



South Gloucestershire Council

Local Plan Delivery Programme 2022–2025

April 2023

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 council's 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 October 2022 – September 2025 and replaces the Local Plan Delivery Programme 2022-2025 published in October 2022.

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 March 2021. Our SCI is available at: [Statement of Community Involvement | BETA - South Gloucestershire Council \(southglos.gov.uk\)](https://www.southglos.gov.uk/statement-of-community-involvement)
- The **Community Infrastructure Levy** (CIL) (adopted March 2015). 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. Details about our

CIL and current IFS are available at: [Community Infrastructure Levy \(CIL\) | BETA - South Gloucestershire Council \(southglos.gov.uk\)](https://www.southglos.gov.uk/cil)

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](#).

Since 2021 the following Supplementary Planning Documents (SPD) have been published.

- Published in March 2021 supplementary planning documents (SPDs) covering Householder Design Guidance, Barn Conversion Design Guidance and Traditional Rural Buildings and refreshed guidance for the basis on which CIL & S106 contributions will be sought and administered in South Gloucestershire.
- Published in April 2021 a suite of five new supplementary planning documents (SPDs) which help to give practical examples of how our adopted Local Plan policies are contributing to the Council's objectives to address climate change and the loss of nature covering; Trees on Development Sites, Sustainable Drainage Systems, Green Infrastructure, Affordable Housing Delivery Guidance and Self Build and Custom Housing.
- Published in October 2021 the Houses in Multiple Occupation SPD and Annexes and Residential Outbuildings SPD
- Published in March 2023 the Biodiversity and Planning SPD

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 and losses in office and in industrial space. The AMR is based upon the period 1 April to 31 March each year. Our AMR is available at [Local plan monitoring | BETA – South Gloucestershire Council \(southglos.gov.uk\)](https://www.southglos.gov.uk/local-plan-monitoring)

Future Programme and Other Documents

The LPDP needs to ensure it supports the Council's objectives and priorities as set out in the [Council Plan 2020](#) with particular responsibility for the following two Council Plan commitments:

Commitment 14: We will promote clean, affordable, high quality design of new and existing communities

Commitment 15: We will plan to join up housing and appropriate infrastructure such as schools and transport networks that make it easier for people to get around, prioritising sustainable and low carbon travel choices.

At the heart of delivering these commitments is the requirement to ensure the Council has an up-to-date Local Plan that sets out the locally determined spatial planning policies for South Gloucestershire. The policies contained in the Local Plan will need to respond to the challenges of delivering future homes, jobs and the infrastructure to support a vibrant and prosperous local economy in accordance with the Council's objectives for creating a new, high quality identity for South Gloucestershire, adapting to a changing climate and supporting nature recovery. As many aspects of land use/ spatial planning cross local authority boundaries, they will also require a strategic cross-boundary approach to be taken. Accordingly, the preparation of an up to date Local Plan will need to ensure it has been undertaken in accordance with the Duty to Co-operate.

Profiles of the documents identified in the LPDP to be prepared/ adopted during the period 2022 – 2025, 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, subject to any changes introduced through the Government's legislative programme and planning reforms.

Development Plan

South Gloucestershire Local Plan

Following the decision of the WECA Mayor on 9th May 2022 to stop all work on the West of England Combined Authority Spatial Development Strategy (SDS), the strategic planning framework for South Gloucestershire will now be provided through its Local Plan. Accordingly, it will be important for the council to have clearly established its strategic and local policy framework priorities, so it can do everything practically possible to support the council's objectives for delivering sustainable development. Therefore, in accordance with Regulation 18 (1) of the Town and Country Planning (Local Planning) (England) Regulations 2012, the council is reconfirming its intent and commitment to prepare a new South Gloucestershire Local Plan (SGLP) and for this to be undertaken without delay.

The new SGLP will be a development plan document (DPD) covering the whole administrative area of the District for the plan period 2025 to 2040. The Plan will replace the Core Strategy and the Policies, Sites and Places Plan. By preparing the Local Plan the Council is giving spatial expression to the objectives of the Council Plan and a platform through the statutory planning system to express the Council's commitment to delivering sustainable growth in accordance with the declared Climate Change Emergency, its objectives for 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 also give statutory spatial expression to the Council's regeneration objectives and commitment to support our High Streets and Town Centres. Key focuses are at Kingswood, Yate, Parkway Station and environs and for infrastructure led proposals the council has the ambitions to deliver in the communities of the Bristol North Fringe, Bristol East Fringe and Severnside. This will be complemented by setting 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 including introducing a network of Strategic Green Infrastructure Corridors and potential approaches to safeguard and facilitate development of renewable energy facilities.

The new Local Plan consultation in 2023 will present the council's proposed way forward for establishing the Plan's vision, spatial objectives, and priorities. The primary task of the next stage of the consultation, as the new Local Plan fills the void of the SDS, is to consult on strategy options for how it intends to identify the number and location of homes and jobs that are needed up to 2040. This will take into account the build out of existing commitments and allocations and how much of the remaining new homes needed can sustainably be met from brownfield and regeneration opportunity sites, and the infrastructure needed to sustainably support this. The intention is for this document to firmly build on and incorporate the key principles, approaches, policies, sites and evidence consulted on and published in the previous informal stages of Local Plan consultation undertaken in 2020/21 and 2022 – the Phase 1 and Phase 2 documents. The feedback received from these, supporting call for sites submitted and range of other evidence prepared to date will also be utilised.

Given our ambition concerning the pace of delivery of the new Local Plan, and the uplift in resource prioritisation (in relation to staff, budget and evidence needed to take forward the strategic policy elements), the intention is for the majority of non-strategic policies in the Core Strategy and PSP

Plan to be taken forward in a separate Local Plan document. This will be commenced after the new Local Plan has been submitted. We are also mindful that a significant update to national planning policy and legislation is forthcoming which it is anticipated will be setting a large number of currently local development management policies at a national level.

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

The decision to progress a CIL review is currently pending further clarity on the Government's intended Planning and CIL reforms following the Levelling Up and Regeneration Bill published in May 2022. 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 has published a refresh of its Developer Contributions (CIL/S106) SPD. Details are available at: [Community Infrastructure Levy \(CIL\) | BETA - South Gloucestershire Council \(southglos.gov.uk\)](http://www.southglos.gov.uk/cil-refresh)

Supplementary Planning Documents (SPDs)

Supplementary planning documents (SPDs) build upon and provide more detailed advice and 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 of significant weight in decision-making. To help manage the transition to the council having an up to date Development Plan in place, the Council has introduced a programme to update and introduce new SPDs. Since 2021 10 new SPDs have been prepared. Details of all our SPDs are available at: [Supplementary planning documents | BETA - South Gloucestershire Council \(southglos.gov.uk\)](http://www.southglos.gov.uk/spds)

To support this programme we intend to prepare and publish:

- **Biodiversity and Planning SPD** – 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 Act (2021), National Planning Policy Framework and the South Gloucestershire Policies, Sites and Places Plan (2017) and Core Strategy(2013) have come into force rendering the publication out of date and in need of an update. The SPD will aim to support adopted development plan policy PSP19 by providing advice on how to maximise biodiversity net gain on a site, retaining and enhancing those habitats identified through the site survey work and incorporating them within the scheme. The SPD will also reference best practise for integration of biodiversity net gain within site design and planning to ensure habitats for wildlife are enhanced, detail what information is required when submitting an application and what is required to achieve a well-designed scheme for biodiversity.
- **Landscape Character Assessment SPD Refresh** - The overarching aim of this SPD is to update and refresh the existing South Gloucestershire Landscape Character Assessment SPD (adopted November 2014). Preparing the SPD enables referencing the latest planning policy, recently adopted SPD guidance, and related background landscape publications and studies; citing relevant South Gloucestershire Climate Change Emergency Change Action Plan, and emerging local nature recovery network strategy (LNRN) objectives; and referencing related council environmental enhancement projects and delivery programmes. The objective is that the revised document will contain sufficient guidance to support and inform the ongoing preparation of the council's new Local Plan and performing the council's

development management function in terms of supporting the delivery of environmental project work.

- **Lower Almondsbury Conservation Area SPD** - The overarching aim of this SPD is to appraise the Lower Almondsbury Conservation Area. Preparing the SPD will enable the heritage significance of Lower Almondsbury conservation area to be defined and provide the evidence required to inform decisions affecting the conservation area, in implementing historic environment legislation and national and local planning policy.

We will continue to keep our SPD programme under review alongside our priority to ensure the Council has an up to date Local Plan.

Other Technical Documents

Technical Advice Notes (TANs)

These are considered helpful to explain matters of technical and procedural nature. For example how South Gloucestershire Council expects appropriate evidence through parking surveys to be gathered where parking issues need to be considered as part of the application determination process. The list of currently available TANs is available at [Planning policy guidance | BETA - South Gloucestershire Council \(southglos.gov.uk\)](https://www.southglos.gov.uk/planning-policy-guidance/beta-south-gloucestershire-council) We will continue to keep our TAN programme under review alongside our priority to ensure the Council has an up to date Local Plan.

Introducing Article 4 Directions to withdraw specified permitted development rights to convert dwelling houses (C3) to a small Houses in Multiple Occupation (HMO) (C4) without planning permission

HMOs meet a variety of needs for private rented housing ranging from young professionals 'house-shares' and students wanting to live off campus, as well as providing a vital source of housing supply for people on lower incomes. For many people, HMOs provide a practical and affordable housing option that meets their housing needs. The Council is aware that there has been an increase in the concentrations of HMOs in particular parts of the district which has heightened concerns from neighbouring properties and wider community with regard to parking pressures, noise, management of waste and recycling and anti-social behaviour, and in some cases has resulted in a perception that mixed communities are no longer supported. In accordance with statutory powers and procedures set out in the Town and Country Planning (General Permitted Development) Order 2015 (GPDO) and the NPPF at paragraph 53 the Council is undertaking the procedures to make a non-immediate Article 4 Direction. Upon completion this will withdraw specified permitted development rights to convert dwelling houses (C3) to a small Houses in Multiple Occupation (HMO) (C4) without planning permission within specifically defined areas of Filton and Stoke Park & Cheswick wards through a direction made under Article 4 of the Town and Country Planning (General Permitted Development) Order 2015. This would not mean that HMOs within A4D areas are unacceptable, rather that it would bring these into the planning system to allow consideration of the proposed development against the Council's adopted Local Plan policies. The Direction was made on the January 2023. The council intends to move forward to complete the remaining stages required for the A4D to come into force in January 2024. Further details are available at: [Houses in Multiple Occupation Article 4 Direction Proposal 2023 - South Gloucestershire Online Consultations \(southglos.gov.uk\)](https://www.southglos.gov.uk/houses-in-multiple-occupation-article-4-direction-proposal-2023-south-gloucestershire-online-consultations)

Green Spaces Strategy

In November 2021 we published our Green Infrastructure Strategy. The aim of this new strategy is to strengthen the way we work together to plan, design and manage Green Infrastructure towards a shared vision for 'greener places where people and nature thrive'. The strategy explains why we need to improve the network of green spaces and water courses (green infrastructure) across our area and the action we plan to take. It shows the 'green thread' which links our work to regional,

national and global commitments to protect the environment and how important that is. The Council's new Local Plan and our approach to delivering green infrastructure will give spatial expression to putting into action the objectives of the Council's Green Infrastructure Strategy.

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. The JGIS also compliments the Council's Green Spaces Strategy.

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 is also updating its Conservation Areas on a prioritised basis which has commenced with a review of the Lower Almondsbury CA. The programme for this SPD is presented on page 12.

High Street Regeneration and Master Planning

The Council is working with WECA and other key partners and stakeholders on a number of master planning initiatives at Kingswood, Yate, Parkway Station, Bristol North Fringe, Bristol East Fringe and Severnside. 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.

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. There are currently 3 made (adopted) neighbourhood plans in South Gloucestershire: Charfield NP (September 2021), Oldbury-on-Severn (May 2022) and Thornbury (May 2022). 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 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 Development Document Profiles

Title of the LDD	South Gloucestershire new Local Plan
Document Details	
<i>Role and subject of document</i>	<p>Following the decision of the WECA Mayor in May 2022 to stop all work on the West of England Combined Authority Spatial Development Strategy, the new South Gloucestershire Local Plan will provide the strategic planning framework for the Authority's area. The new Local Plan, which will replace the growth strategy, strategic policies and key local level policies in the Core Strategy and Policies, Sites and Places Plan.</p> <p>The intention is for this document to firmly build on and incorporate the key principles, approaches, policies, sites and evidence consulted on and published in the previous informal stages of Local Plan consultation undertaken in 2020/21 and 2022 – the Phase 1 and Phase 2 documents. The feedback received from these, supporting call for sites submitted and range of other evidence prepared to date will also be utilised. Further updates on the programme and timetable for the Council's new Local Plan is available at www.southglos.gov.uk/newlocalplan</p>
Geographical Coverage	Whole of South Gloucestershire
Status	Development Plan Document
Chain of Conformity	General conformity with national planning policy and the South Gloucestershire Council Plan.
Timetable for Production	
Confirmation of the intent and commitment for South Gloucestershire Council to prepare a new Local Plan (SGLP) Regulation 18 (1)	<i>October 2022</i>
Informal draft Local Plan (Regulation 18) - to consult on strategy options to identify the number and location of homes and jobs that are needed up to 2040.	<i>A timetable window of between July and October 2023 is identified for this consultation to commence within. This is to allow for the establishment of the new Council Administration following the May 2023 local elections. Consultation is proposed to run for 12 weeks. Subject to the commencement of the public consultation the remaining milestone programme dates will be reviewed as appropriate.</i>
Preferred Spatial Strategy and supporting policy framework (Regulation 19 stage)	<i>May 2024</i>
Submission of the Plan to Secretary of State (Regulation 22)	<i>August 2024</i>

Examination Hearings Period (Regulation 24)	<i>November 2024</i>
Inspector's Report (Regulation 25)	<i>June 2025</i>
Adoption of the Plan (Regulation 26)	<i>July 2025</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.

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 Act (2021), National Planning Policy Framework and the South Gloucestershire Policies, Sites and Places Plan (2017) and Core Strategy(2013) have come into force rendering the publication out of date and in need of an update. The SPD will aim to support adopted development plan policy PSP19 by providing advise on how to maximise biodiversity net gain on a site, retaining and enhancing those habitats identified though the site survey work and incorporating them within the scheme. The SPD will also reference best practise for integration of biodiversity net gain within site design and planning to ensure habitats for wildlife are enhanced, detail what information is required when submitting an application and what is required to achieve a well-designed scheme for biodiversity.	
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	January 2022 – June 2022	
Public consultation and invite representations.	July 2022	
Review representations and revise document	September – December2022	
Adoption and publication of SPD	March 2023*	
Arrangements for Production		
Which organisation/ directorate of the Council will lead the process?	Strategic Planning Policy and Specialist Advice Team of the Environment & Community Services Directorate.	
Management arrangements	Executive Member for Regeneration, Environment and Strategic Infrastructure	
Resources	Strategic Planning Policy and Specialist Advice Team	
Community Involvement	In accordance with Statement of Community Involvement.	
Post Production		
Monitoring and Review Arrangements	Annual monitoring. The document will be reviewed if monitoring highlights such a need.	

* Adoption and publication date for SPD amended on 15.02.23 to March 2023 (previously February 2023)

Title of the LDD	Landscape Character Assessment SPD Refresh
Document Details	
Role and subject of document	The overarching aim of this SPD is to update and refresh the existing South Gloucestershire Landscape Character Assessment SPD (adopted November 2014). Preparing the SPD enables referencing the latest planning policy, recently adopted SPD guidance, and related background landscape publications and studies; citing relevant South Gloucestershire Climate Change Emergency Change Action Plan, and emerging local nature recovery network strategy (LNRN) objectives; and referencing related council environmental enhancement projects and delivery programmes. The objective is that the revised document will contain sufficient guidance to support and inform the ongoing preparation of the council's new Local Plan and performing the council's development management function in terms of supporting the delivery of environmental project work.
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 revised draft of SPD	November 2022 – June 2023
Public consultation and invite representations.	July to September 2023
Review representations and revise document	October - December 2023
<i>Adoption and publication of SPD</i>	February 2024
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.

<i>Title of the LDD</i>	Lower Almondsbury Conservation Area SPD
<i>Document Details</i>	
Role and subject of document	The overarching aim of this SPD is to appraise the Lower Almondsbury Conservation Area. Preparing the SPD will enable the heritage significance of Lower Almondsbury conservation area to be defined and provide the evidence required to inform decisions affecting the conservation area, in implementing historic environment legislation and national and local planning policy.
Geographical Coverage	Lower Almondsbury Conservation Area
Status	Supplementary Planning Document
Chain of Conformity	Planning (Listed Buildings and Conservation Areas) Act 1990. The South Gloucestershire Core Strategy, Policies Sites and Places DPD and conformity with national planning policy.
<i>Indicative Timetable for Production</i>	
Preparation of draft of SPD	February 2023 – June 2023
Public consultation and invite representations.	August - September 2023
Review representations and revise document	October - December 2023
<i>Adoption and publication of SPD</i>	February 2024
<i>Arrangements for Production</i>	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Strategic Planning Policy and Specialist Advice Team of the Place 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.
<i>Post Production</i>	
<i>Monitoring and Review Arrangements</i>	The document will be reviewed if monitoring highlights such a need.