

West of England Plan-Making WECA and North Somerset Consultations Launched Briefing Note

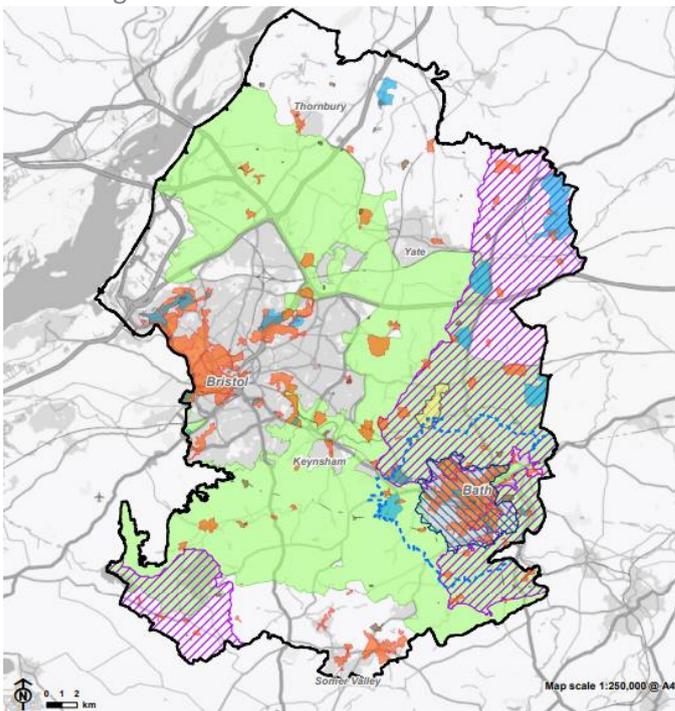
Date: 5th November 2020
Ref No: 340

Two consultations have been launched in the West of England this week, with both documents open for comment until **14 December 2020**.

West of England Combined Authority (WECA) Spatial Development Strategy (SDS)

The SDS is a higher level strategic document which is intended to influence the scale and location of residential and commercial development across Bath and North East Somerset, Bristol and South Gloucestershire Councils areas.

The SDS will not make formal land allocations but include overarching policies and a map of broad areas for 'growth and change'.



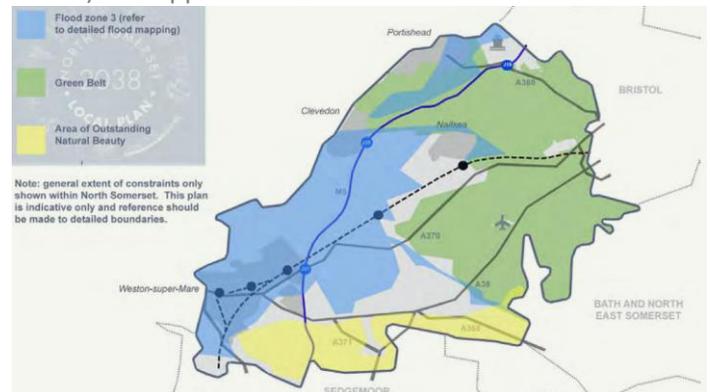
WECA is 'engaging' on key themes – no indication is given for the scale or location of the growth strategy and no commitment is made to a review of the Green Belt.

The SDS consultation includes a question relating to the '15 minute neighbourhood'. To best promote your interests, get in touch to discuss how best to respond to this consultation; representations accompanied by vision documents can secure early support in the SDS.

North Somerset Local Plan Choices Consultation

North Somerset's summer 'challenges' consultation has now been reported on, including publication of the names of 56 sites submitted for potential development.

The Council has also published a Choices document, focusing more plainly on development constraints (as below) and opportunities.



No figure has been agreed for employment growth, and so the current approach is focused on providing options for potential employment growth via:

- Urban regeneration and re-use of brownfield land
- Mixed use developments at the larger potential growth areas
- New strategic business locations

New opportunities may arise from the evolving retail, hospitality and office sectors; early representations on any opportunities should now be made.

The Council acknowledges the potential difficulties from the proposed uplift in housing requirement – just 868 homes were delivered in 2019/20.

		per annum	over 15 years
Current target		1,049	15,725
Current	standard method	1,365	20,475
Proposed	method	1,708	25,620

The Council estimates capacity from current permissions, urban regeneration, and small scale development around the rural villages to be just 5,000 new homes. *At least* another 15,475 homes will need to be identified.

Contact us:

Broad Quay House (5th floor), Prince Street, Bristol, BS1 4DJ
t 01179 058 850 e bristol@dlpconsultants.co.uk

Four key approaches to the delivery of housing land have been proposed, as per the diagrams shown here. The potential areas and scale of growth have been broadly identified, but do not take account of the potential uplift of the housing requirement to 25,620 dwellings.

Both these documents are at an important juncture; and early engagement through focused representations can be beneficial in the promotion of individual sites to ensure that the strategies selected do not exclude such sites at an early stage.

It is also important to engage with the plan making authorities so they understand not only the sites in your portfolio but what they can deliver and how impacts can be mitigated through thoughtful planning.

These strategies appear to be proceeding on meeting the minimum requirement for housing as suggested by the standard method; representation should also consider if this is an appropriate response to the PPG. In other locations DLP has encouraged Inspectors to look beyond the minimum requirement when planning for housing.

To discuss promotion to either consultation, including land supply and masterplanning work, please get in touch:

Meghan Rossiter, Associate Director, Bristol
Roland Bolton, Director, SPRU
Selma Hooley, Director, BE1 Architects
meghan.rossiter@dlpconsultants.co.uk 07867 171786
roland.bolton@dlpconsultants.co.uk 07831 155353
selma.hooley@be-1.co.uk 07904 359896

