

West of England Joint Spatial Plan - Publication Document Frequently Asked Questions

Q1. What is the Joint Spatial Plan?

The four West of England Councils - Bath and North East Somerset, Bristol City, North Somerset, and South Gloucestershire have prepared a Joint Spatial Plan (JSP) for the West of England. Its purpose is to provide a strategic, overarching vision and framework to help deliver the number of new homes, land for employment purposes and the supporting infrastructure that we anticipate will be needed over the next 20 years. The JSP will provide a strategy to inform the review of the councils' own Local Plans

Q2. What previous consultations have been undertaken?

The JSP reflects two previous consultations, where individuals, communities and other stakeholders have made contributions to help shape the future growth of the region.

2.1 Issues and Options

The first consultation, Issue and Options was undertaken in November 2015 – January 2016 and asked respondents to provide their feedback on what the priorities of the JSP should be.

2.2 Emerging Spatial Strategy

The second consultation, the Emerging Spatial Strategy was undertaken in November 2016- January 2017 and encompassed both the JSP Towards the Emerging Spatial Strategy document and the Joint Transport Study (JTS) Transport Vision Document.

Previous consultation papers can be found online at www.jointplanningwofe.org.uk

Q3. What is the current stage of the JSP?

The JSP Publication Document consultation sets out the policies and most appropriate locations for future development and is the plan that the councils propose to be delivered. A formal consultation on the plan will run from **22nd November until 7pm 10th January, 2018**. To comment on the JSP Publication document and to read supporting information and evidence visit www.jointplanningwofe.org.uk. All responses at this stage will be sent to the Secretary of State (SoS).

Q4. What are the next steps for the JSP after this formal consultation?

In 2018 the four councils will submit the JSP document to the Secretary of State for Communities and Local Government. This will trigger the start of the public examination phase of the plan's production which will be undertaken through an independent examination carried out by a government inspector.

The examination will be undertaken by a planning inspector appointed by the Secretary of State, who will report back to the local authorities, identifying any proposed amendments to the plan which are required. Once satisfied that the plan meets all planning requirements and laws, the four councils adopt the plan giving it statutory status.

Q5. Will each West of England council still have their own local plans?

The JSP is a strategic plan for the West of England region. It does not make detailed allocations. It will be the task of each council to bring forward individual Local Plans to deliver the JSP requirements, as well as all the other local allocations and policies which will be required to 2036.

Q6. What is included in the JSP Publication Plan?

The JSP publication plan is divided into several chapters and includes:

Chapter 1 Introduction

Chapter 2 Vision, critical issues and static priorities

Chapter 3 Formulating the spatial strategy

Chapter 4 Policy framework

Policy 1 - The housing requirement

Policy 2 – The spatial strategy

Policy 3 – The affordable housing target

Policy 4 – The employment land requirement

Policy 5 – Place shaping principles

Policy 6 – Strategic infrastructure requirements

Policy 7 - Strategic development locations site requirements

Chapter 5 Delivery and implementation.

Q7. Where are the Strategic Development Locations identified in the plan?

Under policy 7, there are twelve policies that set out the broad approach bespoke for each location which will form the starting point for their detailed consideration and allocation through local plans. These locations are:

Policy 7.1 - North Keynsham

Policy 7.2 - Whitchurch

Policy 7.3 - Land at Bath Road, Brislington

Policy 7.4 - Backwell

Policy 7.5 - Banwell Garden Village

Policy 7.6 - Churchill Garden Village

Policy 7.7 - Nailsea

Policy 7.8 - Buckover Garden Village

Policy 7.9 - Charfield

Policy 7.10 - Coalpit Heath

Policy 7.11 - Thornbury

Policy 7.12 - Yate

Q8. How is transport accounted for in the JSP?

A Joint Transport Study (JTS) has been progressed alongside the JSP, and one of its aims is to identify the impact of new development on our transport network, and propose packages of investment to address that impact. The JTS focuses on proposing measures that will help the region address existing transport issues and where necessary 'catch-up' where some housing growth has not been adequately provided for with the necessary infrastructure.

The JSP outcomes will be considered when the four councils work on their Joint Local Transport Plan during 2018.

Q9. Are there any other materials on the JSP available?

There are various technical documents and evidence base papers that inform the JSP and are available at www.jointplanningwofe.org.uk. These are available from www.jointplanningwofe.org.uk

