Joint Spatial Plan – What do you think?

What are the issues we are trying to tackle?
When looking at where new housing, employment and infrastructure should be located, we have identified four critical issues that the Joint Spatial Plan should deliver.

- **Housing and wellbeing**: The plan should account for enough new and affordable homes to meet needs until 2036 whilst ensuring enough short term supply to provide flexibility and choice on a local level. The pattern, location and nature of development should promote healthy lifestyles.

- **Economy**: It should support economic growth of existing employment centres and in new locations able to support the scale and type of job generation identified in the Strategic Economic Plan for the West of England.

- **Transport and infrastructure**: It should ensure new development is provided with the necessary infrastructure and should not exacerbate existing pressures. New housing and employment locations should facilitate public transport and active travel methods, rather than exacerbate unsustainable travel patterns.

- **Environment**: It should maintain and enhance the environmental quality, attractiveness and character of the West of England’s towns, cities, villages and countryside and respond to the challenges of climate change. The use of brownfield land should be maximized.

**Do you agree with the critical spatial issues we have identified (housing and wellbeing; the economy; the environment; and transport)?**

*Have we missed any? Are there any other things we should consider?*

*PLEASE SEE REPRESENTATION*

**Our Vision**

This is the draft vision for the West of England area, that the Joint Spatial Plan aims to deliver.

*By 2036 the West of England will be one of Europe’s fastest growing and most prosperous sub regions with the gap between disadvantaged and other communities closed and a rising quality of life for all. The rich and diverse environmental character will be integral to health and economic prosperity. Patterns of development and transport will facilitate healthy and sustainable lifestyles. Existing and new communities will be well integrated, attractive and desirable places and supported by the necessary infrastructure. New development will be designed to be resilient to, and reduce the impacts of climate change.*

**Do you agree with this vision?**

☑ Yes  ☐ No  ☐ Don’t know

**Are there any changes you would like to see to the vision?**

*PLEASE SEE REPRESENTATION*
Our Objectives

In order to deliver the Vision and to address the critical issues, the development of the Joint Spatial Plan will be guided by the following spatial objectives.

**How strongly do you agree or disagree with these spatial objectives?**

<table>
<thead>
<tr>
<th>Objective</th>
<th>Strongly Agree</th>
<th>Agree Neutral</th>
<th>Disagree</th>
<th>Strongly Disagree</th>
<th>Don't know</th>
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<tbody>
<tr>
<td>Meet the full need for market and affordable housing in a way which enables demonstration of a 5 year housing land supply within each Unitary Authority</td>
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<td>Entail a pattern, location and nature of development which promote healthy lifestyles and creates a sense of community through quality design.</td>
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<td>✓</td>
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<td>Facilitate economic growth of both existing employment centres such as the Enterprise Zone and Enterprise Areas and in new locations which will most successfully deliver the scale and type of job generation identified in the Strategic Economic Plan for the WoE.</td>
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<td>Assist in closing the gap between disadvantaged and other communities</td>
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<td>✓</td>
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<td>Ensure that new development does not exacerbate existing pressures on infrastructure and that the necessary infrastructure is provided.</td>
<td>✓</td>
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<td>Focus new housing and employment which facilitate public transport and active travel methods and limit substantial new housing and employment in locations which would exacerbate unsustainable travel patterns.</td>
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<td>Maintain or enhance the environmental quality and the attractive character and identity of the WoE's cities, towns, villages, and countryside and embeds the services provided by the environment into our patterns for sustainable growth.</td>
<td>✓</td>
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<td>Respond to the challenges of climate change and minimise flood risk.</td>
<td>✓</td>
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<td>Have place making at its heart with high quality design that positively responds to local context and heritage assets.</td>
<td>✓</td>
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<td>Maximise the use of brownfield land &amp; minimise the use of greenfield land.</td>
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<td>✓</td>
</tr>
</tbody>
</table>

**Are there any changes or are there other objectives you would like to see?**

*Please see representation*
How many new homes are needed?
There is a real and growing need for new and affordable homes to be built in the West of England.

Our estimates state that the area needs at least 85,000 new homes by 2036, nearly 29,000 more than what’s already planned.

Are we planning for the right number of homes?
☐ Yes, 85,000 new homes by 2036 is about right
☐ No, we are planning too many homes, we should build fewer than 85,000 new homes by 2036
☒ No, we need to build more than 85,000 new homes by 2036

Why do you believe this? How many homes do you think should be provided?

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What needs to happen to ensure the new homes we need are built by 2036?

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We have identified a need for 29,100 affordable homes from the overall total of 85,000 across the area. The additional number of affordable homes expected to be needed beyond those already identified is 17,900. This equates to 34.2% of the total housing need, and would require the delivery of 1,455 affordable homes, on average each year.

Are we planning for the right amount of affordable homes?
What needs to happen to ensure enough of the new homes built are affordable?

PLEASE SEE REPRESENTATION

How and where could these new homes be built?
We have identified five different ways that this level of new housing could be provided and located.

Scenario 1: Protection of the Green Belt.
Retention of the Green Belt prevents urban sprawl and encourages regeneration and the re-use of brownfield land. The impact on things like the supply of affordable homes, investment in transport and potential increase in commuting are all factors that would need to be considered here.
Scenario 2: Concentration at Bristol Urban Area: Bristol is an important and vibrant regional centre, and the main focus for jobs, housing, facilities and services in the West of England area. It is thus seen by many as the main economic driver, the engine of growth for the whole area. The objective of this scenario is to test the implications of focusing as much growth as possible within Bristol.

Scenario 3: Transport Focused Development: This scenario is focused on locations judged to work due to their access to sustainable transport choices - urban areas that already have good travel choices are the priority for development. There could be a combination of urban intensification, South Bristol urban extensions and public transport focused development.

Scenario 4: A more even spread of development - Bristol and other towns: This scenario explores the benefits of a more even spread of development across the area, rather than focusing mainly on Bristol - recognising the West of England is a diverse area with a wide range of towns, villages and cities each possessing different qualities and offering different opportunities. This scenario could use different locations for development, potentially including a mix of urban extensions, town expansions and development in other settlements.

Scenario 5: Focus on a new settlement or a limited number of expanded settlements: This option considers opportunities to concentrate development into a single or small number of new towns or major developments. No locations have yet been identified for this scenario.

Which of these do you think would be best for the West of England area?

- Protection of the Green Belt
- Concentration at the Bristol Urban Area
- Transport focused development
- A more even spread of development across the area
- Focus on a new settlement or a limited number of expanded settlements

Why do you believe this? Do any of these have any particular advantages or disadvantages that you think we should consider?

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Where do you think a new settlement or limited number of expanded settlements could be located?

PLEASE SEE REPRESENTATION

What transport improvements or measures would be required to support this level of new development?

PLEASE SEE REPRESENTATION
About You

To help us understand who is responding to this consultation and your response, we ask the following questions about you.

Are you responding as?  
☑️ Company / business  ☐ Individual / Citizen  
☐ Government body  ☐ Organisation / Group

Please tell us your full postcode:  BS1 6FL

Please tell us your name:  Tom Stanley

Please tell us your email address:  Tom.Stanley@Colliers.com

Please tell us your address:  Ground floor, 10 Templeback, Bristol, BS1 6FL

If you are responding on behalf of an business, group or organisation, please tell us its name.

Commercial Estates Group

If you’re responding as an individual, please fill in the following OPTIONAL questions which will help us better understand how our consultations may affect our diverse communities. Your individual responses are confidential.

Gender: Are you?  
☑️ Female  ☐ Male  ☐ Prefer not to say

Age: How old are you?  
☒ Under 16  ☐ 36 to 45  ☒ 66 to 75
☒ 16 to 25  ☐ 46 to 55  ☐ Over 75
☒ 26 to 35  ☐ 56 to 65  ☐ Prefer not to say

Disability: Do you consider yourself to be disabled?  ☐ Yes  ☐ No  ☐ Prefer not to say

Ethnicity: Please tell us your ethnic background  
☐ White British background  ☐ Black and minority ethnic background
☐ Other white background  ☐ Prefer not to say

Further information about this consultation is available from our website:

www.jointplanningwofe.org.uk

This survey can be returned via email to: comment@jointplanningwofe.org.uk or posted to:

West of England Joint Planning Consultation, c/o South Gloucestershire Council
PO Box 299, Corporate Research and Consultation Team,
Civic Centre, High Street, Kingswood, Bristol, BS15 0DR