

Neighbourhood Planning Network Quarterly Meeting City Hall

5.30 – 7.00 pm 10 January 2017

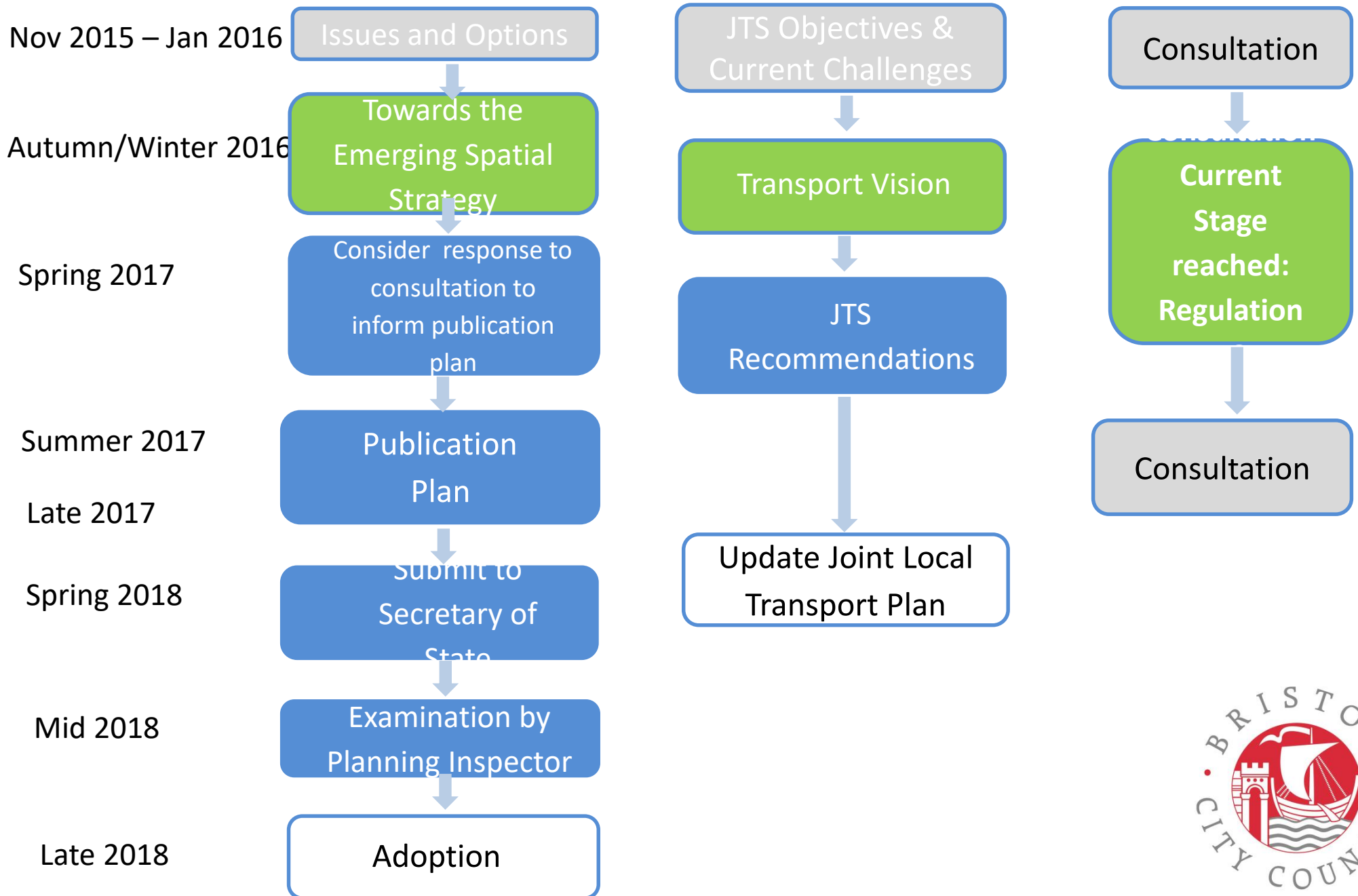
Agenda

1. Affordable Housing – the issues
Jim Cliffe
2. Development Plan updates
Joint Spatial Plan Update
Local Plan Review programme
Neighbourhood Plan preparation Update
Sarah O'Driscoll
3. Issues for future meetings

Place



JSP Current stage and timetable of next steps



Bristol Local Plan Review 2016 - 2036

Adopted 2011

2016 - Commitment to review housing policies

Formal review will extend Local Plan to 2036

Review will:

- Set out housing requirement in 2036 including affordable housing
- Incorporate JSP employment land and infrastructure provisions
- Allocate sites for development and designated land for protection
- Retain existing development allocations and policy designation where they are up to date, relevant and in accordance with JSP and NPPF
- Consultation September 2017
- Formal examination by Planning Inspector on behalf of Secretary of State

Opportunities for policy review = shape direction of aspects of the plan within constraints of NPPF and Planning Acts to address the Mayoral Vision and commitments, to further policy areas on:

- Delivering 2,000 homes a year by 2020
- Maximising urban living potential
- Providing for a wider range of housing tenure and delivery options (incl. affordable housing, self build and custom build)
- Meeting climate change commitments for 2050

LDS timetable for preparation of the Review of the Local Plan

<p>Programme milestones (Regulation references taken from The Town and Country Planning (Local Planning) (England) Regulations 2012)</p>	<p>Preparation (Regulation 18)</p>	<p>Draft proposals will be published for consultation after the Joint Spatial Plan has been made available for formal representations (Regulation 19)</p> <p>Autumn 2017</p>
	<p>Publication (Regulation 19)</p>	<p>To be published for formal representations after the examination hearings of the Joint Spatial Plan have taken place and any modifications to that emerging plan have been advertised.</p> <p>Summer 2018</p>
	<p>Submission (Regulation 22)</p>	<p>Within three months of the end of the period for formal representations.</p> <p>Autumn 2018</p>
	<p>Examination hearings (Regulation 24)</p>	<p>Approximately 12 weeks after submission - in accordance with Inspector's timetable.</p> <p>Autumn 2018</p>
	<p>Inspector's Report (Regulation 25)</p>	<p>In accordance with Inspector's timetable.</p> <p>Spring 2018</p>
	<p>Adoption (Regulation 26)</p>	<p>Within three months of the receipt of the Inspector's report.</p> <p>Autumn 2019</p>

Neighbourhood Plan Update

- Lawrence Weston – Referendum 23rd February!
- Hengrove and Whitchurch Park – Early stage meetings
- Redcliffe Way – new product on the web....

- B&NES event Wed 25 January
- 10:00 – 16:00, Guildhall, Bath
- Presentations and workshops on NP preparation

Place



Bristol City Council Affordable Housing Policy

- ❑ Set out in Core Strategy Policy BCS17
- ❑ Adopted in June 2011
- ❑ 30 or 40% (depending upon the area) affordable housing will be sought from all developments of 15 or more dwellings, subject to scheme viability.

Place



National Planning Policy Framework

- Took effect in March 2012

“To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing should provide competitive returns to a willing land owner and a willing developer to enable the development to be deliverable”

Place



Impact of National Planning Policy Framework

Majority of councils say NPPF viability test hinders affordable homes provision

Published: Friday, 20th May 2016

New report shows only seven per cent of councils believe that the government's starter homes initiative would help address their affordable housing need...

Nearly three-quarters of councils (72 per cent) believe the viability test in the National Planning Policy Framework hinders their ability to provide social and affordable housing, research has highlighted.

More than 1,300 homes approved in Manchester, despite no affordable units

6 June 2016 by Greg Pitcher , [Be the First to Comment](#)

Three tall buildings holding more than 1,300 homes have been approved by councillors in the North West despite containing no affordable units.

Place



Base Build Costs of Development

The following table shows the mean base build costs of development as provided by BCIS. These costs do not include abnormal costs which are regularly associated with conversions

Development Type	Cost per square metre
New Build Estate Housing	£1,082
New Build Flats	£1,295
Conversion of existing buildings to flats	£1,437

Place

