

## West of England Joint Spatial Plan - Publication Representation Form

The West of England councils - Bath & North East Somerset, Bristol City, North Somerset and South Gloucestershire councils are inviting representations on the Publication Document of the West of England Joint Spatial Plan. These will be considered by the examining Inspector in the context of the soundness and legal compliance of the Plan.

**Please return this form by Wednesday 10<sup>th</sup> January 2018.**

**Email to:** [comment@jointplanningwofe.org.uk](mailto:comment@jointplanningwofe.org.uk) **or post to:** West of England Joint Spatial Plan, C/o South Gloucestershire Council, Planning, PO Box 1954, Bristol BS37 0DD

**This form has two parts:**

**Part A** – Personal Details

**Part B** – Your representation.

**Please fill in a separate sheet for each representation you wish to make.**

To ensure your representation is restricted to issues of soundness and legal compliance, you are advised to refer to the accompanying **Guidance Document** and make your representation on this official form that has been specifically designed to assist you in making your representation.

**Please be aware that all comments made on the Joint Spatial Plan will be publicly available.**

Anonymous forms cannot be accepted and so to submit your form you must include your details below.

You should refer to section 5 in the Guidance Document for advice on how to make a **joint representation**.

### Part A

#### 1. Personal Details\* 2. Agent's Details (if applicable)

\* If an agent is appointed, complete only the Title, Name and Organisation boxes in 1. below adding the agent's details in 2 below.

Title*	Ms	
First Name*	Sophie	
Last Name*	Spencer	
Job Title (where relevant)	Director	
Organisation* (where relevant)	CPRE Avonside (including CPRE South Gloucestershire District Group, CPRE BANES District Group and CPRE North Somerset District Group)	
Address Line 1	PO Box 1621	
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*Sophie Spencer*

Signature

Date 08/01/18

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## Part B - Your Representation

Please use a separate form for each representation made and read the accompanying **Guidance Note** that accompanies this form before you complete it.

Name or Organisation: CPRE Avonside (Form 3 of 18)

Q1. On which part of the Joint Spatial Plan are you commenting? Please see the note above.

Chapter	<input type="text" value="2"/> <input type="text" value="4"/> <input type="text" value="4"/>	Paragraph	<input type="text" value="4"/> <input type="text" value="1-5"/> <input type="text" value="1-8"/>	Policy	<input type="text" value="-"/> <input type="text" value="-"/> <input type="text" value="-"/>
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Key Diagram

Q2. Do you consider the Joint Spatial Plan to be:

Legally compliant?	Yes	<input type="text"/>	No	<input checked="" type="checkbox"/>
Sound?	Yes	<input type="text"/>	No	<input checked="" type="checkbox"/>
Compliant with the Duty to co-operate?	Yes	<input type="text"/>	No	<input type="text"/>

Please tick as appropriate

Q3. Please give details of why you consider the Joint Spatial Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Joint Spatial Plan or its compliance with the duty to co-operate, please also use this box to set out your representation.

### Summary

The JSP is **unsound because it is not positively prepared** - it has not used the information supplied by the SHMA accurately so cannot be providing the right amount of homes for the area in a sustainable way. We also question whether the plan is in fact, **not legal** due to the way in which the consultation process has been undertaken in respect of numbers of housing allocated in the HMAs.

### Detail

Bath HMA was only included part way through the construction of the JSP. In order to create the JSP West of England Combined Authority (WECA) have used basic assumptions derived from answers to a consultation that was initially restricted to the employment and housing growth in Bristol to inform policy in an expanded area that now includes the separate and distinct economic unit of Bath. There has been no attempt to relate the results of the initial consultation to the new area. We believe this renders the process fundamentally flawed.

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Assumptions and the following actions have confused the political and Housing Management Area (HMA) borders. The Bristol HMA extends beyond South Gloucestershire to the North and North Somerset to the South; it encompasses the Western half of Bath and North East Somerset including Keynsham, Saltford and Whitchurch. The Bath HMA occupies the remainder of B&NES and extends into West Wiltshire and Mendip. The housing requirements of one HMA cannot, by definition, be satisfied by building in the other.

The first JSP consultation sought opinions and reasoned arguments on four different scenarios in order to arrive at the policy to be adopted in selecting the strategic locations for the 85,000 houses said to be required to satisfy the growth in employment inside the Bristol HMA. There was no provision for growth in employment within the Bath HMA. The second consultation expanded the scope to include the Bath HMA which added 12,800 houses to the total required. It designated two strategic employment areas in Bath and Midsomer Norton, but drew its basic premises of strategic housing locations and selection of the appropriate ruling criteria (protection of the Green Belt as opposed to others like transport) from the results of the first. The consultation documents identified the possible housing locations that resulted from the first consultation, all in the Bristol HMA; no locations were identified within the Bath HMA to accommodate the additional housing that the expansion had brought.

Following the second consultation the Authorities produced the final proposal which, with the possible exception of a small urban intensification in Bath, some villages and windfalls maintained all the strategic housing locations in the Bristol HMA. It seeks to service the employment growth areas within the Bath HMA from residential development in the outer regions of Bristol. This approach is also not sustainable or fulfilling the strategic priorities of the JSP.

As identified in our comments to paragraph 2, the JSP fails to sufficiently integrate strategies for housing and employment in the sub-region. The JSP should not seek to house people needed to fill the jobs created in the employment areas of the Bath HMA by persons dwelling in the distantly sited communities of the Bristol HMA. Instead it should consider ways to improve the density and diversity of housing within Bath HMA. There have been good examples of appropriate density housing built in the Somer Valley and in Bath. To meet its own vision and strategic priorities the JSP should identify opportunities to improve existing communities within the sub-region that are in need of affordable and better quality housing, where housing density can be improved and the area regenerated through new employment opportunities and public transport links.

In relation to the consultation process that has resulted in the current JSP the WECA should be able to prove that the outcome of the first consultation is sufficiently representative of the population of the two areas. Due to the misuse and allocation of HMA numbers this they are unable to do. They cannot say without equivocation, that the people, businesses and organisations who first responded would not have expressed different opinions if had they been aware of the intention to also include Bath's housing needs in the areas they were consulted about. Neither can they avow that none of the people residing in the Bath HMA declined to respond because they rightly believed they were not affected. It cannot be sound that having consulted communities on the basis that they had been identified as only suitable for "small-scale development" (Nov 2016 paragraph 5.21), to then without further dialogue, designate them Strategic Housing locations.

*Please continue on a separate sheet/expand box if necessary*

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**Q4. Please set out what modification(s) you consider necessary to make the Joint Spatial Plan legally compliant or sound, having regard to the matter you have identified at Q3 above where this relates to soundness. (Please note that any non-compliance with the duty to co-operate is incapable of modification at Examination.) You will need to say why this change will make the Joint Spatial Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible:**

**CPRE Recommendation 5:** Notwithstanding our comments relating to the need to reduce housing numbers in line with more recent forecasts of the economic growth of the region, the JSP needs to be revised to accurately use the information from the HMAs to allocate housing across the whole plan area. We specifically recommend that a new assessment of housing need in both HMAs is undertaken.

**CPRE Recommendation 6:** To meet its own vision and strategic priorities the JSP should identify opportunities to improve existing communities within the sub-region that are in need of affordable and better quality housing, where housing density can be improved and the area regenerated through new employment opportunities and public transport links.

*Please continue on a separate sheet/expand box if necessary*

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

**Q5. If your representation is seeking modification, do you consider it necessary to participate at the oral part of the Examination?**

**No**, I do not wish to participate at the examination hearings

**Yes**, I wish to participate at the examination hearings

**Q6. If you wish to participate, please outline why you consider this to be necessary.**

Our comments demonstrate significant failures of the JSP to meet the tests of soundness which should be explored further in any examination hearing. CPRE Avonside is the local branch of a respected national charity. We anticipate that the Planning Inspectorate will know CPRE by reputation and value the input of our knowledge and understanding of the issues and local area to be explored in this important process.

*Please continue on a separate sheet/expand box if necessary*

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the Examination.

Name

Date

**All representations must be received no later than Wednesday 10<sup>th</sup> January 2018**  
**Please keep a copy of this form for future reference.**