

Saltford Parish Council response to JOINT SPATIAL PLAN

QUESTION	RESPONSE
<p>1. Does the proposed strategy make adequate provision to address the housing needs of the West of England?</p>	<p>The proposed JSP does not appear to empower or take account of the emerging role that WoE Councils could have in usefully building housing themselves thereby meeting needs rather than relying entirely on the private sector to deliver both housing numbers and affordable housing. Here Councils' involvement would act as a driver for housing supply and reduce developers' control on the delivery side.</p> <p>We question whether one new settlement would be sufficient in the JSP period to meet planned housing need and would ask that further deeper investigation is made into additional new settlements to show that this option has been fully explored and evaluated.</p> <p>No account appears to have been made for a necessary contribution to housing from South Wales for the very large numbers of welsh workers who travel to work within the West of England. South Wales also helps meet the housing requirements arising from economic growth in the Bristol and the West of England.</p> <p>The element of the plan relating to BANES proposes no new larger scale housing developments for other parts of BANES apart from that on the West side of BANES. This rational does need to be fully justified in respect of meeting the need for additional affordable and social housing reasonably close to residents in other parts of BANES.</p> <p>No account in housing estimates appears to have been taken of the UK's decision to leave the European Union and its effect on housing demand from reduced inward migration. Over reliance on a 'predict and provide' approach when no measures are proposed to affect predictions is a cause for concern.</p> <p>For housing delivery statistics we recommend that account be taken in respect of the 1,000s of square metres of habitable space which is brought forward by house extensions in the region by occupants on a continual basis as evidenced by planning applications. This extra space is provided without any additional land being taken. These extensions produce a supply of bigger homes for large and growing families. This space is for the major part also quickly brought forward, building works often starting within weeks of approval.</p> <p>Over time these larger houses can be invaluable to house those families where mixed generations might</p>

	<p>want to live together. The additional rooms created might also be a resource in the future to help provide lodging for the growing number of university students in the region, and also providing an income for house owners. Alternatively they and existing larger homes can provide householders with the ability to convert their property into maisonettes, for example after children have left home or when there is just one surviving spouse living alone in a large house. These homes can introduce additional affordable housing into the housing market. A strategy to implement a scheme that encourages and assists such conversions should be considered.</p>
<p>2. How can we increase the delivery of homes, in particular much needed affordable homes in the West of England?</p>	<p>Councils to undertake house building. Better use of existing buildings and brownfield sites so that modern and attractive apartments/flats are provided suitable for workers close to employment.</p> <p>A proactive education programme should be implemented to explain the benefits of medium rise housing to increase housing numbers delivered in inner city locations.</p>
<p>3. Does the proposed strategy make adequate provision to address the economic and employment needs of the West of England?</p>	<p>We do not have sufficient information for the West of England to make a judgement.</p>
<p>4. Does the Preferred Spatial Strategy and the locations identified meet the plan's strategic priorities and vision?</p>	<p>We refer to our answer to question 1.</p>
<p>5. Are there any reasons why this strategy or identified locations could not be delivered?</p>	<p>The plan relies too heavily on road infrastructure for solutions. It does not take fully into account the existing asset throughout the region of disused rail corridors which could be widened for shared use to include LRT and thereby benefit a higher percentage of the local community.</p>
<p>6. Is the Preferred Spatial Strategy the most appropriate strategy, when considered against the reasonable alternatives?</p>	<p>To answer this question respondents need to know what the other "reasonable alternatives" are.</p>