

**SOUTH GLOUCESTERSHIRE
LOCAL PLAN
DELIVERY PROGRAMME**

2021 – 2024

March 2021

What is the Local Plan Delivery Programme?

Following the planning reforms introduced by the Government in 2010 that encouraged local planning authorities (LPAs) to refer to their Development Plan as the Local Plan (rather than the Local Development Framework (LDF)), and the introduction of neighbourhood planning arrangements, we are now more commonly referring to the Local Development Scheme (LDS) as the Local Plan Delivery Programme (LPDP).

South Gloucestershire Council has prepared this update to its LPDP to identify which Local Development Documents will be produced, in what order and when. It also provides information regarding subject matter and the geographical areas which the documents will cover.

What period does it cover?

The current Local Plan Delivery Programme (LPDP) covers the period 2021 – 2024 and replaces the Local Plan Delivery Programme 2020-2023.

How often is it reviewed?

The LPDP is reviewed at least annually but may be subject to more frequent reviews to keep the published programme up to date and ensure a 3 year rolling programme is maintained.

Current Local Plan

The adopted Development Plan for South Gloucestershire comprises the following Local Plan documents:

- The **Core Strategy** (adopted December 2013);
- The **Policies, Sites and Places (PSP) Plan** (adopted November 2017); and
- The **Joint Waste Core Strategy** (adopted March 2011).

This is supported by the following:

- The **Policies Map** – an interactive map that displays the policies of the adopted Development Plan that apply to specific geographical locations and is available via our website at: [Policies map | BETA - South Gloucestershire Council \(southglos.gov.uk\)](https://www.southglos.gov.uk/policies-map)

It will be amended every time a local plan document containing a site specific policy or proposal is adopted or we receive mapping updates from our partners such as the Environment Agency and Natural England, which require the environmental data we hold to be updated;

- The **Statement of Community Involvement** (SCI) (adopted January 2010 (refreshed 2015)); and
- The **Community Infrastructure Levy** (CIL) (adopted March 2015).

The council has published and keeps under review a suite of Supplementary Planning Documents (SPD) which provide more guidance on Local Plan policies. A list of the Council's Supplementary Planning Documents (SPDs) and other planning guidance which have been adopted can be found [online](#).

The **Authority's Monitoring Report (AMR)** monitors plan preparation and the extent to which policies in local planning documents are being implemented. It monitors key data such as housing completions, growth in office space and losses in industrial space. The AMR is based upon the period 1 April to 31 March each year.

CIL regulations in September 2019 introduced a requirement for councils to publish annually an **Infrastructure Funding Statement (IFS)** on the use of both CIL and Section 106 monies. Our 2020 IFS covering the period 2019-20 is available on our website at:

[2019-20 Infrastructure Funding Statement](#)

Future Programme and Other Documents

During the coming 3 year period, the Council will oversee the transition from the current portfolio of plans to a two tier Local Plan approach, with the West of England Combined Authority (WECA) Spatial Development Strategy (SDS) and the new South Gloucestershire Local Plan. Together, once adopted, these documents will constitute the Development Plan for South Gloucestershire, replacing the Core Strategy and PSP Plan.

Profiles of the documents identified in the LPDP to be prepared/ adopted during the period 2021 – 2024, including timetables for their preparation, are set out in Appendix A. A brief summary of each is set out below.

The timetables proposed seek to balance and take into account the requirement to ensure the Council has an up to date Development Plan and supporting documents in place as quickly as possible, while managing the ongoing impacts of the COVID-19 circumstances and any changes introduced through the Government's legislative programme and planning reforms.

Development Plan

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

Following the formal withdrawal of the West of England Joint Spatial Plan on 7 April 2020 the four West of England authorities and WECA remain committed to working together on the best way forward on strategic planning policies for the sub-region to positively address its strategic planning needs including the Climate Emergency. Accordingly, following changes introduced in the NPPF in 2019, the Council is collaborating on the preparation of the West of England Combined Authority (WECA) Spatial Development Strategy (SDS) with WECA and the other Combined Authority unitary authorities (Bristol City Council and Bath & North East Somerset Council), at the same time working under the Duty to Co-operate with North Somerset Council, who will prepare their own Local Plan, as they are not part of WECA.

South Gloucestershire Local Plan

The programme and scope of the preparation/ review of the South Gloucestershire Local Plan (which will replace the Core Strategy and Policies, Sites and Places Plan) will be a key corporate document for realising the Council's spatial and place-led objectives. The Local Plan will be a key delivery strategy for the Council to achieve sustainable growth, in accordance with its declared Climate Emergency, and its objectives around enabling the recovery of our local natural environment and for residents and businesses to lead lives that have minimal environmental impact. The Local Plan will give statutory spatial expression to the Council's regeneration objectives for Kingswood, Yate and other urban communities and set out the Council's approach to growth, change and protection of communities and environments in the rural areas of the district. A range of

existing, refreshed and new planning policies to guide development, safeguard, protect and enhance the natural and built environment will also be contained in the plan.

The Local Plan will be prepared alongside the West of England Combined Authority SDS. When these documents are adopted, they will form the up to date Development Plan for South Gloucestershire. Further updates on the programme and timetable for the Council's new Local Plan are available on its website at www.southglos.gov.uk/newlocalplan.

Community Infrastructure Levy (CIL) Refresh

During 2019 the Council commenced a review of its CIL and updated the LPDP to include the CIL refresh programme. With the current Covid-19 pandemic, the ability to set a revised CIL Charging Schedule with any certainty and confidence is considered to be impractical given that the commercial development sector and residential housing market are experiencing uncertainty. The decision to progress a CIL review has been postponed to allow for the economy and house building industry to re-adjust. However, in the interim the Council has updated its approach to s106s to better reflect the new regulatory policy landscape following changes to the CIL regulations made in September 2019 and will address these matters through republishing the Developer Contributions (CIL/S106) SPD (as explained below).

Statement of Community Involvement (SCI)

The SCI was last updated in January 2015. Since then, there have been a number of changes to the legislative framework within which the SCI operates and to internal procedures within the Council. A refresh of the 2015 SCI is in the process of being undertaken, which takes account of updated regulations, new digital solutions and benchmarking of other authorities. The updated programme for refreshing the SCI is set out at page 12. Further details about the SCI is available at our website: [Statement of Community Involvement | BETA - South Gloucestershire Council \(southglos.gov.uk\)](http://southglos.gov.uk)

Supplementary Planning Documents (SPDs)

Supplementary planning documents (SPDs) build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the Development Plan, they cannot introduce new planning policies, however, they are a material consideration in decision-making. To help mitigate the impact of delays created through having to reset the Local Plan timetable, a targeted number of SPDs are considered to add further detail to the policies in the Council's adopted Development Plan. A list, (which may be subject to change) of the SPDs to be prepared and why they are considered necessary is set out below.

Responding to Council's declared Climate Emergency

The preparation and review of a number of Supplementary Planning Documents will support the delivery the Council's Climate Emergency by adding further detail and guidance to the policies in the Development Plan on particular issues. The proposed programme of SPD preparation is to include:

- Green Infrastructure SPD – will provide South Gloucestershire's expression into SPD of WoE GI strategy guidelines and also align with our emerging overarching GI Strategy and interactive map. The purpose of the document is to provide practical guidance and advice on how green infrastructure can be incorporated into new development, conserving and enhancing the existing ecological networks, preserving landscape features and attributes and improving footpath and cycle accessibility within a scheme. It will also help to deliver South

Gloucestershire's commitment to improved design quality and to the wider West of England GI Strategy and the Government's national GI Framework requirements.

- Biodiversity and Planning SPD – will provide South Gloucestershire's expression of WoE biodiversity guidelines, climate change, biodiversity net gain, district newt licencing, protected species, procurement biosecurity, consistent with the passage of legislation to progress the Environment Bill and cross referencing to the GI Asset Management Plan, GI SPD providing technical advice on the application of the DEFRA 10% Matrix Biodiversity Net Gain (BNG).
- Trees and Development SPD – will provide information on best practice and include details of how to assess the quality and value of the tree stock of a site and the requirements to achieve a net gain in canopy cover. The SPD will reference site design taken from our adopted Design Checklist SPD and include elements from the GI SPD, previous Landscaping and Trees and Hedgerows SPDs, as appropriate and still current.
- Sustainable Drainage Systems SPD – will provide information on water management, flood and drought resilience, to ensure compliance with sector best practice including the Building with Nature benchmark.

Supporting the Council's commitment to place-led development

- A review of the CIL SPD – The new Regulations which came into effect in September 2019 removed the restriction on the pooling of five or more s106 contributions towards the same piece of infrastructure and removed the requirement on the Council to produce a schedule (under regulation 123) of all the infrastructure intended to be contributed to by CIL, replacing it with a requirement to produce an Infrastructure Funding Statement. Accordingly, the Council has updated its approach to s106s to better reflect the new regulatory policy landscape following changes to the CIL regulations made in September 2019 and has also published its Infrastructure Funding Statement (IFS). Further details are available on the council's website at <https://beta.southglos.gov.uk/community-infrastructure-levy-cil/>. It is proposed to address these matters through revoking the existing SPD and republishing a Developer Contributions (CIL/S106) SPD.
- Household Extensions and Barn Conversion SPDs – By setting out clear guidance on what policy and national guidance expects, this will establish a baseline of the quality that developments will need to achieve. This in turn will help provide some clarity and certainty into the determination process as officers, members, applicants and their agents understand in more detail what is expected. With a greater understanding of what a policy compliant scheme requires, the SPD will make the determination process more efficient by raising the standard of submissions, aid negotiations or add robustness to refusals.
- Self-build and Custom Housebuilding SPD – To support how we deliver self-build and custom housebuilding in South Gloucestershire by elaborating and providing further explanation on potential plot sizes to meet demand and affordability, marketing of plots, valuation, increasing the eco-credentials of self and custom build homes, and delivery through a self-build partnership (in the pipeline). The SPD will also expand on topics raised in our Self-build Delivery Statement – design codes, plot passports, and delivery models.
- Housing in Multiple Occupation SPD – This SPD will provide further guidance on the key issues and approach to considering applications for HMOs, to support adopted planning policy covering the design and good practice when submitting proposals for HMOs. It could also include any learning, working with Private Sector Housing and Public Health colleagues, related to infection control from COVID19 in HMOs and other relevant settings, and for that to

be reflected in the scope of the SPD to provide guidance for any future situations. This work will also support future consideration of introducing 1 or more Article 4 Directions, which if sufficient justification for, would extend HMOs of fewer than 6 bed spaces to require submitting planning consent.

- **Annexes and Residential Outbuildings Supplementary Planning Document** – will provide additional guidance in response to the expected increase in demand for people to create additional work/ office space within the curtilage of their homes e.g. converting detached garages, log cabin type structures using available garden space, as an alternative or in addition to house extensions. In addition, the demand for inter-generational housing may increase as people consider this to be an alternative to residential social care and therefore look to provide this within the curtilages of their own homes.
- **Refresh of Affordable Housing SPD** – Since the original SPD was adopted, changes to the NPPF and other regulatory changes have been introduced. A refresh of this SPD is therefore being progressed to update the existing SPD and ensure affordable housing delivery is consistent with national planning policy.
- **Hot Food Takeaways SPD** – This SPD is currently being scoped and a further update to the LPDP will be provided to confirm its profile. Subject to this, the SPD would aim to provide supporting guidance to Policies PSP9 and PSP35 of the Policies, Sites and Places DPD adopted in November 2017, <https://beta.southglos.gov.uk/wp-content/uploads/PSP-Plan-Nov2017.pdf>. National and local planning guidance acknowledges that planning has an increasingly important role to play in creating health promoting environments and reducing obesity and health inequalities. National planning policy also encourages future high streets to be diverse, encouraging a wider array of facilities such as leisure, culture, community uses, health facilities, education facilities, food and beverage units and other types of employment uses.

Other Technical Documents

Heritage and Conservation – the Council is undertaking a review of its Local List and Building at Risk registers. The Local List will be brought forward as a supplementary planning document and the Council's Buildings At Risk register will be published on the Council's website. Once the reviews are concluded, the relevant information will be available at <https://www.southglos.gov.uk/environment-and-planning/historic-environment/>.

The Council will also be looking to bring forward details for updating Conservation Areas on a prioritised basis.

The West of England authorities Joint Green Infrastructure Strategy (JGIS) – was published in June 2020 and is available to view on the West of England Combined Authority's website <https://www.westofengland-ca.gov.uk/west-of-england-joint-green-infrastructure-strategy/>. This document sets out our priorities and will be the basis for identifying opportunities for enhancing and delivering green infrastructure and will be a shared evidence base for each council to bring forward SPD and for their new Local Plans.

Urban Lifestyles, including high street regeneration and master planning work at Kingswood and Yate and other opportunities which may come forward – the Council is working with WECA and other key partners and stakeholders on a number of master planning initiatives. These will provide a vision, clear criteria and information, generated with community involvement, to effectively inform

the approach and policies needed for these areas in the Local Plan. The work will directly evidence and inform designation of site allocations, approach to defining areas for high density development, design and public realm enhancements, key routes, green infrastructure provision and any transport schemes. Supporting documents and technical evidence can accompany the masterplan.

Neighbourhood Plans

The Localism Act 2011 introduced neighbourhood plans, to be prepared by parish and town councils/neighbourhood forums, with the support of the Local Planning Authority, to guide development in their local communities. Neighbourhood plans are required to be in general conformity with the Development Plan for their area and will, themselves, form part of the Development Plan following a public examination/ inquiry process and a positive outcome at the referendum stage. The Council has a duty to support local communities in this work. Accordingly, officers have established liaison arrangements to work with and support local communities undertaking neighbourhood plans. Further details about how the Council supports neighbourhood plans and plans that are under preparation can be found on the [Neighbourhood Planning](#) webpage.

Resources and Waste

Strategic Resources and Waste policies and proposals are set out in the adopted West of England Joint Waste Core Strategy which covers the period to 2026. As part of commencing work on the West of England Combined Authority's Spatial Development Strategy and the Council's new Local Plan, the JWCS will be reviewed to ascertain whether any changes are necessary. A further update will be provided in due course.

**Appendix A
Local Plan Profiles**

Title of the LDD	West of England Combined Authority Spatial Development Strategy (SDS)
Document Details	
Role and subject of document	<p>To positively address the strategic planning needs including the Climate Emergency and following changes introduced in the NPPF in 2019, South Gloucestershire is collaborating on the preparation of the West of England Combined Authority (WECA) Spatial Development Strategy (SDS) with WECA and the other Combined Authority unitary authorities (Bristol City Council and Bath & North East Somerset Council), at the same time working under the Duty to Co-operate with North Somerset Council, who are preparing their own Local Plan, as they are not part of WECA. The SDS will broadly cover the following:</p> <ul style="list-style-type: none"> • Strategic priorities - principles that inform all aspects of strategic planning including cleaner and inclusive growth to respond to the climate change emergency declarations. • Spatial vision – setting out the nature of places and relationships between them (objectives focussed); • Spatial strategy broad pattern and scale of (housing, employment inc. retail, infrastructure) development relative to existing assets etc inside and outside the area needed to achieve the spatial vision. • Housing and jobs requirements the overall quantum of housing and employment growth within the West of England Combined Authority Area and the distribution as per the spatial strategy and any other cross boundary agreements • Other thematic policies: e.g. Affordable housing etc' <p>Further details of the WECA SDS is available at https://www.westofengland-ca.gov.uk/west-of-england-joint-planning/.</p>
Geographical Coverage	The SDS will cover the area of the West of England Combined authorities (Bristol City Council, Bath & North East Somerset Council and South Gloucestershire Council.
Status	The Spatial Development Strategy (SDS) when adopted will form part of the Development Plan for South Gloucestershire. The South Gloucestershire Local Plan must confirm to the SDS.
Chain of Conformity	<p>The SDS will be prepared in accordance with:</p> <ul style="list-style-type: none"> • NPPF • The Combined Authorities (Spatial Development Strategy) Regulations 2018 • Greater London Authority Act 1999

	<ul style="list-style-type: none"> • WECA Order (2017) • PINS Procedural Practice in the Examination of Spatial Development Strategies 2020 <p>The reviewed Local Plans of the West of England Combined Authorities will need to be in conformity with the Spatial Development Strategy. The timetable for review of the South Gloucestershire Local Plan is included in this document.</p>
<i>Timetable for Production to be updated</i>	
Evidence base preparation and plan making Ongoing stakeholder engagement on evidence base and keeping people informed	June 2020 – May 2021 On-line Survey – November – December 2020
Consultation on draft SDS (12 weeks statutory public consultation). Opportunity to comment on the proposed plan and supporting evidence through formal consultation	Second half of 2021
Agree submission including any modifications	Spring 2022
Examination - Opportunities for the public to participate in the plan examination process, led by Inspectors	Autumn 2022
Publication of SDS and becomes part of statutory development plan	Summer 2023
<i>Arrangements for Production</i>	
<i>Which organisation/ directorate of the Council will lead the process?</i>	This is a joint plan prepared by the West of England Combined authorities. Strategic Planning and Housing Division of the Environment & Community Services Directorate will provide the lead for South Gloucestershire Council.
<i>Management arrangements</i>	To be led by WECA working in collaboration with the constituent combined authority councils
<i>Resources</i>	The four authorities and WECA remain committed to working together on the best way forward on strategic planning policies for the sub-region to positively address its strategic planning needs including the Climate Emergency
<i>Community Involvement</i>	To be led by WECA - referring to each authorities Statements of Community Involvement where appropriate
<i>Post Production</i>	
<i>Monitoring and Review Arrangements</i>	Annual monitoring. The document will be reviewed if monitoring highlights such a need.

Title of the LDD	South Gloucestershire Local Plan 2020 (timetable is dependent on progress with the SDS which will set the overall strategic context to which the new SGLP needs to confirm the milestones yet to be completed may need to be amended accordingly.)
Document Details	
Role and subject of document	To update and replace the Council's adopted Core Strategy and Policies, Sites and Places Plan, to set out the vision to manage the sustainable development and growth of South Gloucestershire. The next Local Plan will detail the spatial objectives, locational strategy, and planning policies, including allocations for new homes, employment sites and other land uses in line with the requirements of the West of England Combined Authority Spatial Development Strategy (SDS), together with the associated key social and physical infrastructure needed to support sustainable communities in South Gloucestershire. Further updates on the programme and timetable for the Council's new Local Plan is available at www.southglos.gov.uk/newlocalplan
Geographical Coverage	Whole of South Gloucestershire
Status	Development Plan Document
Chain of Conformity	SDS, general conformity with national planning policy and the South Gloucestershire Council Plan.
Timetable for Production (milestone dates are indicative subject to progress with SDS)	
Launch the Local Plan timetable supported by a GDPR compliance check on the Local Plan consultation database. (Regulation 18)	<i>May – July 2020</i>
Opening the Local Plan Call for Sites (Regulation 18)	<i>July 2020 – October 2020</i>
Preparation of Phase 1 Local Plan Consultation draft and supporting evidence base. (Regulation 18)	<i>April to October 2020</i>
Phase 1 Local Plan Consultation Document released – For Stakeholder & Community Involvement (Regulation 18)	<i>27th November 2020 to 1st March 2021</i>
Analysis of Phase 1 representations, technical evidence preparation and preparation and approval of Local Plan Phase 2 for public consultation Potential engagement and capacity building with stakeholders prior to Local Plan Phase 2.	<i>March 2021 – December 2021</i>
Phase 2 Local Plan Consultation for Stakeholder & Community Involvement (Regulation 18)	<i>January/ April 2022 (subject to SDS progress)</i>
Analysis of Phase 2 representations, technical evidence preparation &	<i>April 2022 – November 2022 (subject to SDS progress)</i>

updates, and preparation and approval of Local Plan Publication Version (Regulation 19 pre-submission draft)	
Publication Plan release and representations invited (Regulation 19)	<i>December 2022 - January 2023 (subject to SDS progress)</i>
Submission of the Plan to Secretary of State (Regulation 22)	<i>March 2023 (subject to SDS progress)</i>
Examination Hearings Period (Regulation 24)	<i>June 2023 (subject to SDS progress)</i>
Inspector's Report (Regulation 25)	<i>October 2023 (subject to SDS progress)</i>
Adoption of the Plan (Regulation 26)	<i>December 2023 (subject to SDS progress)</i>
Arrangements for Production	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Strategic Planning Division of the Environment & Community Services Directorate.
<i>Management arrangements</i>	Executive Member for Regeneration, Environment and Strategic Infrastructure and South Gloucestershire Cabinet with Full Council on adoption
<i>Resources</i>	Strategic Planning Policy & Specialist Advice Team
<i>Community Involvement</i>	In accordance with Statement of Community Involvement.
Post Production	
<i>Monitoring and Review Arrangements</i>	Annual monitoring. The document will be reviewed if monitoring highlights such a need.

Other Document Profiles

Title of Document	CIL Charging Schedule Refresh
Document Details	
<i>Role and subject of document</i>	<p>CIL Charging Schedule Refresh During 2019 the Council commenced a review of its CIL and updated the LPDP to include the CIL refresh programme. With the current Covid-19 pandemic, the ability to set a revised CIL Charging Schedule with any certainty and confidence is considered to be impractical given that the commercial development sector and residential housing market are experiencing uncertainty. The decision to progress a CIL review has been postponed until the to allow for the economy and house building industry to re-adjust.</p> <p>In the interim the Council has updated its approach to s106s to better reflect the new regulatory policy landscape following changes to the CIL regulations made in September 2019 and will address these matters through republishing the Developer Contributions (CIL/S106) SPD (see CIL SPD programme below).</p>
<i>Geographical Coverage</i>	Whole of South Gloucestershire
<i>Status</i>	The Charging Schedule supports implementation of the South Gloucestershire Local Plan
<i>Chain of Conformity</i>	General conformity with national planning policy, the South Gloucestershire Local Plan and the South Gloucestershire Sustainable Community Strategy.
Timetable for Production	
<i>Viability Evidence</i>	October 2018 to April 2020
<i>Approval of Draft CIL Charging Schedule</i>	TBC
<i>Public consultation on Draft CIL Charging Schedule</i>	TBC
<i>Pre-Examination publication of Draft CIL Charging Schedule</i>	TBC
<i>Independent Examination of CIL Charging Schedule</i>	TBC
<i>Adoption of CIL Charging Schedule and SPD</i>	TBC
Arrangements for Production	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Strategic Planning Division of the Environment & Community Services Directorate.
<i>Management arrangements</i>	Executive Member for Regeneration, Environment and Strategic Infrastructure and South Gloucestershire Cabinet with Full Council on adoption

<i>Resources</i>	Strategic Planning Policy & Specialist Advice Team with assistance from other appropriate teams/sections, predominantly Development Management, Major Sites, Legal & Finance.
<i>Community Involvement</i>	Community involvement after approval of Draft Charging Schedule to be in accordance with national policy and Statement of Community Involvement. Examination process.
<i>Post Production</i>	
<i>Monitoring and Review Arrangements</i>	To be confirmed as part of the drafting and adoption process. The documents will be reviewed if monitoring highlights such a need.

Title of Document	Revised Statement of Community Involvement
Document Details	
<i>Role and subject of document</i>	Planning Regulations require SCIs to be reviewed every five years, starting from the date of adoption of the statement of community involvement. The current South Gloucestershire Statement of Community Involvement was adopted in 2015 and is published on the local planning authority's website here: http://www.southglos.gov.uk/environment-and-planning/planning/planning-policy/statement-of-community-involvement . The refresh of the 2015 SCI will take account of the updated regulations, new digital solutions and benchmarking of other authorities.
<i>Geographical Coverage</i>	Whole of South Gloucestershire area
<i>Status</i>	N/A
<i>Chain of Conformity</i>	N/A
Timetable for Production	
<i>Preparation of Draft SCI</i>	April 2019 – June 2020
<i>Publication of Draft SCI and representations invited</i>	July to October 2020
<i>Analysis of responses and Preparation of Final SCI</i>	November to February 2021
<i>Adoption and publication of SCI</i>	March 2021
Arrangements for Production	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Strategic Planning Division of the Environment & Community Services Directorate.
<i>Management arrangements</i>	Executive Member for Regeneration, Environment and Strategic Infrastructure
<i>Resources</i>	Strategic Planning Policy & Specialist Advice Team with assistance from other appropriate teams, predominantly Development Management and Major Sites.
<i>Community Involvement</i>	In accordance with national policy and the current Statement of Community Involvement.
Post Production	
<i>Monitoring and Review Arrangements</i>	Annual monitoring. The document will be reviewed if monitoring highlights such a need.

Title of the LDD	Developer Contributions (Community Infrastructure Levy (CIL) /Section 106) SPD
Document Details	
Role and subject of document	The new CIL Regulations (September 2019) removed the restriction on the pooling of five or more s106 contributions towards the same piece of infrastructure, and removed the requirement on the Council to produce a schedule (under Reg123 of the previous CIL legislation) of all the infrastructure intended to be contributed to by CIL. The Reg123 list is replaced with a requirement to produce an annual Infrastructure Funding Statement (IFS). Accordingly, the Council can now use planning obligations through the s106 process subject to justifying they are necessary, reasonable, and directly related to the development required to secure additional funding towards infrastructure needs. It is proposed to address these matters through revoking the existing SPD and republishing a Developer Contributions (CIL/S106) SPD.
Geographical Coverage	Whole of South Gloucestershire
Status	Development Plan Document
Chain of Conformity	The South Gloucestershire Core Strategy DPD, general conformity with national planning policy and enacted legislation.
Indicative Timetable for Production	
Preparation of emerging draft SPD	April to June 2020
Public consultation and invite representations.	July to October 2020
Review representations and revise document	November to February 2021
<i>Adoption and publication of SPD</i>	March 2021
Arrangements for Production	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Strategic Planning Division of the Environment & Community Services Directorate.
<i>Management arrangements</i>	Executive Member for Regeneration, Environment and Strategic Infrastructure
<i>Resources</i>	Strategic Planning Policy & Specialist Advice Team
<i>Community Involvement</i>	In accordance with Statement of Community Involvement.
Post Production	
<i>Monitoring and Review Arrangements</i>	Annual monitoring. The document will be reviewed if monitoring highlights such a need.

Title of the LDD	Sustainable Drainage Systems (SuDS) Supplementary Planning Document
Document Details	
Role and subject of document	The purpose of the document is to provide practical guidance and advice on how sustainable drainage systems (SuDS) can be incorporated into new development for the purpose of managing and mitigating against surface water flood risk now and into the future, improving water quality, conserving and enhancing local biodiversity and providing amenity benefits to the local area (achieving the 4 pillars of SuDS). The SPD is primarily for use by planning applicants, developers and land owners, as well as decision makers such as planning officers. It will also help to set the framework for delivering South Gloucestershire's commitment to improved design quality and to the wider West of England and Government's national Framework requirements (Section 10 of NPPF).
Geographical Coverage	Whole of South Gloucestershire
Status	Supplementary Planning Document
Chain of Conformity	The South Gloucestershire Core Strategy, Policies Sites and Places DPD and conformity with national planning policy.
Indicative Timetable for Production	
Preparation of emerging draft SPD	March 2020 – August 2020
Public consultation and invite representations.	September to December 2020
Review representations and revise document	January – March 2021
<i>Adoption and publication of SPD</i>	April 2021
Arrangements for Production	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Strategic Planning Policy and Specialist Advice Team of the Environment & Community Services Directorate.
<i>Management arrangements</i>	Executive Member for Regeneration, Environment and Strategic Infrastructure
<i>Resources</i>	Drainage Team, Strategic Planning Policy and Specialist Advice Team
<i>Community Involvement</i>	In accordance with Statement of Community Involvement.
Post Production	
<i>Monitoring and Review Arrangements</i>	Annual monitoring. The document will be reviewed if monitoring highlights such a need.

Title of the LDD	Green Infrastructure Supplementary Planning Document
Document Details	
Role and subject of document	The purpose of the document is to provide practical guidance and advice on how green infrastructure can be incorporated into new development, conserving and enhancing the existing ecological networks, preserving landscape features and attributes and improving footpath and cycle accessibility within a scheme. The SPD is primarily for use by planning applicants, developers and landowners, as well as decision makers such as planning officers. It will also help to set the framework for delivering South Gloucestershire's commitment to improved design quality and to the wider West of England GI Strategy and the Government's national GI Framework requirements.
Geographical Coverage	Whole of South Gloucestershire
Status	Supplementary Planning Document
Chain of Conformity	The South Gloucestershire Core Strategy, Policies Sites and Places DPD and conformity with national planning policy.
Indicative Timetable for Production	
Preparation of emerging draft SPD	March 2020 – August 2020
Public consultation and invite representations.	September to December 2020
Review representations and revise document	January – March 2021
<i>Adoption and publication of SPD</i>	April 2021
Arrangements for Production	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Strategic Planning Policy and Specialist Advice Team of the Environment & Community Services Directorate.
<i>Management arrangements</i>	Executive Member for Regeneration, Environment and Strategic Infrastructure
<i>Resources</i>	Strategic Planning Policy and Specialist Advice Team
<i>Community Involvement</i>	In accordance with Statement of Community Involvement.
Post Production	
<i>Monitoring and Review Arrangements</i>	Annual monitoring. The document will be reviewed if monitoring highlights such a need.

Title of the LDD	Biodiversity and Planning Supplementary Planning Document
Document Details	
Role and subject of document	The current SPD "South Gloucestershire Design Guide: Biodiversity and the Planning Process" was adopted in October 2005. Although many of the principles remain the same, since its publication new legislation, national and local policy such as the Environment Bill (pending), Natural Environment White Paper (2011), National Planning Policy Framework (2012) revised 2018 and 2019 and the South Gloucestershire Policies, Sites and Places Plan (2017) and Core Strategy have come into force rendering the publication out of date and in need of an update. The SPD will reference best practise, detail what information is required when submitting an application and what is required to achieve a well-designed scheme for biodiversity. Progression of the SPD will be determined by the progress of the Environment Bill and the implementation/ transitional period for introducing new statutory requirements.
Geographical Coverage	Whole of South Gloucestershire
Status	Supplementary Planning Document
Chain of Conformity	The South Gloucestershire Core Strategy, Policies Sites and Places DPD and conformity with national planning policy.
Indicative Timetable for Production	
Preparation of emerging draft SPD	March 2020 – May 2021
Public consultation and invite representations.	June 2021 (6 weeks assuming return to more normal operating circumstances)
Review representations and revise document	July – October 2021
<i>Adoption and publication of SPD</i>	November 2021
Arrangements for Production	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Strategic Planning Policy and Specialist Advice Team of the Environment & Community Services Directorate.
<i>Management arrangements</i>	Executive Member for Regeneration, Environment and Strategic Infrastructure
<i>Resources</i>	Strategic Planning Policy and Specialist Advice Team
<i>Community Involvement</i>	In accordance with Statement of Community Involvement.
Post Production	
<i>Monitoring and Review Arrangements</i>	Annual monitoring. The document will be reviewed if monitoring highlights such a need.

Title of the LDD	Trees and development Supplementary Planning Document
Document Details	
Role and subject of document	The purpose of the document is to provide practical guidance and advice on how trees can be incorporated into new development, conserving and enhancing the existing trees, groups and woodlands within a scheme. The SPD is primarily for use by planning applicants, developers and landowners, as well as decision makers such as planning officers. It will also help to set the framework for delivering South Gloucestershire's commitment to increased canopy cover in addressing the climate emergency and to managing the tree resource according to best practice in line with the principles within the Tree Asset Management Plan (TAMP).
Geographical Coverage	Whole of South Gloucestershire
Status	Supplementary Planning Document
Chain of Conformity	The South Gloucestershire Core Strategy, Policies Sites and Places DPD and conformity with national planning policy.
Indicative Timetable for Production	
Preparation of emerging draft SPD	March 2020 – August 2020
Public consultation and invite representations.	September to December 2020
Review representations and revise document	January – March 2021
<i>Adoption and publication of SPD</i>	April 2021
Arrangements for Production	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Strategic Planning Policy and Specialist Advice Team of the Environment & Community Services Directorate.
<i>Management arrangements</i>	Executive Member for Regeneration, Environment and Strategic Infrastructure
<i>Resources</i>	Strategic Planning Policy, Tree Team and Specialist Advice Team
<i>Community Involvement</i>	In accordance with Statement of Community Involvement.
Post Production	
<i>Monitoring and Review Arrangements</i>	Annual monitoring. The document will be reviewed if monitoring highlights such a need.

<i>Title of the LDDs</i>	Householder Development Design Guide SPD and Barn Conversion Design Guide SPD
<i>Document Details</i>	
Role and subject of document	By setting out clear detailed guidance on what policy and national guidance expects, this will establish a baseline for the quality that the relevant developments covered by the SPDs will need to achieve. This in turn will help provide some clarity and certainty into the determination process as officers, members, applicants and their agents understand in more detail what will be expected for any relevant scheme to achieve a favourable recommendation. With a greater understanding of what a policy compliant scheme requires, the SPDs will make the determination process more efficient along with raising the standard of submissions, aiding and informing negotiations or adding robustness to refusals.
Geographical Coverage	Whole of South Gloucestershire
Status	Supplementary Planning Document
Chain of Conformity	The South Gloucestershire Planning Sites and Places DPD (PSP40), general conformity with national planning policy.
<i>Indicative Timetable for Production</i>	
Preparation of emerging draft SPDs and supporting evidence base.	Householder SPD: June 2019 – June 2020 Barn Conversion SPD: September 2019 – April 2020
Public consultation and invite representations.	July to October 2020
Review representations and revise document.	November to February 2021
<i>Adoption and publication of SPD</i>	March 2021
<i>Arrangements for Production</i>	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Strategic Planning Division of the Environment & Community Services Directorate.
<i>Management arrangements</i>	Executive Member for Regeneration, Environment and Strategic Infrastructure
<i>Resources</i>	Strategic Planning Policy & Specialist Advice Team
<i>Community Involvement</i>	In accordance with Statement of Community Involvement.
<i>Post Production</i>	
<i>Monitoring and Review Arrangements</i>	Annual monitoring. The document will be reviewed if monitoring highlights such a need.

<i>Title of the LDD</i>	Self-build and Custom Housebuilding Supplementary Planning Document
<i>Document Details</i>	
Role and subject of document	The purpose of this document is to support and enable the delivery of self-build and custom housebuilding, and to help aspiring self-builders in South Gloucestershire. This document will play an important role in supporting planning decisions which deliver land for potential custom and self-builders. The document will ensure self-builders and developers are aware of policies and information needed on applications with regards to self-build and custom housebuilding policy requirements.
Geographical Coverage	Whole of South Gloucestershire
Status	Supplementary Planning Document
Chain of Conformity	The South Gloucestershire Core Strategy, Policies Sites and Places DPD and conformity with national planning policy.
<i>Indicative Timetable for Production</i>	
Preparation of emerging draft SPD	March 2020 – August 2020
Public consultation and invite representations.	September to December 2020
Review representations and revise document	January 2021 – March 2021
<i>Adoption and publication of SPD</i>	April 2021
<i>Arrangements for Production</i>	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Strategic Housing Enabling Team Division of the Environment & Community Services Directorate.
<i>Management arrangements</i>	Executive Member for Regeneration, Environment and Strategic Infrastructure
<i>Resources</i>	Strategic Housing Enabling and Strategic Planning Policy Teams
<i>Community Involvement</i>	In accordance with Statement of Community Involvement.
<i>Post Production</i>	
<i>Monitoring and Review Arrangements</i>	Annual monitoring. The document will be reviewed if monitoring highlights such a need.

<i>Title of the LDD</i>	Affordable Housing and Extra Care Housing 2020 update
<i>Document Details</i>	
Role and subject of document	This update of the SPD contains detailed advice and direction on the implementation of South Gloucestershire Core Strategy policies CS18 (Affordable Housing), CS19 (Rural Housing Exception Sites) and CS20 (Extra Care Housing). It also incorporates national policy and guidance published since the adoption of the Core Strategy in December 2013 and the Affordable Housing and Extra Care Housing SPD in May 2014, which supersedes some of the provisions of Policy CS18 relating to the revised definition of Affordable Housing to include greater access to home ownership and setting new national requirements for the provision of Affordable Housing as a planning obligation.
Geographical Coverage	Whole of South Gloucestershire
Status	Supplementary Planning Document
Chain of Conformity	The South Gloucestershire Core Strategy, Policies Sites and Places DPD and conformity with national planning policy.
<i>Indicative Timetable for Production</i>	
Preparation of emerging draft SPD	March 2020 – August 2020
Public consultation and invite representations.	September to December 2020
Review representations and revise document	January 2021 – March 2021
<i>Adoption and publication of SPD</i>	April 2021
<i>Arrangements for Production</i>	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Strategic Housing Enabling Team Division of the Environment & Community Services Directorate.
<i>Management arrangements</i>	Executive Member for Regeneration, Environment and Strategic Infrastructure
<i>Resources</i>	Strategic Housing Enabling and Strategic Planning Policy Teams
<i>Community Involvement</i>	In accordance with Statement of Community Involvement.
<i>Post Production</i>	
<i>Monitoring and Review Arrangements</i>	Annual monitoring. The document will be reviewed if monitoring highlights such a need.

<i>Title of the LDD</i>	Annexes and Residential Outbuildings Supplementary Planning Document
<i>Document Details</i>	
Role and subject of document	The purpose of this document is to provide advice and guidance relating to the positioning, design and other technical matters that need to be addressed when submitting a planning application for either an outbuilding and or self-contained residential annexe. The document will ensure householders, builders and developers are aware of planning policies and information needed to support planning applications for these forms of development.
Geographical Coverage	Whole of South Gloucestershire
Status	Supplementary Planning Document
Chain of Conformity	The South Gloucestershire Core Strategy, Policies Sites and Places DPD and conformity with national planning policy.
<i>Indicative Timetable for Production</i>	
Preparation of emerging draft SPD	December 2020 – April 2021
Public consultation and invite representations.	April to May 2021
Review representations and revise document	June– July 2021
<i>Adoption and publication of SPD</i>	September 2021
<i>Arrangements for Production</i>	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Strategic Planning Division of the Environment & Community Services Directorate.
<i>Management arrangements</i>	Executive Member for Regeneration, Environment and Strategic Infrastructure
<i>Resources</i>	Strategic Planning Policy & Specialist Advice and Development Management Teams
<i>Community Involvement</i>	In accordance with Statement of Community Involvement.
<i>Post Production</i>	
<i>Monitoring and Review Arrangements</i>	Annual monitoring. The document will be reviewed if monitoring highlights such a need.

<i>Title of the LDD</i>	Guidance for Delivering Houses in Multiple Occupation Supplementary Planning Document
<i>Document Details</i>	
Role and subject of document	The purpose of this document is to provide advice and guidance relating to the achievement of good standards of design that need to be addressed when submitting a planning application for HMOs. The SPD also identifies steps that can be taken to avoid the harmful concentrations of HMO impacting on the residential amenity, character and social cohesion of surrounding areas. The document will ensure householders, builders and developers are aware of planning policies and information needed to support planning applications for this type of development.
Geographical Coverage	Whole of South Gloucestershire
Status	Supplementary Planning Document
Chain of Conformity	The South Gloucestershire Core Strategy, Policies Sites and Places DPD and conformity with national planning policy.
<i>Indicative Timetable for Production</i>	
Preparation of emerging draft SPD	December 2020 – April 2021
Public consultation and invite representations	April to May 2021
Review representations and revise document	June– July 2021
<i>Adoption and publication of SPD</i>	September 2021
<i>Arrangements for Production</i>	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Strategic Planning Division of the Environment & Community Services Directorate.
<i>Management arrangements</i>	Executive Member for Regeneration, Environment and Strategic Infrastructure
<i>Resources</i>	Strategic Planning Policy & Specialist Advice and Development Management Teams
<i>Community Involvement</i>	In accordance with Statement of Community Involvement.
<i>Post Production</i>	
<i>Monitoring and Review Arrangements</i>	Annual monitoring. The document will be reviewed if monitoring highlights such a need.