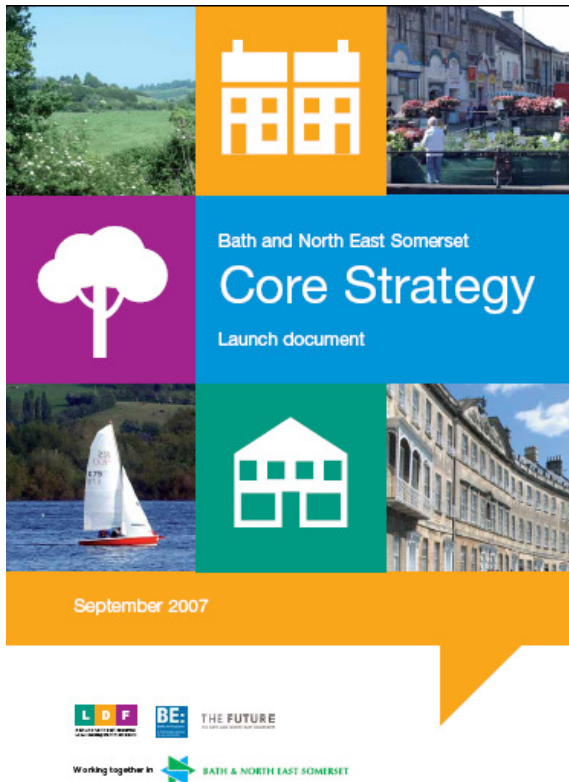


Regional Spatial Strategy for the South West: The Proposed Changes

**Overview & Scrutiny Panel - RSS Proposed Changes
21st August 2008**

Why is the RSS so important?

Bath & North East Somerset Council



- The RSS sets the high level strategy for growth in the sub-region and in Bath & North East Somerset
- The B&NES Core Strategy must be in general conformity with the RSS

**Overview & Scrutiny Panel - RSS Proposed Changes
21st August 2008**

The Process so far

**Bath & North East
Somerset Council**



GOVERNMENT OFFICE
FOR THE SOUTH WEST

- Draft RSS published July 2006 for consultation
- B&NES Council agreed response
- EiP held April-June 2007
- EiP partial review of Gypsies & Travellers pitch requirements March 2008
- EiP Panel Reports published Jan 2008 & April 2008
- Government publish proposed changes 22 July 2008

**Overview & Scrutiny Panel - RSS Proposed Changes
21st August 2008**

Next Steps for the Council

Overview & Scrutiny Committee to discuss RSS
proposed changes 21st August

Other informal Member briefings as required

Council to agree response 11th September

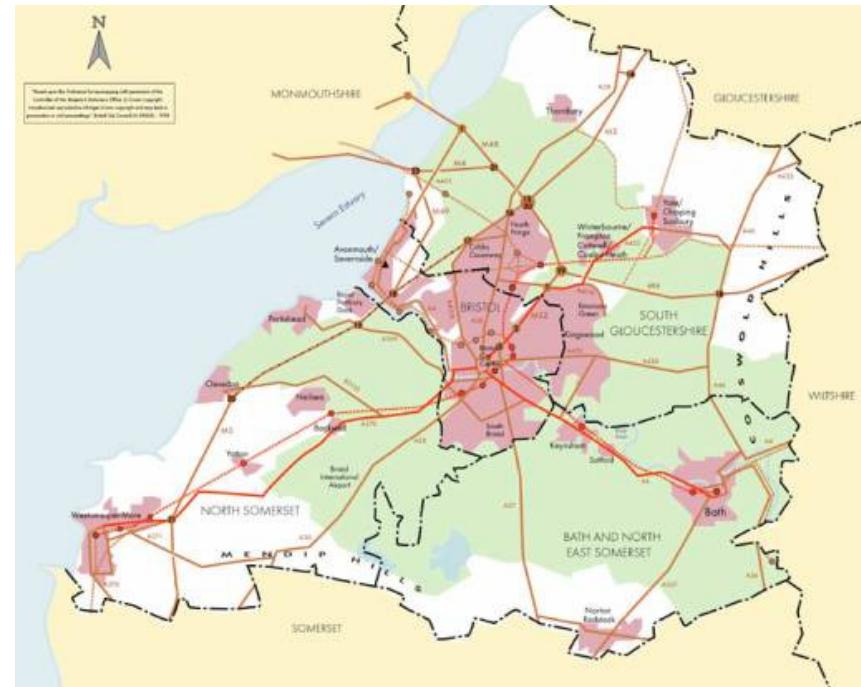
Government consultation closes 24th October 2008

**Overview & Scrutiny Panel - RSS Proposed Changes
21st August 2008**

West of England Context

West of England Partnership Vision:

One of Europe's fastest growing and most prosperous sub regions which has closed the gap between disadvantaged and other communities – driven by major developments in employment and government backed infrastructure improvements in South Bristol and North Somerset.



KEY CHANGES

**Overview & Scrutiny Panel - RSS Proposed Changes
21st August 2008**

Proposed Changes : New West of England Housing Market Area

Bath & North East Somerset Council



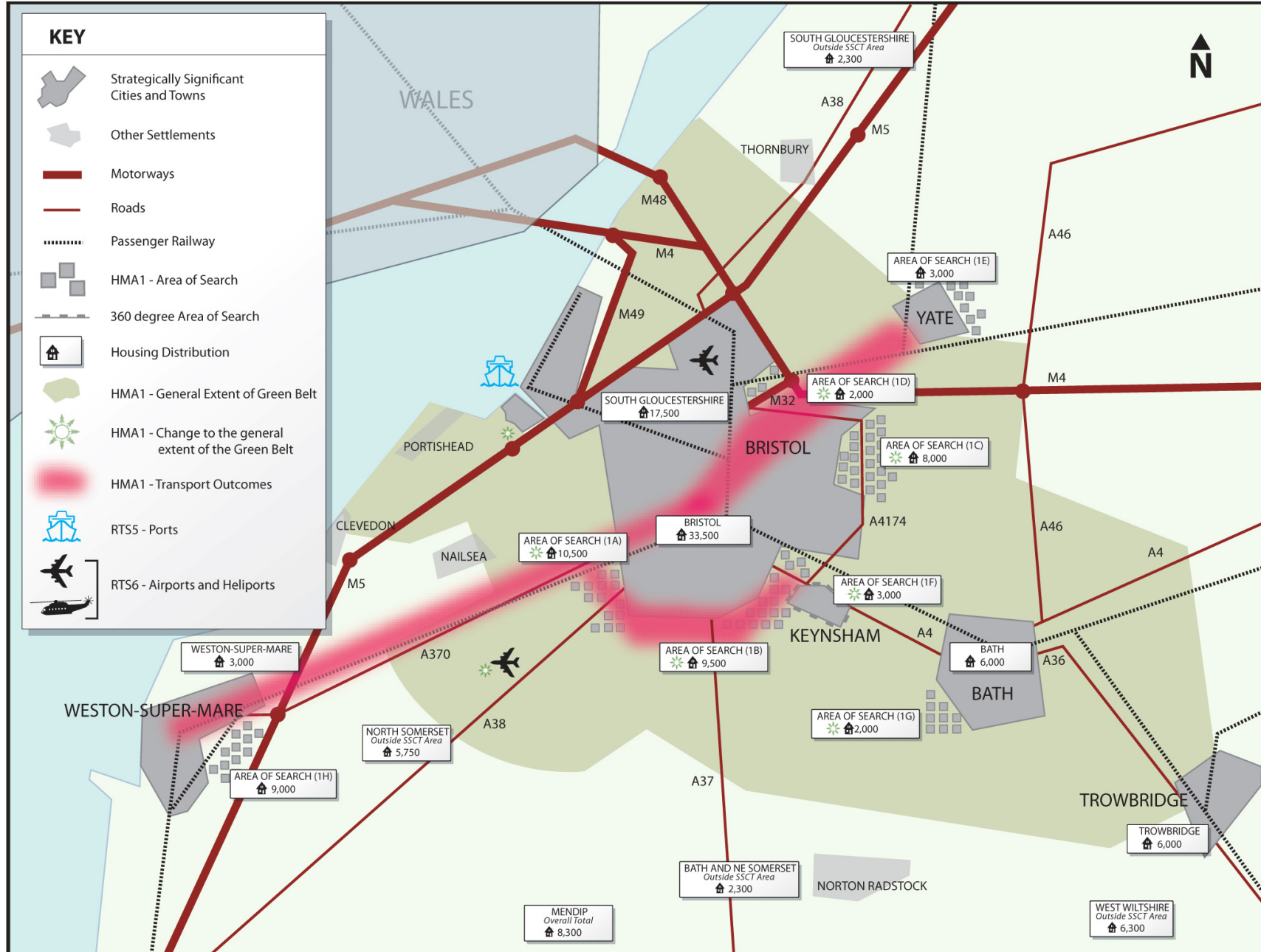
New Planning Unit for
allocation of jobs &
homes

Plan for 137,950 homes
(25% increase on 110,000
in draft RSS)

Plan for job growth of
137,200 (3.2% growth)

Overview & Scrutiny Panel - RSS Proposed Changes
21st August 2008

Key Diagram Inset 1 West of England Housing Market Area

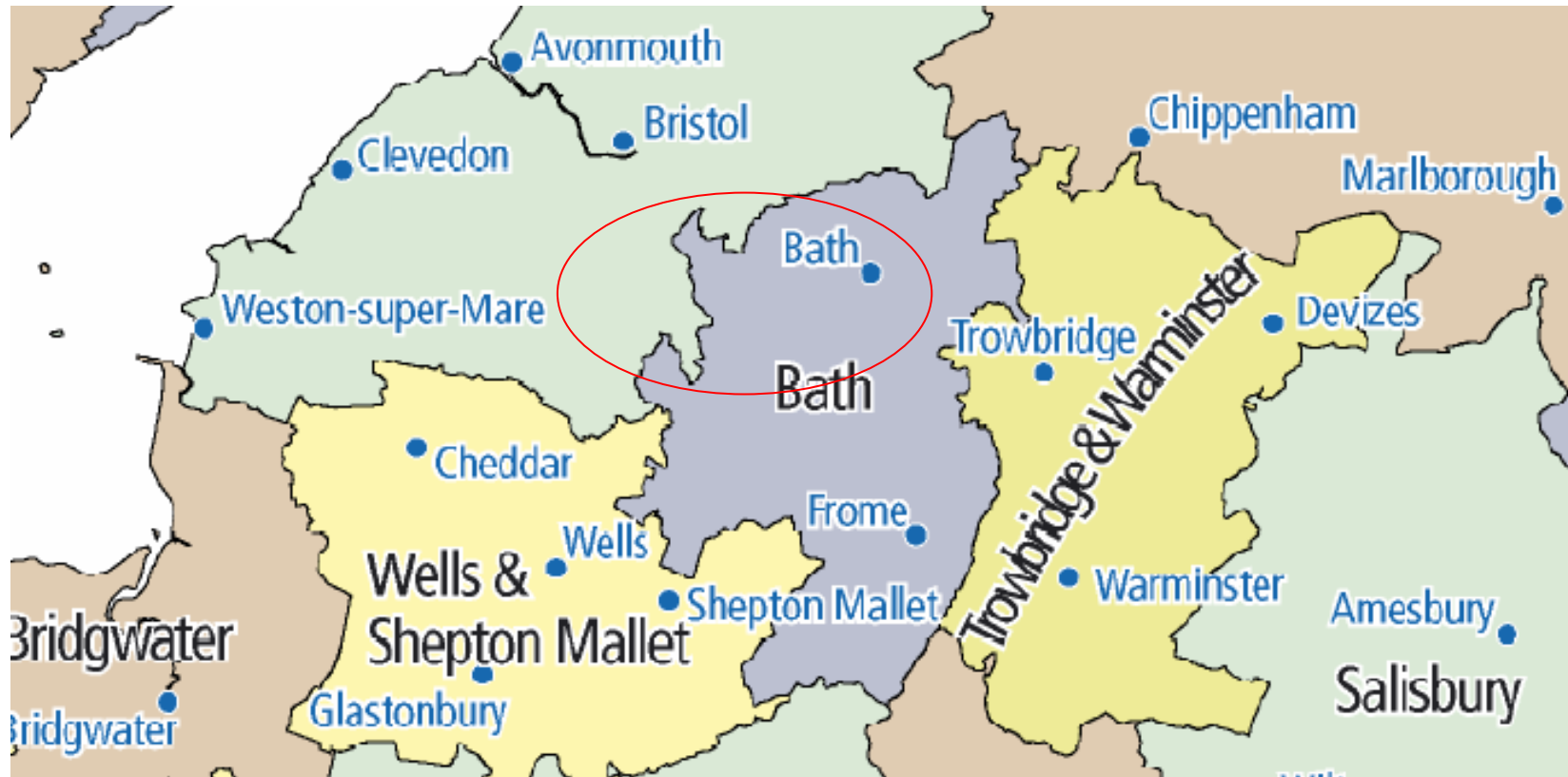


Proposed Changes : Housing & Jobs requirement

- **New Policy HMA1 requires 21,300 new homes in B&NES to be provided at rate of 1,065 per annum (37% increase on 15,500 in draft RSS)**
- **Job growth of 20,200 in Bath TTWA to be planned for, including 39 ha of employment land (Draft RSS requirement was 16 to 20,000 jobs)**

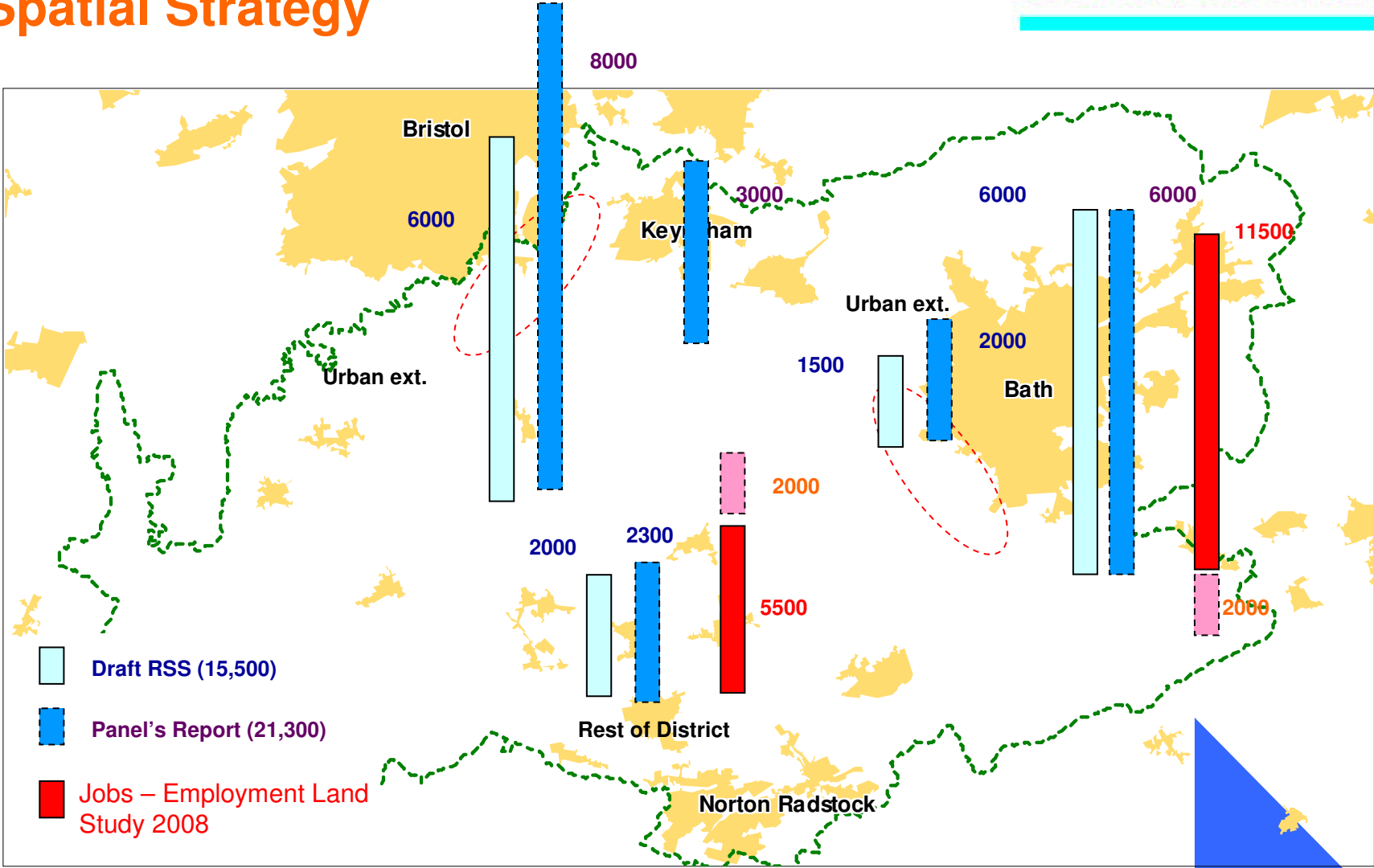
Proposed Changes : Jobs requirement

**Bath & North East
Somerset Council**

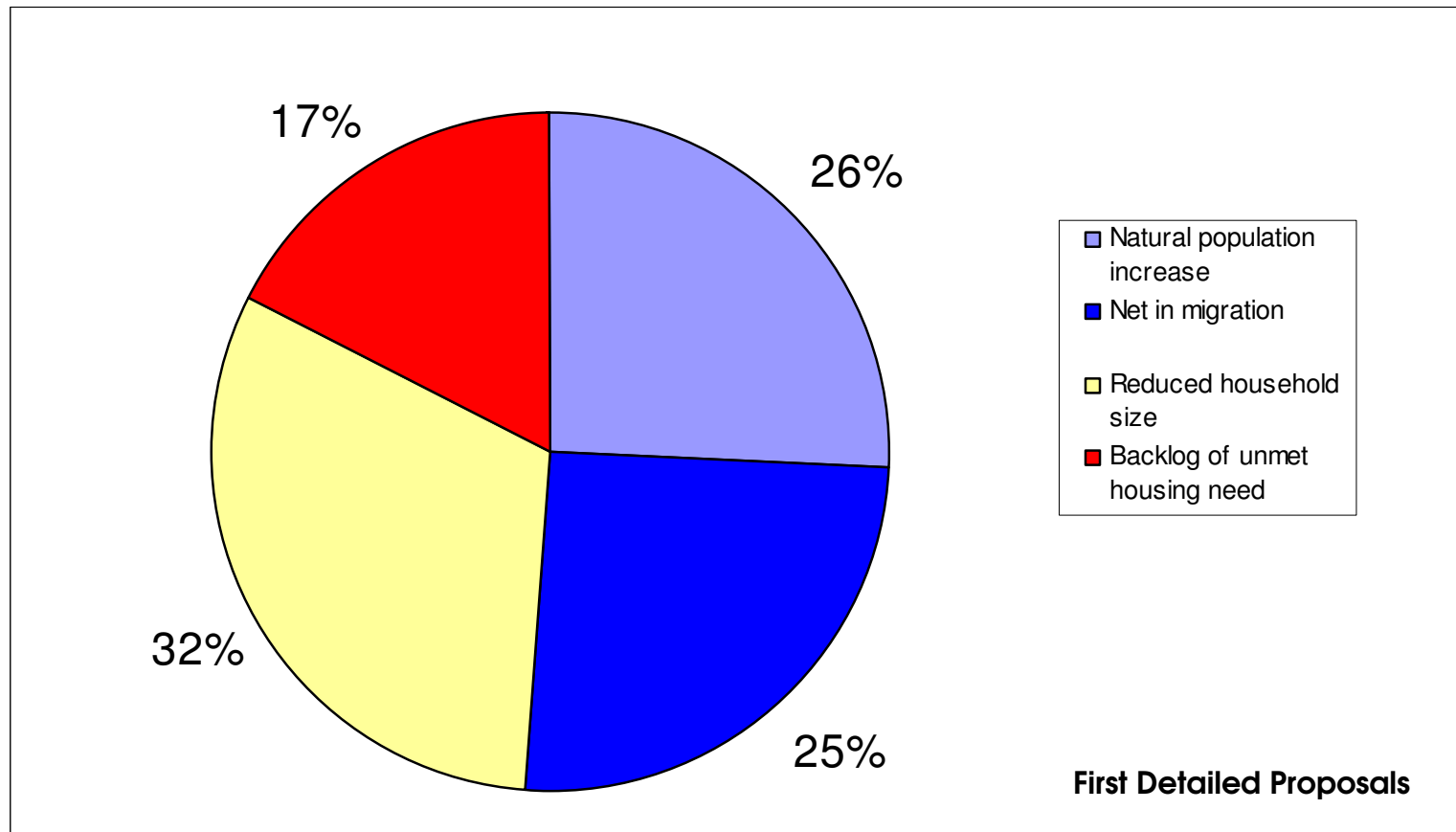


**Overview & Scrutiny Panel - RSS Proposed Changes
21st August 2008**

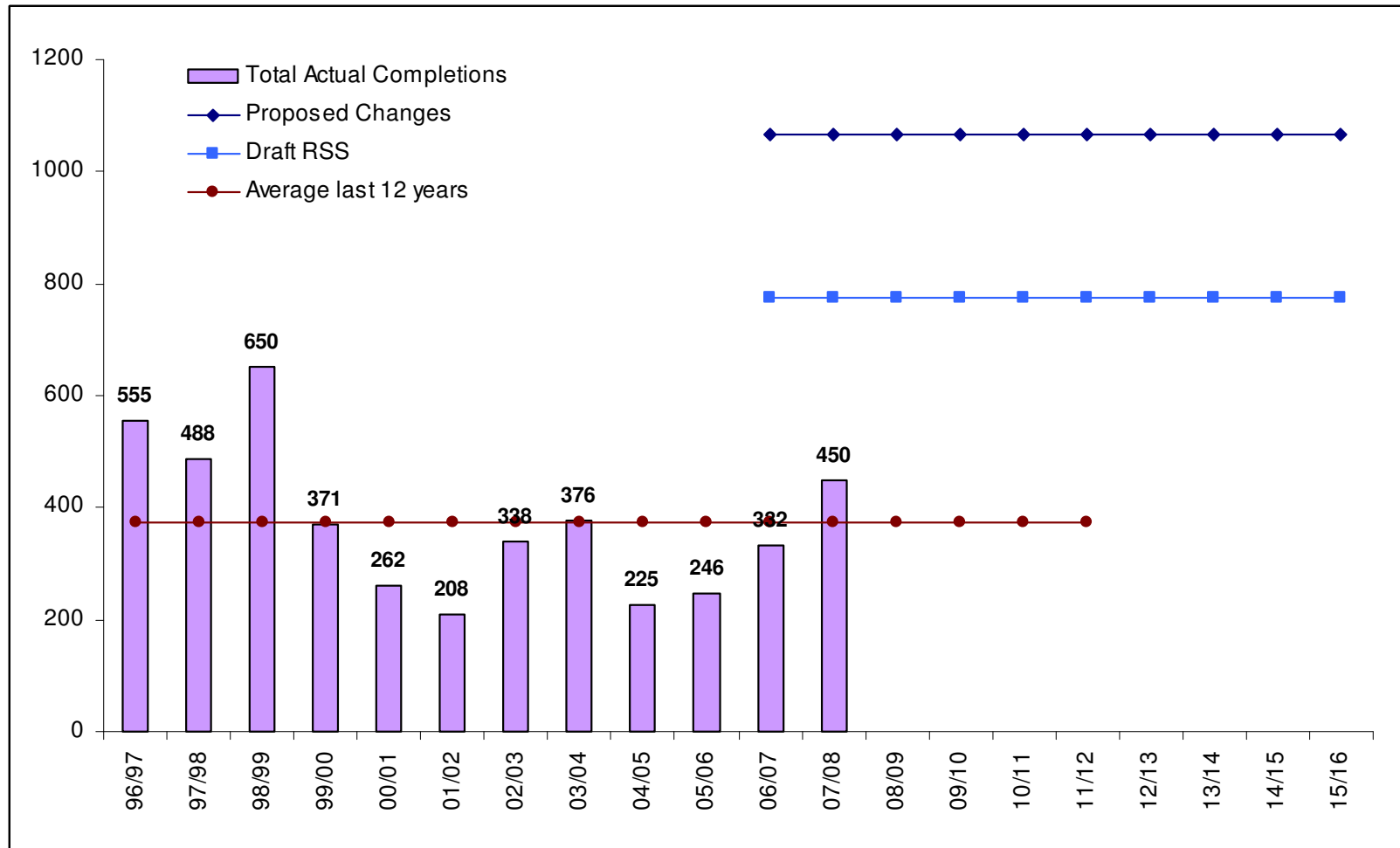
Proposed Changes: Spatial Strategy



Source of Housing Growth



Proposed Changes : Housebuilding Rates



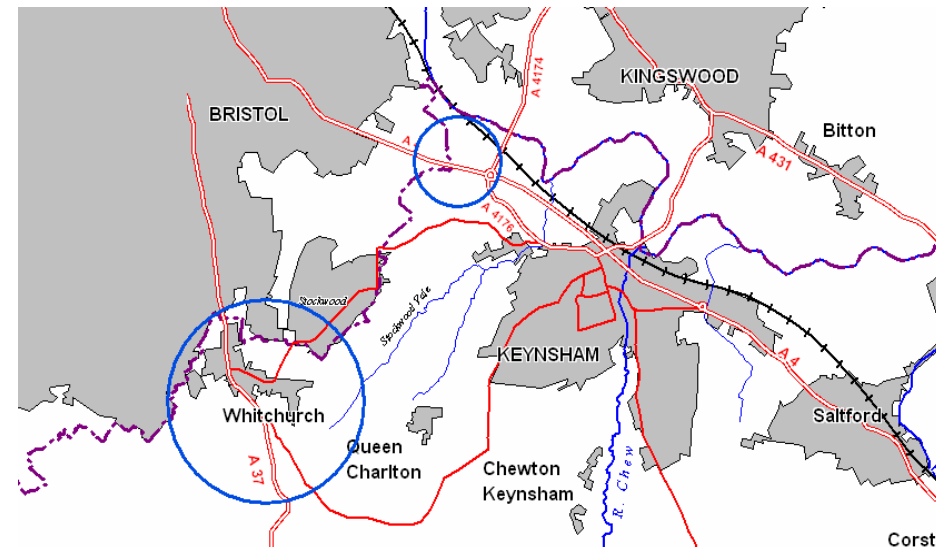
**Overview & Scrutiny Panel - RSS Proposed Changes
21st August 2008**

Proposed Changes : Keynsham

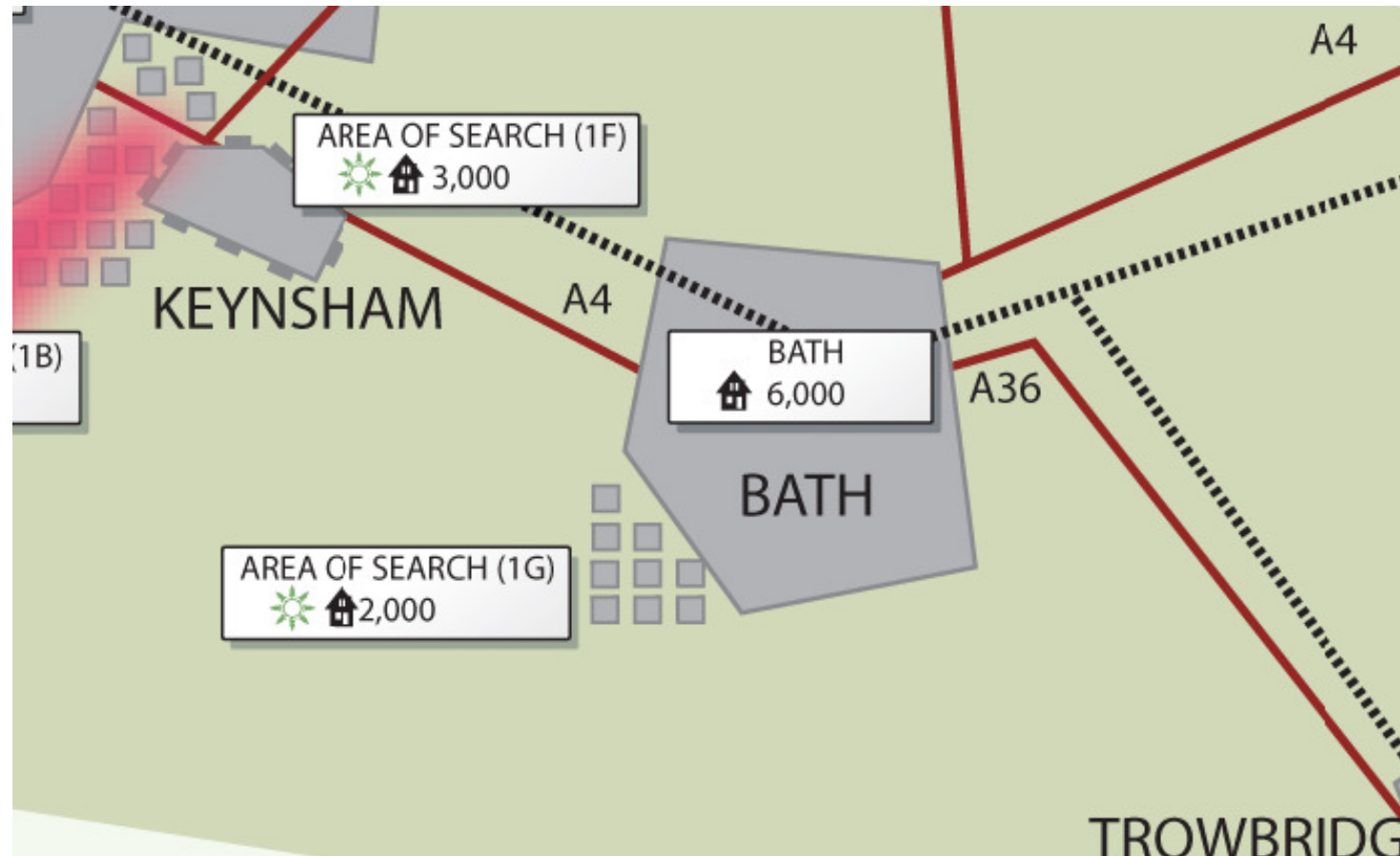
- **Development focussed on SSCTs - Keynsham seen as 'functional part of Bristol SSCT'**
- **Expansion of 3,000 homes represents a 38% increase**
- **Green Belt implications (plus south east Bristol urban extension)**
- **Implications for infrastructure/services in town e.g. Education (eg Broadlands)**
- **Transport impacts esp. A4 Corridor
– modelling work**

Proposed Changes Implications: SE Bristol Urban Extension

- Environmental implications
- Delivery linked to infrastructure provision
- Major transport infrastructure – SE Bristol link road
- Other infrastructure – strengthens case for new secondary school in SE Bristol
- Need for joint working with Bristol CC increased



Proposed Changes : Bath Urban Extension



**Overview & Scrutiny Panel - RSS Proposed Changes
21st August 2008**

Proposed Changes : Bath

- **Provision of 6,000 new homes plus job growth in the city – capacity issues**
- **Balanced approach – reduce job growth vs. increase housing requirement**
- **Transport impacts – Bath Package plus?**
- **Bath employment land figure**

Proposed Changes : Bath Urban Extension

- **Area of search defined may limit options**
- **Options best served by public transport are outside area of search**
- **Increase in size means greater environmental impact e.g. on setting of city**
- **Transport impacts to be assessed (alongside growth within Bath)**

Proposed Changes: Infrastructure

- **RSS does not identify strategic infrastructure eg transport outcomes included but not infrastructure facilities**
- **Not all education, health, cultural & tourist facilities can be delivered through developer contributions**
- **Core Strategy – needs to be supported by delivery plan including infrastructure**
- **Phasing policy – conflict with housing delivery rate**

Proposed Changes: Other Issues

- **Gypsy & Travellers**
- **Travelling show-people**
- **Renewable Energy**
- **Affordable Housing**
- **Bristol Airport**

Proposed Changes: Summary of Issues

- **Future rates of economic growth**
- **Capacity for new house-building rates**
- **Environmental implications of higher rate of growth**
- **Infrastructure provision**
- **Rate of housing growth/phasing**
- **Expansion at Keynsham contrary to thrust of spatial strategy/keep physically distinct**
- **Overall impact on the existing spatial strategy eg A4 corridor**
- **Review Area of Search for Bath Urban Extension**

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