



West of England Joint Spatial Plan

Justification of the requirements for the
12 Strategic Development Locations in
Policy 7.1 - 7.12



NOVEMBER 2018

Joint Spatial Plan Examination

WED 004: Justification of the requirements for the 12 Strategic Development Locations in Policy 7.1 - 7.12 (Nov 2018)

General Comments

1. Twelve reports (WED 004A to WED 004L) have been prepared as the West of England Council's response to ED03 in relation to Strategic Development Locations (SDL).
2. Policy 7 of the JSP sets out the following SDLs which will be delivered during the plan period:
 - Bath and North East Somerset: North Keynsham, Whitchurch.
 - Bristol: Land at Bath Road, Brislington.
 - North Somerset: Backwell, Banwell Garden Village, Churchill Garden Village, Nailsea.
 - South Gloucestershire: Buckover Garden Village, Charfield, Coalpit Heath, Thornbury, Yate.
3. Guiding principles which are common to each of the SDLs is set out in Policy 5 of the JSP, and the detailed location-specific requirements for each SDL is set out in Policies 7.1 – 7.12 of the JSP. Each criterion set out in the policies is identified as a key strategic principle or infrastructure requirement.
4. The JSP does not allocate sites or identify specific boundaries for the SDLs. These will be defined and the form of development, the infrastructure provisions required, and the delivery will be refined as work progresses. The supporting text to Policy 7 explains that detailed allocation of SDLs will be undertaken through subsequent Local Plans, taking into account the strategic principles, opportunities and constraints identified in the JSP.
5. In respect of paragraph 66 of the JSP supporting text, the strategic principles and requirements set out in the JSP will form the 'starting point' in terms of being the minimum requirements. Further, more detailed requirements may be added through local plans and SPDs. The text is perhaps misleading in suggesting that these policies 'will evolve'. They will be supplemented by more detailed guidance, but the basic strategic principles will remain. The following amendment to the text of paragraph 66 JSP is suggested to provide clarification:

Policies 7.1 – 7.12 **set the strategic framework to facilitate delivery of the SDLs by establishing the set out the bespoke strategic principles and requirements for each location prior to which will form the starting point for their more detailed assessment-through the local plans.**

These are derived from the evidence prepared as part of the plan making process and summarised in the supporting documents, particularly the Strategic Development Location templates. The requirements identified in the Joint Spatial Plan policies are not exhaustive and will **evolve be supplemented by additional policy guidance** as detailed assessment and master planning takes place at these locations.

6. In ED03, the Inspectors requested as follows:

To assist us in identifying the key issues for soundness and to minimise, as far as possible, the amount of hearings time it takes to consider these criteria/requirements, it would be helpful if for each of the SDLs a short paper is produced to briefly, but specifically, summarise the justification for each of the policy 7.1 – 7.12 criteria and requirements. We appreciate that much of this evidence may already have been submitted across a number of separate documents. However it would assist us, and no doubt all participants, for the justifications for each SDL criteria/requirement to be set out in one document. The justification could, of course, include cross-references to other documents (ideally to specific sections/paragraphs) and, as we have previously indicated, needs to reflect the fact that the plan does not define boundaries for the SDLs.

7. In accordance with that request, the Councils have prepared a short justification paper for each of the 12 SDLs (WED 004 A – L). In each paper, the submitted JSP criterion text is provided, along with a summary of the justification. Where a suggested amendment to a criterion is proposed, that is set out in the table. The introductory paragraphs and Key Diagrams for each SDL are not reproduced in the reports.