

West of England

Joint Spatial Plan update

March 2019



Appendix A: JSP Key Diagram

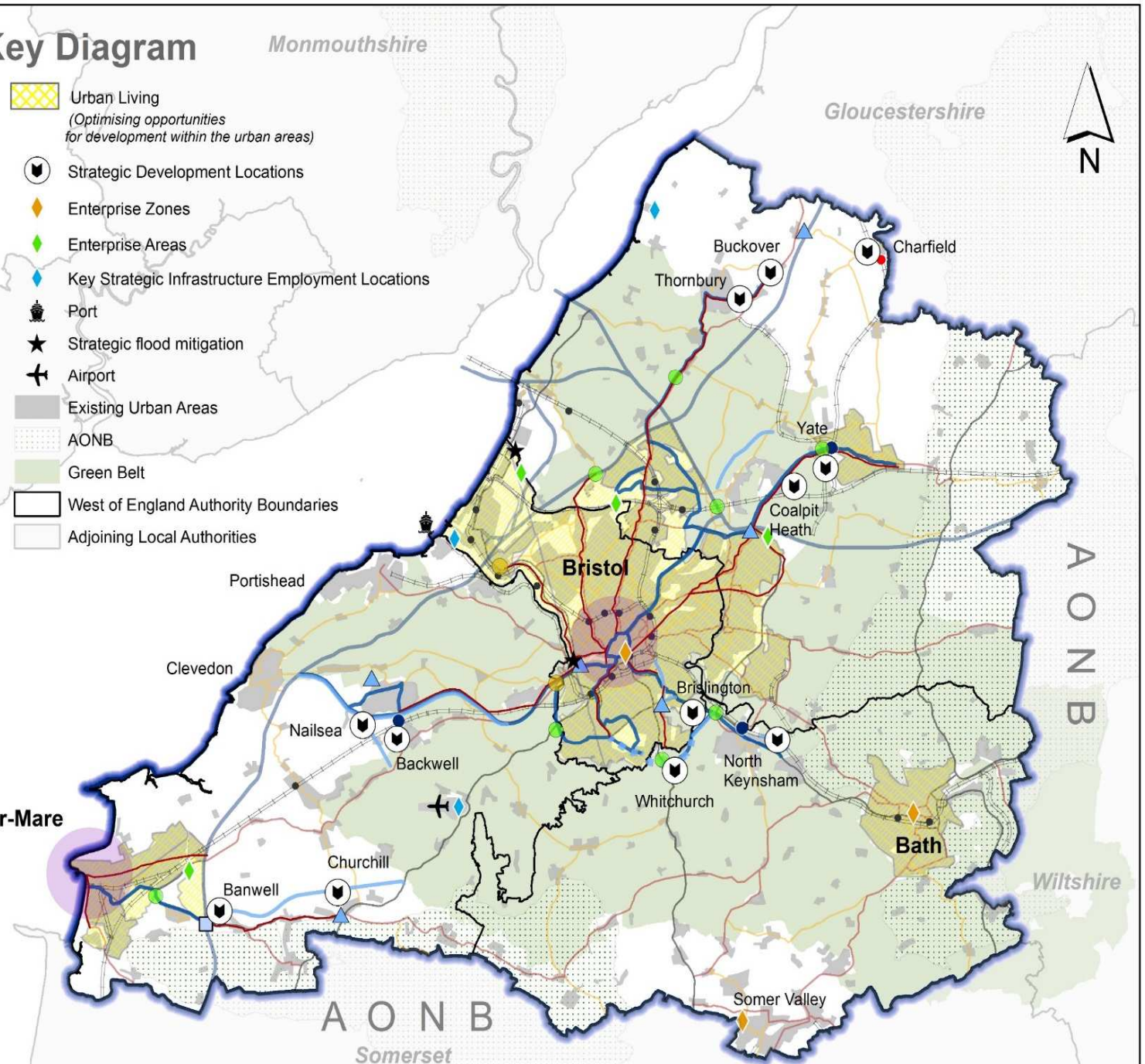
Transport Area Package
(improvements within urban centres focused on enhancing the public realm, walking, cycling and public transport connections)

- ▲ Improved Junctions
- New junction
- Expanded P&R
- New P&R (Indicative)
- New Rail Station
- Improved Rail Station
- Existing Railway stations
- ▬ Improved roads
- ▬ New roads (route to be determined)
- ▬ MetroBus
- ▬ Strategic cycle corridors (Indicative)
- ▬ Railways
- ▬ Motorway
- ▬ Primary road
- ▬ A Road
- ▬ B Road

Urban Living
(Optimising opportunities for development within the urban areas)

- ⦿ Strategic Development Locations
- ◆ Enterprise Zones
- ◆ Enterprise Areas
- ◆ Key Strategic Infrastructure Employment Locations
- ⚓ Port
- ★ Strategic flood mitigation
- ✈ Airport
- Existing Urban Areas
- ▨ AONB
- Green Belt
- ▭ West of England Authority Boundaries
- ▭ Adjoining Local Authorities

Weston-super-Mare



(* The main cities and towns will continue to be supported as key locations for employment.)

(*Transport alignments in this plan are shown for illustrative purposes and are indicative only. Diagram excludes local bus service improvements)

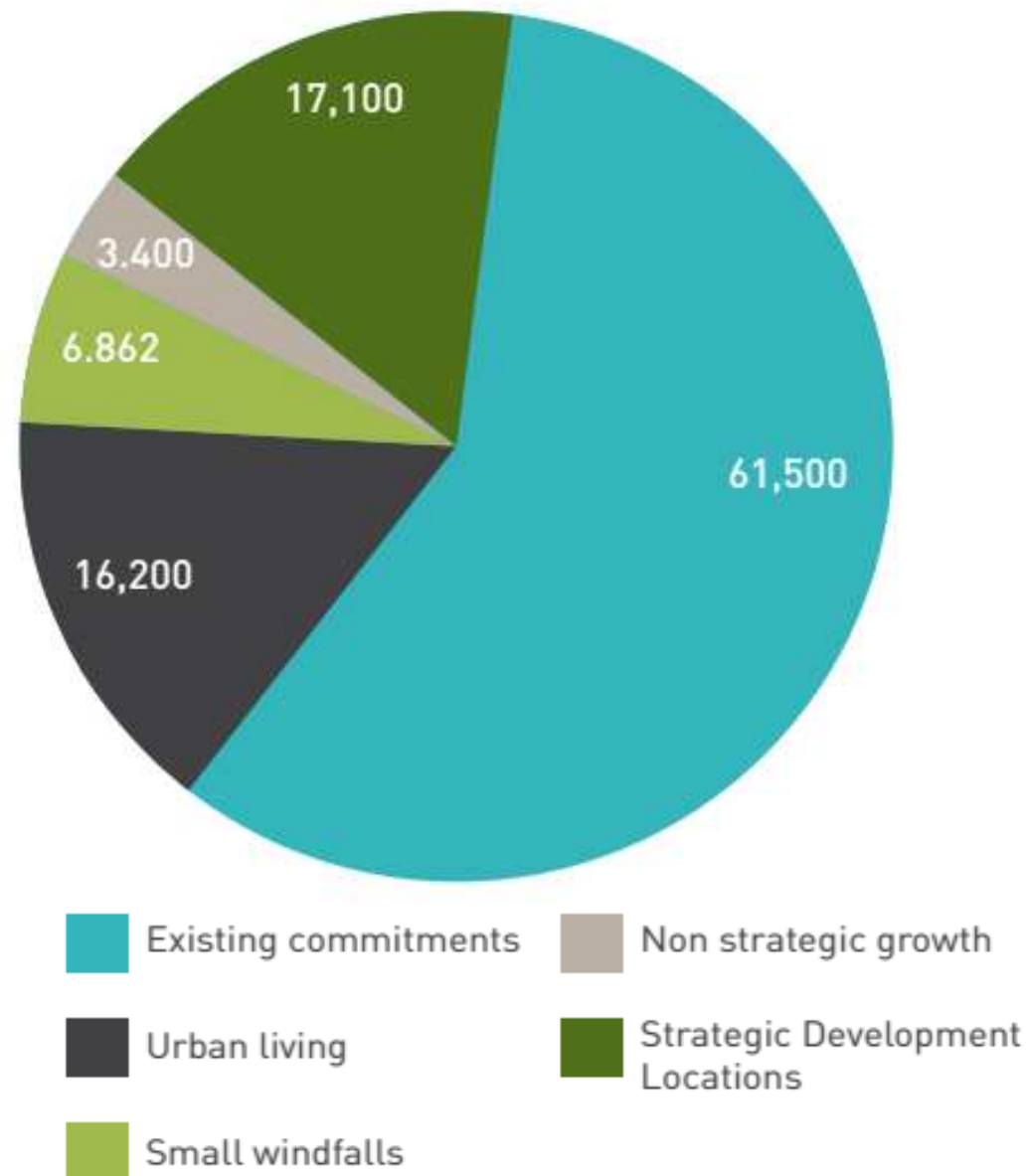
7 Policies

Policy 1	Housing Requirement
Policy 2	Spatial Strategy
Policy 3	Affordable Housing Target
Policy 4	Employment
Policy 5	Place-shaping Principles
Policy 6	Strategic Infrastructure
Policy 7	Strategic Development Locations

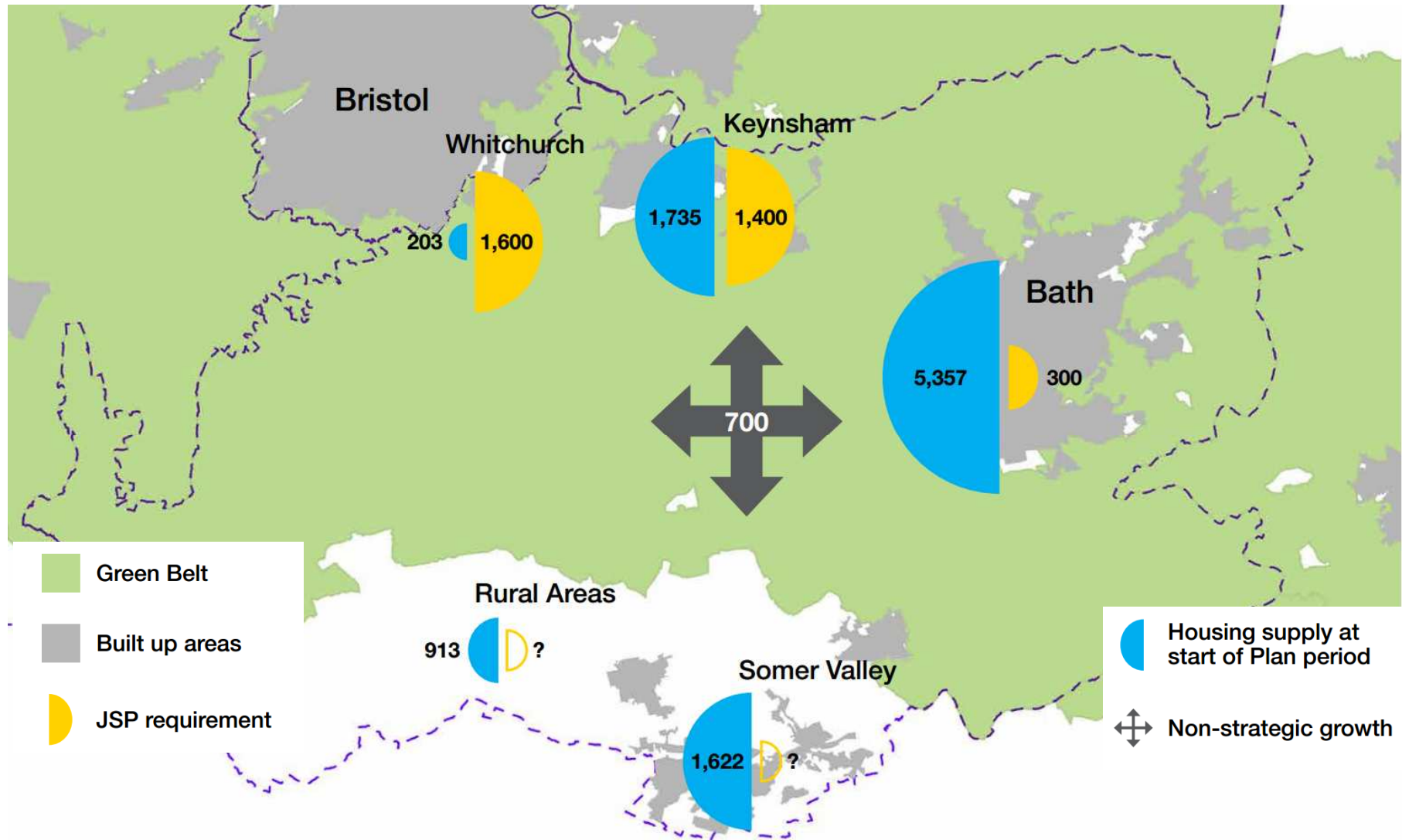
JSP Requirements

- **105,500** new homes by 2036
- Space for **82,500+** new jobs
- **24,500** affordable homes
- Policy 1 UA Housing Requirements;
 - Bristol: 33,500
 - North Somerset: 25,500
 - South Gloucestershire: 32,500
 - B&NES: 14,500

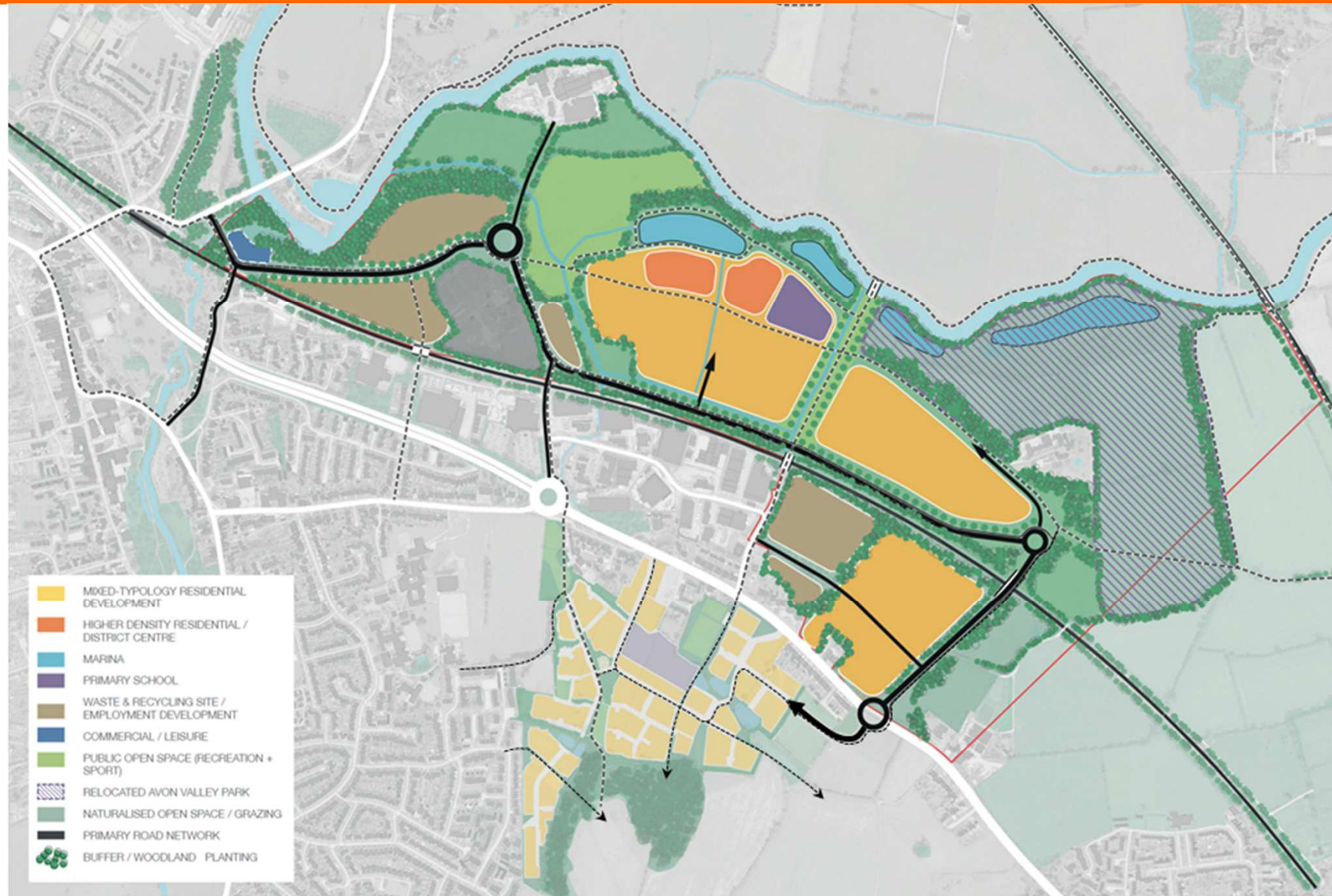
Components of housing supply



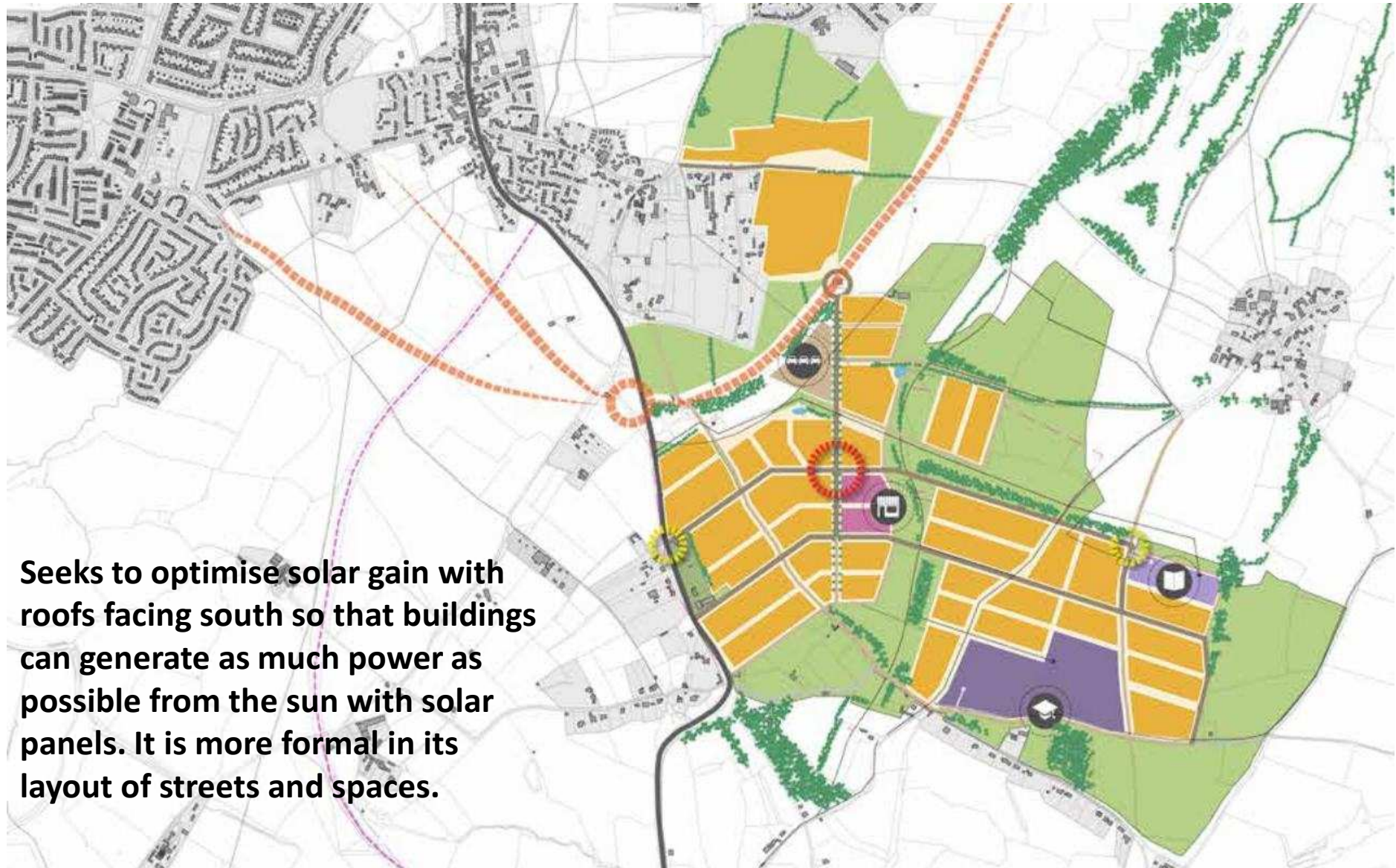
Strategy for B&NES



North Keynsham New Garden Community Emerging Strategic Planning Framework

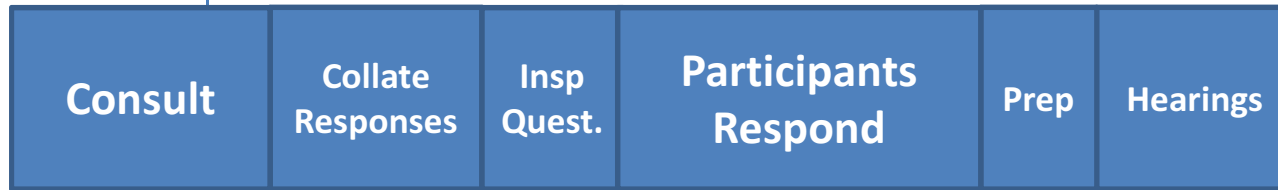


Whitchurch New Garden Community Emerging Option 1



Timetable

JSP



Local Plan



Transport



Dec

Jan

Feb

March

Apr

May

Jun

2018

2019

JSP exam likely main issues

- The spatial strategy is not the most appropriate one
- The Housing Requirement is too low (or too high)
- The infrastructure requirements are not viable / deliverable
- Green Belt release has not been sufficiently justified
- The affordable housing target is too low and the requirement of 35% is not viable
- Insufficient provision has been made for employment growth and the strategy for allocating land is not clear
- The Plan is not legally compliant eg Duty to co-operate, the Sustainability Appraisal, Habitats Regulations