plan will be adopted by the four Authorities. Once adopted, the JSP will become a statutory Development Plan Document and will guide the four Councils in the development of their Local Plans.



Scope

2.4 The JSP is a strategic level Development Plan Document that will form the strategic policy for individual Local Plans prepared by the four authorities. The scope of the JSP, with its supporting evidence base, is focused on addressing the identified critical issues to:

- Identify the number of new market and affordable homes and amount of employment land needed across the West of England from 2016-2036.
- Identify the most appropriate spatial strategy and strategic locations for growth
- Outline the strategic transport and other infrastructure required to support sustainable growth.

Key Issues

3.1 A presentation on the policy framework and key issues will be provided to the Scrutiny Committee at the meeting on 22nd September. In summary the key issues and policy framework that will be covered include:

3.2 Duty to Cooperate

The 4 authorities of the West of England; Bath & Northeast Somerset Council, Bristol City Council, North Somerset Council, South Gloucestershire Council and the West of England Combined Authority are committed to work collaboratively through a plan-led approach. This is consistent with the Government's core planning principles and the Duty to Cooperate (DtC). By preparing the JSP the 4 authorities are ensuring full compliance with the DtC.

3.3 The Housing Need:

The JSP must meet the full housing need for the period of 2016-2036. The overall housing need for the plan area up to 2036 as set out in the 'Towards the Emerging Spatial Strategy Document' was identified as 102,200. The housing target set for the JSP will include an element of flexibility and contingency to ensure the delivery of the housing requirement. In the Emerging Spatial Strategy Document the Housing Target including an element for flexibility was 105,000.

3.4 Affordable Housing delivery:

There is a critical need to deliver the affordable housing needs for the West of England. The draft plan will set the framework and policy to boost the delivery of Affordable Housing across the West of England from 2016-2036, thereby ensuring compliance with the DtoC.

3.5 Quality place:

The JSP will set a framework to ensure the quality and sustainability of new development incorporating multi-functional place making principles. The 4 authorities will be expected to apply these in the preparation of their respective local plans for the delivery of the growth identified in the JSP.

3.6 Infrastructure:

The delivery of new homes through the JSP has an impact on the strategic infrastructure requirements for the West of England. The growth provided through the JSP will add to historic pressures on infrastructure namely transport. The JSP will ensure new development is properly aligned to infrastructure. This will be supported by an Infrastructure Delivery Programme.

Policy Framework:

3.7 Policy 1: Housing Requirement: Will set the housing provision for the additional dwellings across the West of England from 2016-2036 and will incorporate the necessary flexibility and contingency to ensure the delivery of the housing requirement. The policy will establish the distribution between the unitary authority areas based on the spatial strategy (outlined within policy 5).

3.8 Policy 2: Affordable Housing Target: The JSP makes provision for the delivery of Affordable Housing dwellings across the West of England 2016-2036. This policy will also set out the means by which affordable housing will be delivered to ensure the needs arising across the West of England is delivered in compliance with the DtC.

3.9 Policy 3: Employment land requirement: Will set the overall West of England jobs requirement and identify key strategic employment locations including:

- a. Existing and strategic town centres
- b. Enterprise Zones and Areas
- c. Key strategic infrastructure employment locations

Additional employment land (floor space and ha) provision will also be identified at strategic development locations.

- 3.10 Policy 4: Place making principles: will set out the strategic principles to ensure the delivery of high quality sustainable places. These principles will be taken forward and refined through Local Plans and supporting Supplementary Planning Documents/masterplans.
- 3.11 Policy 5: Spatial Strategy: Will set out the spatial strategy and the justification underlying the choice of locations for identifying how the JSP housing and job requirements will be delivered across the West of England. This Policy will also provide the basis by which the JSP has established the exceptional circumstances to some proposed amendments to the general extent of the Bristol and Bath Green Belt to sustainably accommodate the additional growth required over the plan period.
- 3.12 Policy 6: Strategic Infrastructure: Will identify the strategic infrastructure required to deliver the JSP growth elements. This will reflect the JSP key diagram and the supporting Infrastructure Delivery Programme.
- 3.13 Policy 7: Strategic development locations (SDL): Will outline the specific policy requirements for each of the proposed SDLs. These locations will not be allocated through the JSP it will be the role of the new Local Plans prepared by individual authorities to make the allocations for the SDLS and provide delivery guidance.

Risk Management/Assessment

- 4.1 There are no direct risk or financial implications arising from this report.

Public Sector Equality Duties

- 5.1 Feedback will continue to be sought from affected communities and statutory consultees to meet the authorities' duties under the Equality Act 2010 as the plan progresses through the statutory plan making process.

Economic Impact Assessment

- 6.1 The JSP seeks necessary infrastructure to support suitable economic growth. Should this infrastructure not be delivered in a timely way this will act as a significant constraint on the productivity of the local economy and constrain future growth.

Finance Implications

- 7.1 There are no financial implications arising directly from this report.

Advice given by: Tim Richens, Interim Section 151 Officer

Legal Implications

8.1 None arising from this report.

Land/Property Implications

9.1 None arising from this report.

Human/Resource Implications

10.1 The JSP has an agreed resource to ensure timely delivery.

Advice given by: Sue Evans, Interim HR Director

Recommendation

11.1 Members to give their views and provide comments on the key issues and policy framework to inform the Regulation 19 draft of the JSP. Views of Scrutiny will be reported to the Joint Committee at their next meeting when the Publication Plan is considered.

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Background Papers

None