

West of England Partnership  
Planning, Housing & Communities Board  
22 April 2010

## Scope of the Supplementary Planning Document

### Purpose of Report

1. To confirm further conclusions on the scope and timing of the Supplementary Planning Document (SPD) and to seek Board Members further views.

### Context

2. At the recent meeting of the Board, and the West of England Partnership Board, members emphasised the importance they attached to concluding the SPD as soon as possible.
3. The purpose of a Supplementary Planning Document (SPD) was first introduced in the MAA<sup>1</sup>. This made a commitment to the Delivery & Infrastructure Investment Plan being embodied into a Supplementary Planning Document, underpinned by a sub-regional development trajectory.
4. CLG endorsed "...the adoption of a joint sub-regional development trajectory in the Plan based on 5 year tranches which demonstrates a deliverable supply of housing as set out in PPS3. This sequencing and phasing will assist best use of infrastructure, the delivery of mixed and sustainable communities and market recovery; this will provide confidence to developers and discourage inappropriate development".

### Proposal

5. The Supplementary Planning Document (SPD) will:
  - Identify infrastructure constraints and how the sub region is securing investment and delivering homes over the next ten years, five years firm, five years indicative. This will contribute to delivering the longer term housing requirements to support the economic potential of the sub-region.
  - Support the delivery of Core Strategies in the sub-region to support balanced growth across the authorities in the West of England.
  - Provide guidance on how this would be achieved in a co-ordinated way to avoid incoherent, piecemeal development which would lead to inappropriate schemes of low quality that do not contribute to the West of England Vision of inclusive sustainable communities in which people want to live and work.
  - Include reference to green infrastructure and urban design principles but will focus on: how the combination of the infrastructure plan and the development trajectory will assist delivery; the time period it will cover; the development trajectory it will contain; and how, as a material consideration, it will assist in the assessment of development proposals.

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<sup>1</sup> West of England MAA pgs 16 & 17, summary of actions, benefits and barriers.

## **Preliminary summary of proposed content:**

6. This is as follows:

- Executive Summary: The SPD supports the planning policies in the emerging Core Strategies and the commitment in the MAA to provide a well evidenced plan for the sequencing and phasing of sustainable development.
- Introduction setting out:
  - a. SPD-purpose, key issues to address, how the SPD will add value to assessments of development proposals, context, conformity and relationship to LDFs and national policy
  - b. Policy support for the place-making approach
  - c. Local policy context
  - d. Other relevant Policy, Plans or Guidance
- Guidance for New Development setting out:
  - a. Expectations of development-objectives of the authorities, Government and our communities
  - b. Joint delivery- working together to achieve better planning outcomes, align interests and maximise funding opportunities to assist delivery, and to provide confidence to developers/LPAs
  - c. Key employment and housing locations for growth
  - d. Development trajectory-5 year land supply, plus a further indicative 5 year period
  - e. Delivery and investment plan.
- Appendices
  - a. Shared evidence base:
    - i. Strategic Housing Land Availability Assessments
    - ii. Strategic Housing Market Assessment
    - iii. Multi Area Agreement
    - iv. Joint Infrastructure and Delivery Plan –through the Single Conversation with the HCA and other partner agencies
  - b. Consultation through the Single Conversation: Government Office South West, Homes & Community Agency, Regional Development Agency, Environment Agency, Highways Agency, Housing Associations as delivery partners and; the Development Industry
  - c. Wider public consultation on the SPD
  - d. Sustainability Appraisal scoping study

## **Indicative Work Programme May-December 2010**

7. This is as follows:

- May. Sustainability Appraisal scoping study. Emerging Core Strategy Sustainability Appraisals of the Issues and Options stages are likely to be sufficient given that the SPD is about implementation of emerging Core Strategy policies rather than generating options/alternatives that will have different likely significant effects.
- June. Informal engagement of development industry including Housing Associations will be required in addition to formal public consultation.
- July. First draft SPD to be considered by the Planning Housing & Communities Board.
- Consultation draft SPD to the Board, Partnership Board and Council Cabinets in September/October.
- October. Finalise SHLAAs.
- November/December. 6 week public consultation on the SPD content after the SHLAA evidence base is finalised. There may need to be provision for one further round should there be significant issues to address from the consultation.

### **Recommendation**

8. That Board Members give their further views in the arrangements for developing the Supplementary Planning Document (SPD).

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