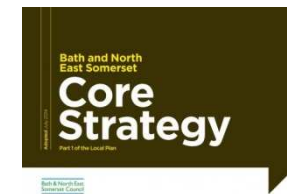


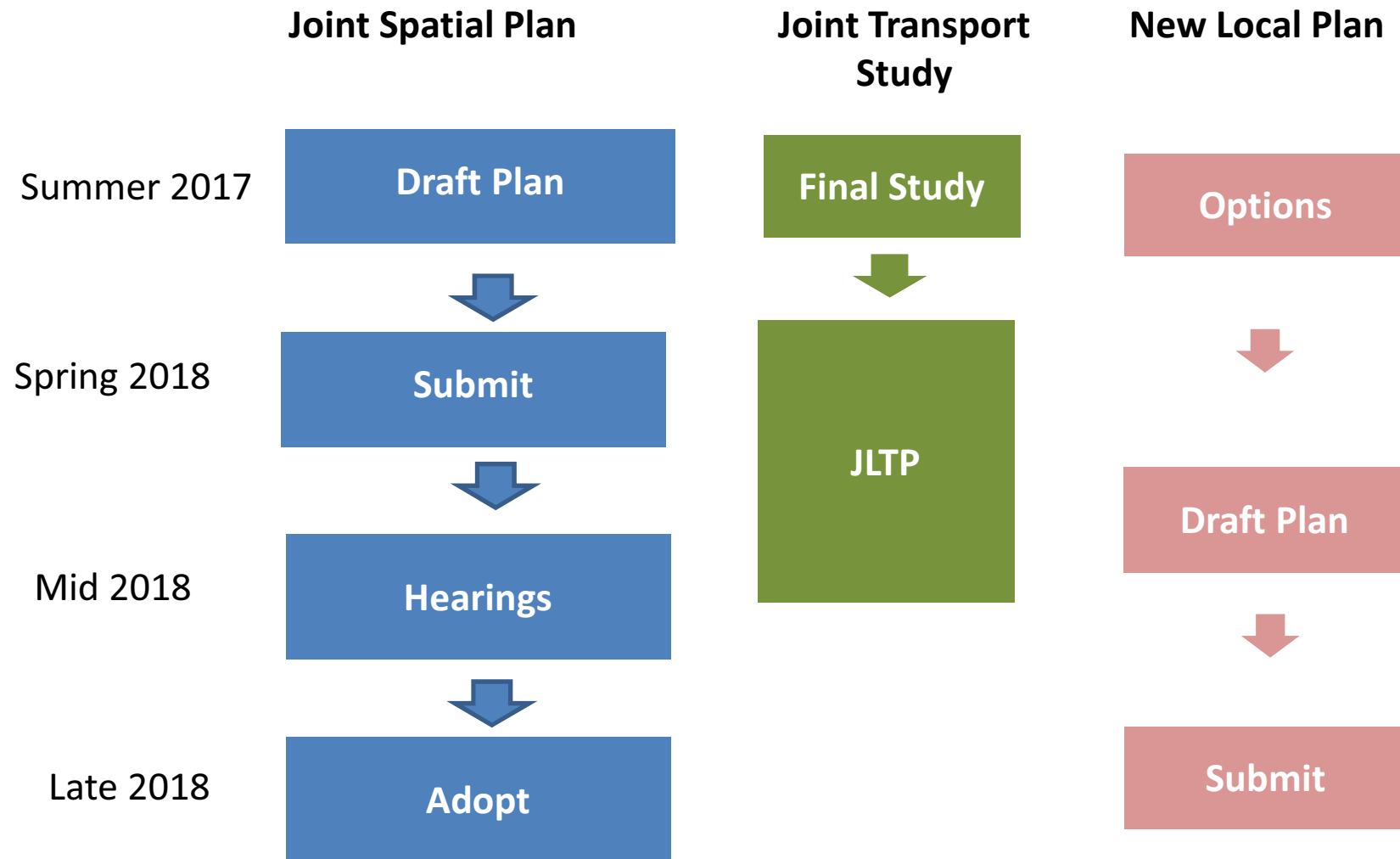
Parish Liaison Meeting 15/2/17

Planning Policy Update

- **West of England Joint Spatial Plan**
- **New Local Plan for B&NES**
 - Call for Sites
 - SHLAA process
- **Neighbourhood Planning update**

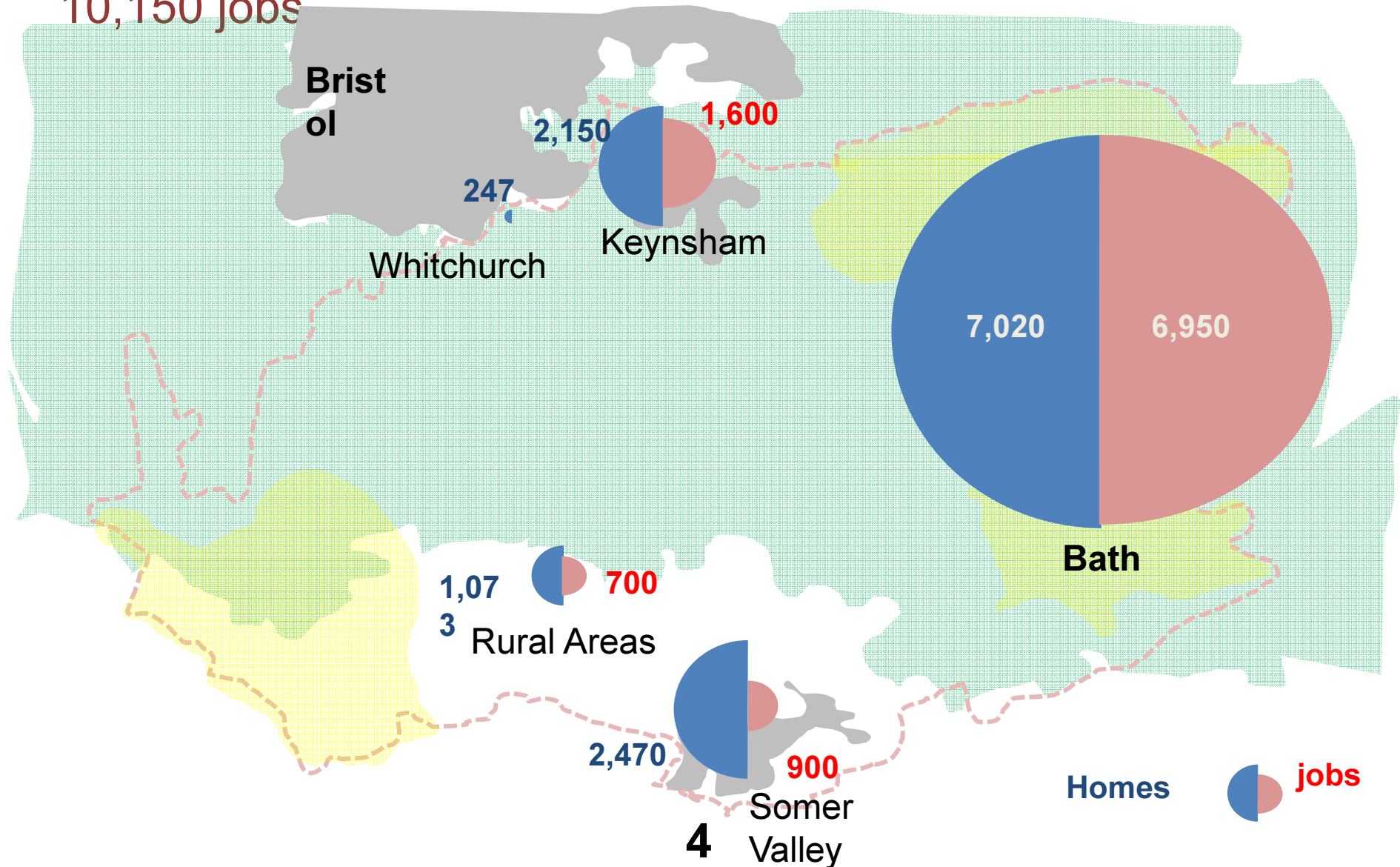


Timetable

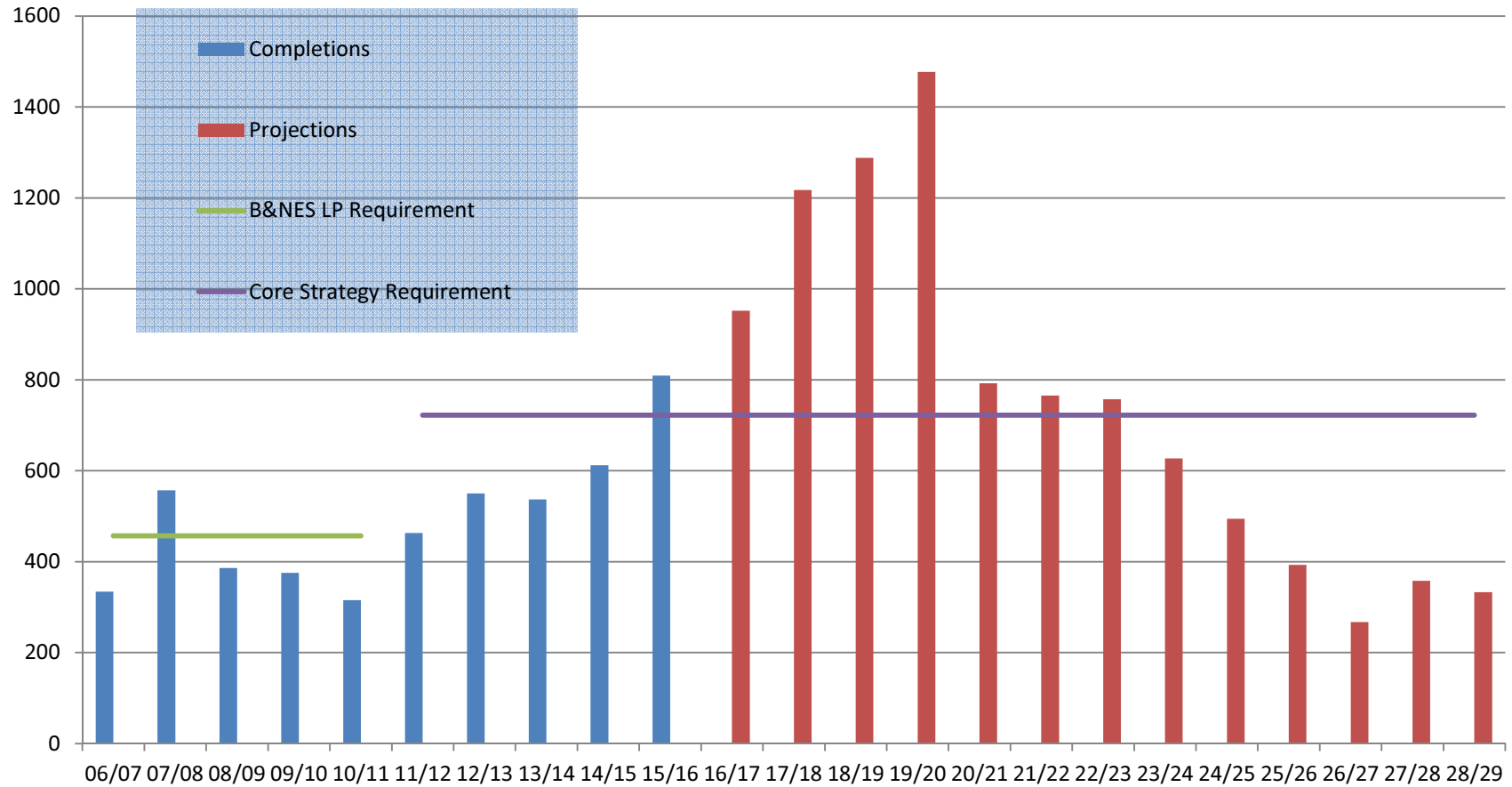


Core Strategy 2011 - 2029

District 13,000 homes (3,200 AH) over 18 yrs, 722 pa,
10,150 jobs

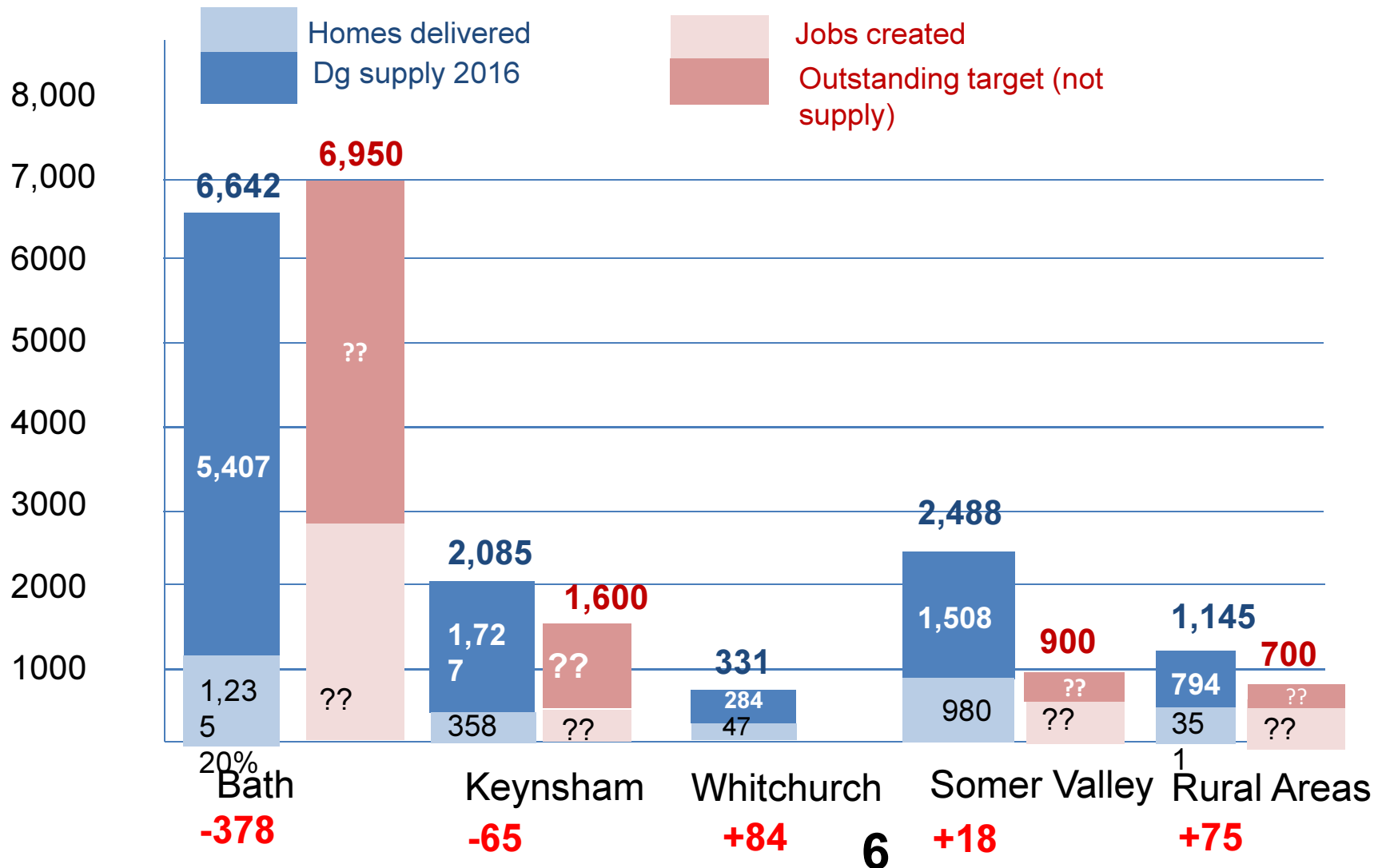


Core Strategy Progress 2016



Core Strategy Progress to April 2016

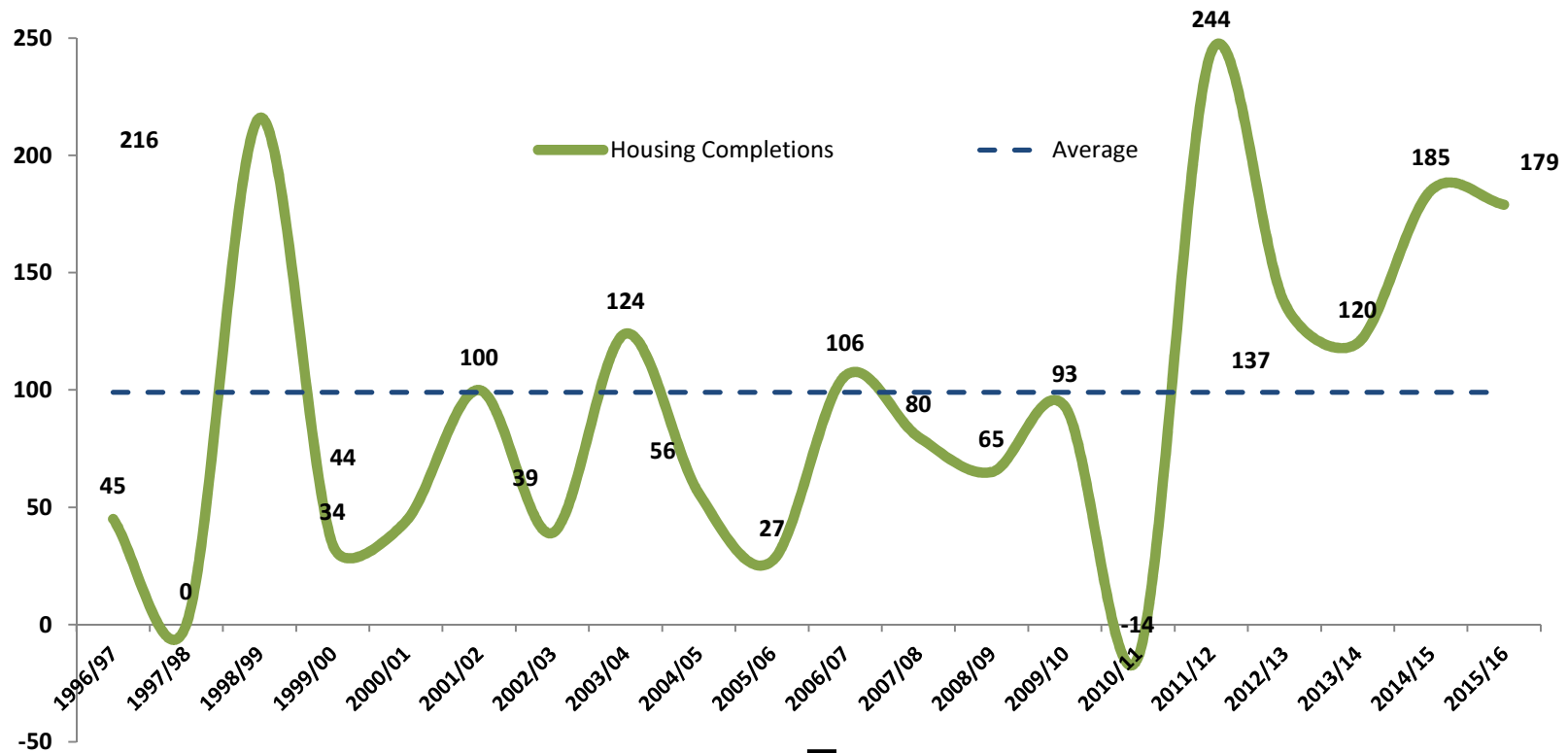
District Supply: 12,691 homes (-309) built 2,971 23% (3,205) 10,150 jobs



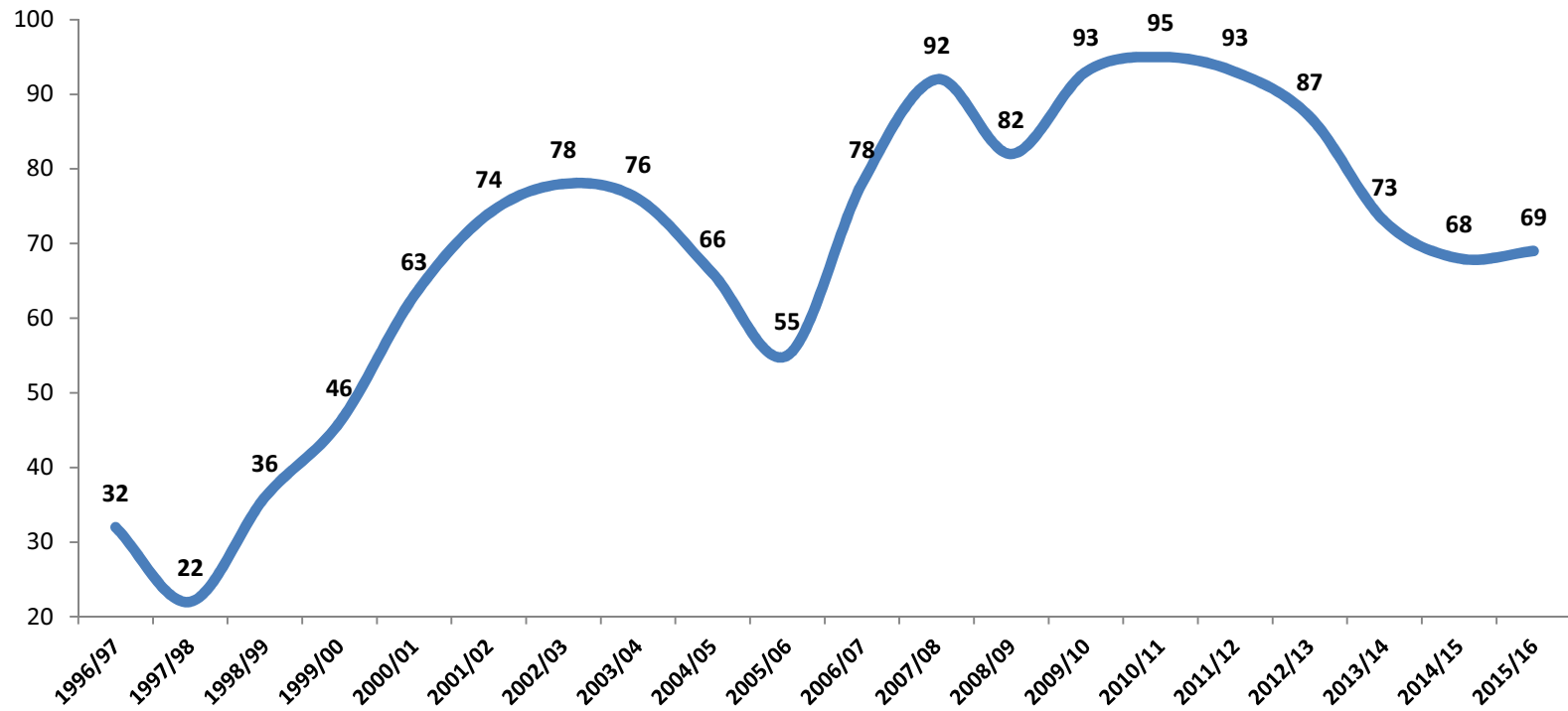
Affordable Housing Delivery

858 built by 2016 27%

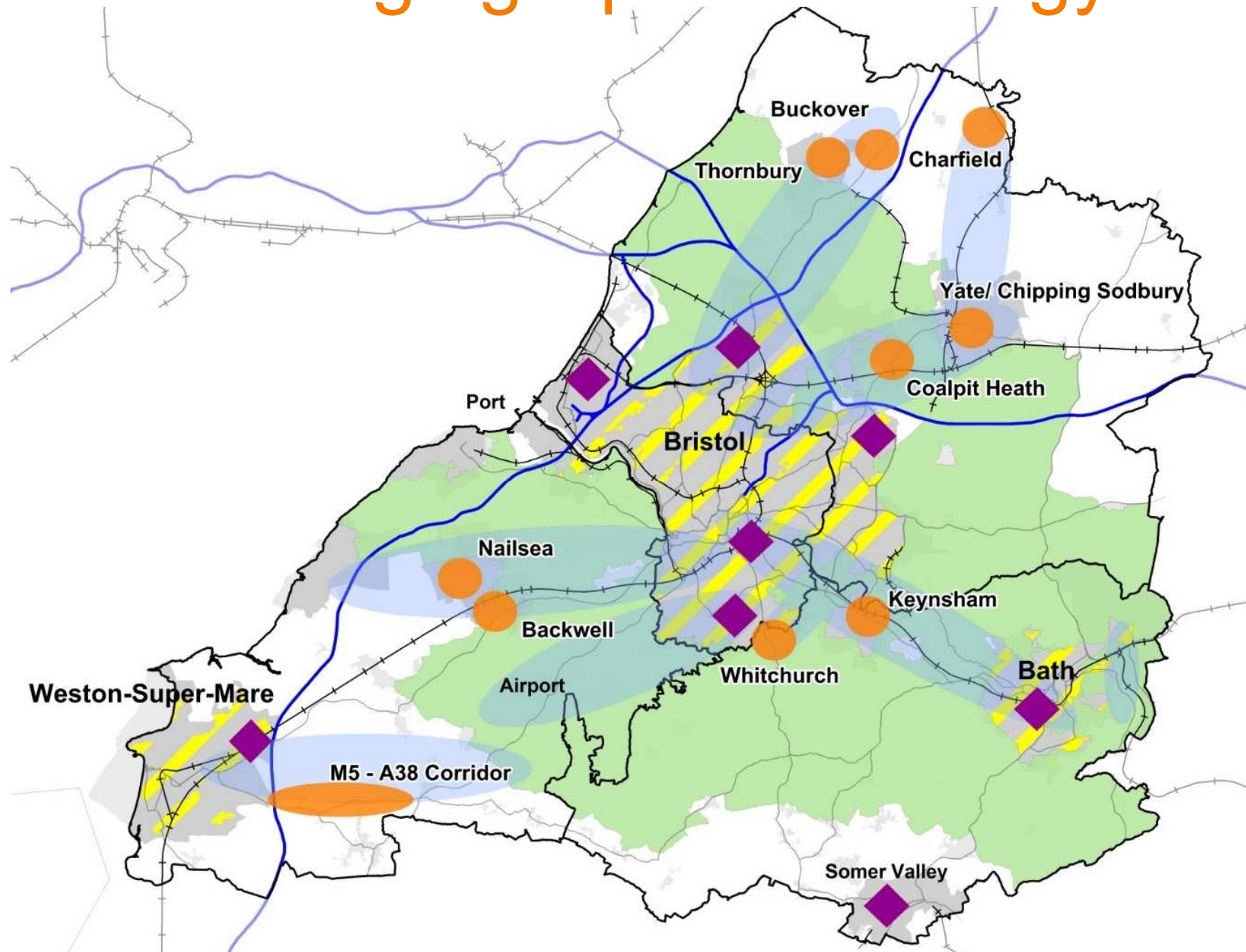
Historic Affordable Housing Completions (net)



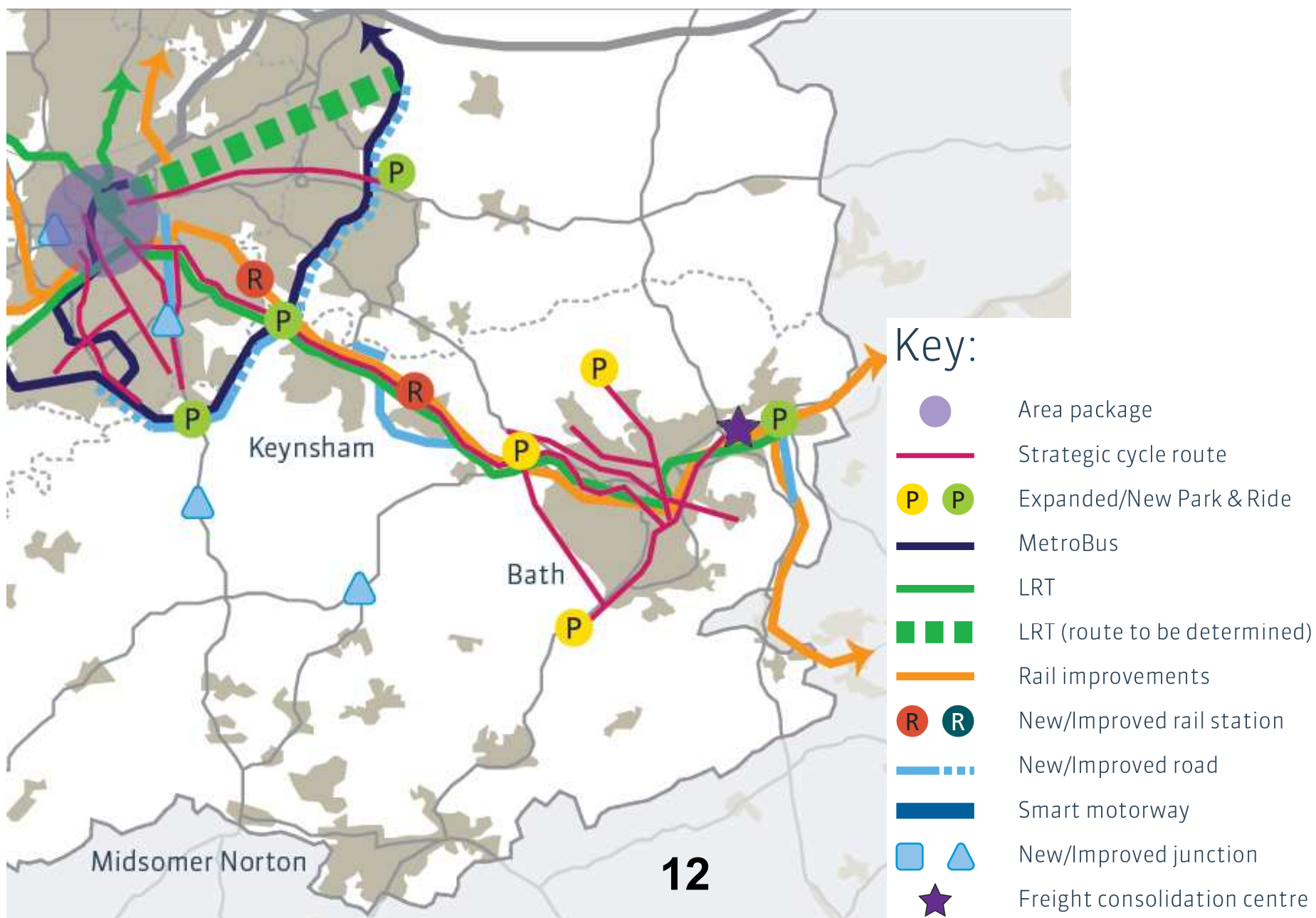
Housing Development on Previously Developed Land (%)



JSP Emerging Spatial Strategy



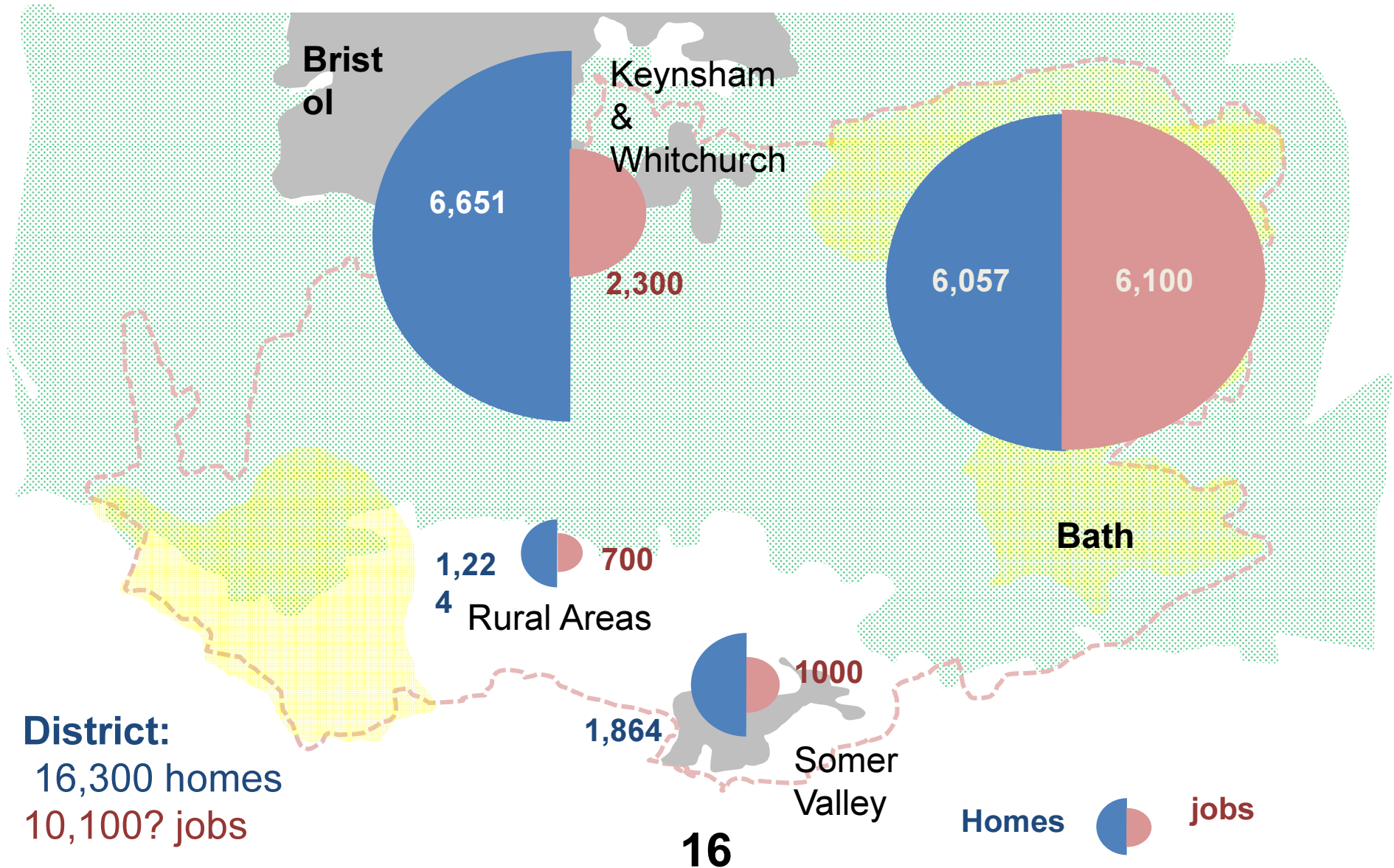
Transport Vision – South East Quadrant



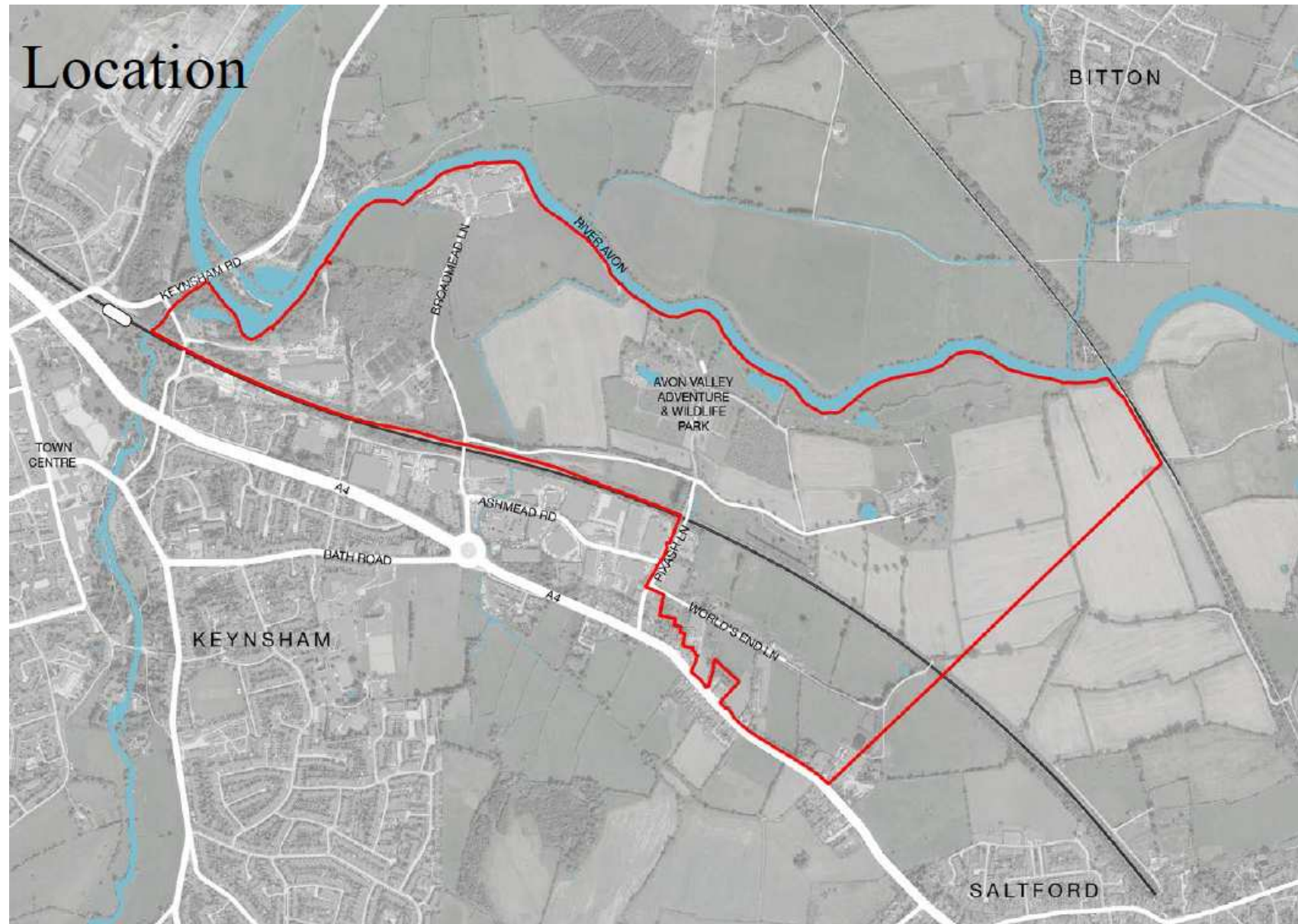
JSP Emerging Spatial Strategy & B&NES

Location	Existing supply Homes at 2016	Emerging Spatial Strategy	Small site 2029-2036	TOTAL
Bath	5,407	300	350	6,057
N. Keynsham	1,727	1,100	40	2,867
Whitchurch	284	3,500	0	3,784
Somer Valley	1,508	1,000	55	2,063
Rural Areas	794		230	1,524
District-wide	9,720	5,900	675	16,295

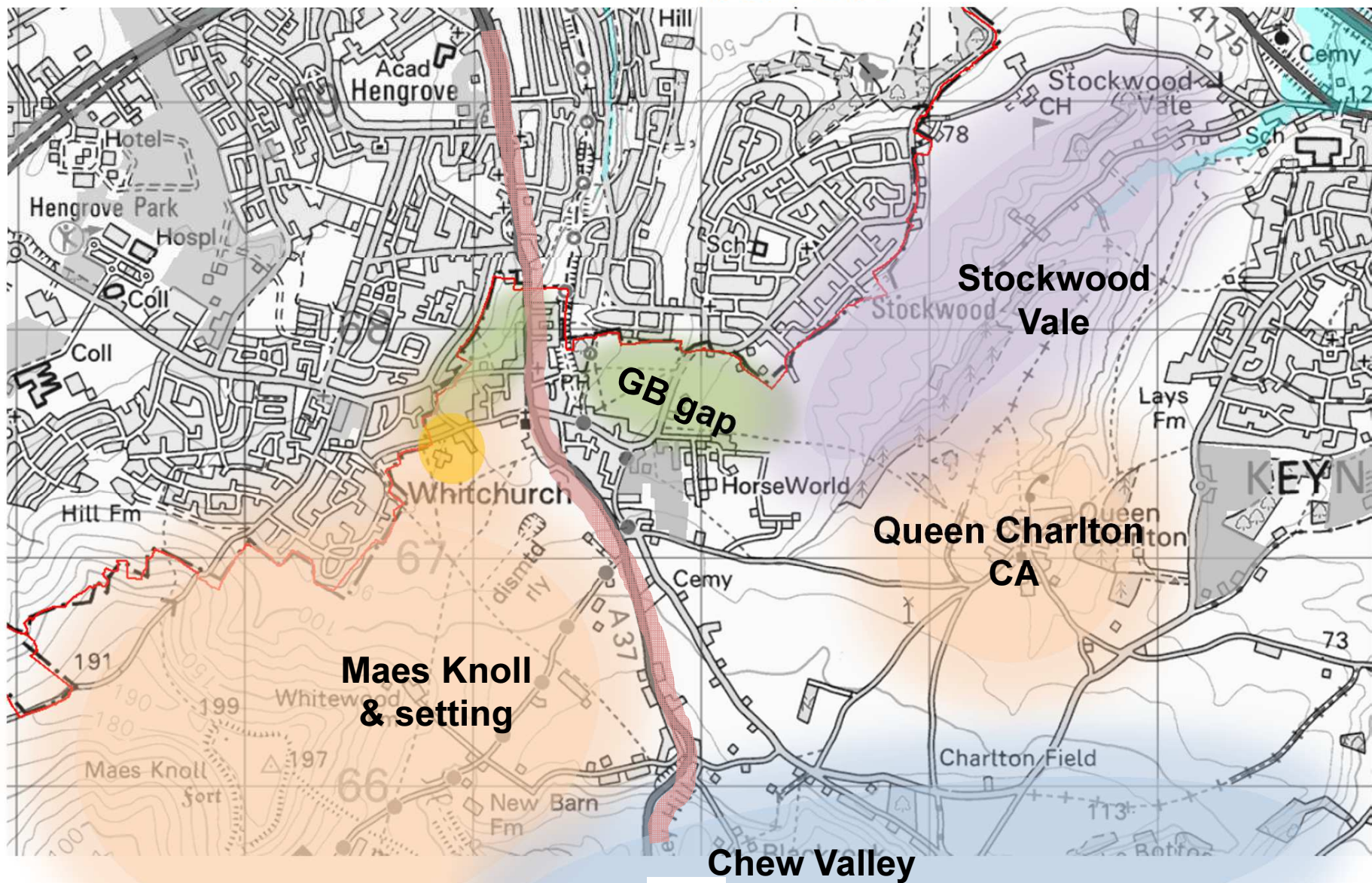
New Local Plan 2016 – 2036 (ESS)



North Keynsham location



Whitchurch



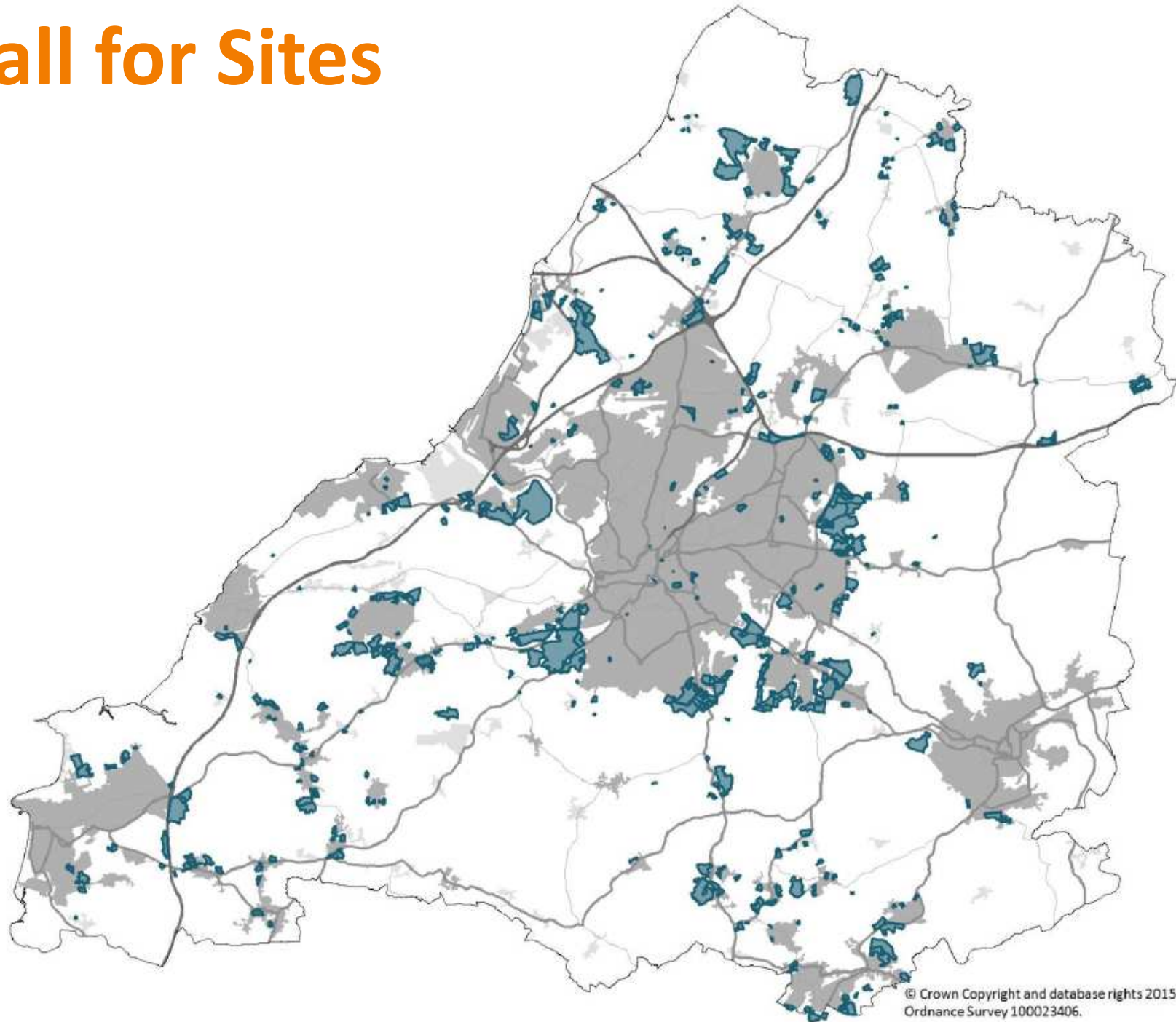
A New Local Plan for B&NES

- Combine Core Strategy & Placemaking Plan **New Local Plan**
- Roll forward policies to **2036**
- Allocate JSP **Strategic locations** (new Green Belt boundary)
- Designate **infrastructure** proposals
- Allocate '**non-strategic**' housing/ **employment sites** & revise settlement hierarchy
- Approach to **affordable housing** policy
- Universities and **student** accommodation
- **new policies** warranted by new legislation, time-related targets e.g. retail, renewable energy
- **Transport** policies

HELAA (previously SHLAA)

- Housing **AND** economic land
- Purpose: **identify & assess** sites for housing & economic uses
- Sites emerge through various sources including previously assessed sites and new **call for sites**: Feb-Mar '17
- HELAA to be complete by **end April**
- Some sites suggested for allocation in Local Plan **Issues and Options**: Sept/Oct '17
- Concurrent NLP work

Call for Sites



A sound plan?

- 1. Positively prepared**

Do we have the right housing target (market and affordable)?

- 2. Justified**

Is this the most appropriate strategy? (have we got the right locations, is the approach to the Green Belt consistent, is the strategy supported by evidence, esp. transport? Have we considered reasonable alternatives?)

- 3. Effective**

Are the locations deliverable?

- 4. Consistent with national policy**

Housing White Paper

- Ongoing emphasis on delivery of homes
- support the development of 'small' sites in rural areas
- GB policy strengthened
- Changes neighbourhood planning
- 5 year HLS & housing delivery test



Neighbourhood Planning

Legend

- 'Made' plan being revised
- Plan has been 'made'
- Plan is awaiting to be 'made'

- Plan under Examination
- Plan formally submitted to B&NES
- Draft Plan out for consultation

- Plan Area designated
- Plan Area out for formal area designation consultation
- No Neighbourhood Plan Area designated

