

**West of England Partnership
Joint Scrutiny Committee
12 September 2008**

Preparation of a West of England Partnership response to the Proposed Changes to the Regional Spatial Strategy.

Recommendations

1. That the members note the report.
2. That the members express their views on the content of a Partnership response to the Proposed Changes, to be submitted to the Secretary of State.

Background

1. The Secretary of State for Communities and Local Government has announced her response to the Examination in Public Recommendations on the Regional Spatial Strategy (RSS). These are referred to as the **Proposed Changes**. There will be a period of consultation for Local Authorities to make responses, until the 24th October 2008.
2. The West of England Partnership Office have prepared a briefing note for the Heads of Planning meeting on the 5th September 2008. The briefing note summarises the key strategic issues arising from the draft RSS (see Appendix A overleaf), and raised previously on behalf of the West of England, and considers how these issues have been addressed by the Proposed Changes. There are a range of issues to be considered including the level of provision of additional dwellings (see Appendix B).
3. The Partnership Office will be seeking the views of Heads of Planning, Joint Scrutiny, and the Planning, Housing and Communities Board on the key issues identified. This will inform the preparation of a Partnership response to the consultation on the Proposed Changes.

Summary of next steps

4. Following the Heads of Planning meeting on the 5th September the key issues will be tabulated and presented to the Planning, Housing and Communities Executive briefing on the 11th September and the Joint Scrutiny Committee on the 12th September.
5. Joint Scrutiny members will be invited to agree a statement of their views to inform the preparation of a draft Partnership response to be considered by the Heads of Planning on 6th October.

6. After agreement with the Heads of Planning the Partnership response will be presented to the Planning Housing and Communities Board on the 20th October. Having regard to the views of Joint Scrutiny and Heads of Planning, the Board will be invited to recommend the Partnership response be submitted to the Secretary of State for the 24th October.

Laura Grady
West of England Partnership Office-Senior Planner
laura.grady@westofengland.org 0117 9036114

Appendix A: Key Strategic Issues arising with Draft RSS

- Overall level of job growth;
- Overall level of provision for additional dwellings;
- Infrastructure requirements arising from growth;
- The locational specificity of the spatial strategy;
- The role of smaller towns in meeting growth requirements;
- The phasing of urban extensions;
- The distribution of employment growth;
- Requirements for employment land, and office, retail and leisure provision in town centres;
- West of England Housing Market Area;
- RSS support for strategic flood management solution.
- Greenbelt.

Appendix B: Housing Figures West of England SHMA

Dwelling allocations by District and locations: Draft RSS compared with Panel Modifications and the Secretary of State Proposed Changes.

2006-2026			
Area	Draft RSS Allocation	Draft RSS Panel Recommendations	Secretary of State Proposed Changes
	2006-2026	2006-2026	2006-2026
B&NES	15,500	18,800	21,300
Bristol	28,000	30,000	36,500
North Somerset	26,000	26,750	26,750
South Gloucestershire	23,000	30,800	32,800
West of England Sub -region	92,500	106,350	117,350

Annual allocations		
Draft RSS Allocation	Draft RSS Panel Recommendations	Secretary of State Proposed Changes
2006-2026	2006-2026	2006-2026
775	940	1,065
1,400	1,500	1,825
1,300	1,338	1,338
1,150	1,540	1,640
4,625	5,318	5,868

Locations	Draft RSS allocations	Draft RSS Panel Modifications	Secretary of State Proposed Changes to the RSS
Bristol City	28,000	30,000	36,500
Bristol urban area	26,500	28,500	33,500
Urban extension (part of area of search A)	1,500	1,500	1,500
Bristol urban extension (area of Search B)			1,500
South Gloucestershire	23,000	30,800	32,800
Urban Area	13,000	15,500	17,500
Urban Extension (areas of search C)	8,000	8,000	8,000
Urban Extension (areas of search D)			2,000
Areas of Search at Yate	0	5,000	3,000
Remainder of District	2,000	2,300	2,300
North Somerset	26,000	26,750	26,750
WsM urban Area	3,000	3,000	3,000
Bristol Urban Extension (part of area of search A)	9,000	9,000	9,000
WsM Urban Extension (area of search F panel mods) (area of search H proposed changes)	9,000	9,000	9,000
Remainder of district	5,000	5,750	5,750
B&NES	15,500	18,800	21,300
Bath Urban Area	6,000	6,000	6,000
Bath Urban Extension (Area of Search E)	1,500	1,500	2,000
Bristol Urban Extension (Area of Search B)	6,000	6,000	8,000
Area of Search at Keynsham (listed as area of search 1F in proposed changes)	0	3,000	3,000
Remainder of District	2,000	2,300	2,300