

SOUTH GLOUCESTERSHIRE LOCAL PLAN

DELIVERY PROGRAMME
2024-2027

December 2023 update

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 January 2024 – December 2027 and replaces the Local Plan Delivery Programme 2022-2025 published in April 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 - 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 - 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 \(CIL\) - South Gloucestershire Council \(southglos.gov.uk\)](https://www.southglos.gov.uk/community-infrastructure-levy)

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](#).

As at December 2023 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 – South Gloucestershire Council \(southglos.gov.uk\)](#)

Future Programme and Other Documents

The LPDP needs to ensure it supports the Council's objectives and priorities. These are currently 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.

A new Council Plan is currently being prepared and while this is being undertaken, 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 the Duty to Co-operate.

Profiles of the documents identified in the LPDP to be prepared/ adopted during the period 2024 – 2027, 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 following the Levelling Up and Regeneration Act coming into force in October 2023.

Development Plan

South Gloucestershire Local Plan

In October 2022 the Cabinet approved a revised timetable and programme, for the preparation of a new Local Plan to replace, in due course, the current Core Strategy and the Policy, Site and Places Plan. At the same time the scope of the new Local Plan was formally extended by the reinstatement of a commitment to include the strategic policies (and their supporting technical evidence) that were previously to have been the remit of the West of England Combined Authority (WECA) led Spatial Development Strategy (SDS.) The council remains committed to ensuring it has an up-to-date Local Plan in place before the end of 2025.

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. It provides the opportunity for the council to set out its blueprint for how it intends to deliver on its goals of achieving carbon net zero, supporting nature's recovery, and reducing cost of living inequalities, while also setting out how the council intends to support the delivery of the homes and jobs people need. The new Local Plan will set out strategies and sites for where the new homes we need to build, jobs, key services, facilities, and many other types of infrastructure should be located. It also sets out the planning policies needed to guide new developments so they are designed and delivered in a way that will have a positive impact on delivering homes that are genuinely affordable, the climate emergency, ecological crisis, cost of living pressures, and help to close inequalities gaps within South Gloucestershire.

Publishing the next stage of the Local Plan for public consultation between 6th December 2023 and 7th February 2024, is key to this process and demonstrates our commitment to work in partnership with and for communities, developers, utilities providers, and key interest groups. Important choices about where the new homes and jobs could be located, what areas should be protected, and where to enhance for nature and renewable energy, lie at the heart of the Plan. By preparing the Local Plan the council is giving spatial expression to governing objectives of the South Gloucestershire Partnership, as set out in the Partnership Agreement, and setting out a clear statement of intent for the development of our area to be plan-led. 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.

We will also confirm which policies in our adopted Local Plan (the CS and PSP) will be saved for the time being until replaced by national development management policies or a future policies development plan document (DPD). Any final decisions on this will need to be based on the enactment of the planning reforms, regulations and guidance outlined in the Levelling Up and Regeneration Act. Once this is clearer, we will need to update our Local Development Scheme (LDS).

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 passing of the Levelling Up and Regeneration Act. 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 \(CIL\) - South Gloucestershire Council \(southglos.gov.uk\)](http://www.southglos.gov.uk)

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 since 2021 11 new SPDs have been prepared. Details of all our SPDs are available at: [Supplementary planning documents - South Gloucestershire Council \(southglos.gov.uk\)](http://www.southglos.gov.uk)

Work is currently underway to prepare the **Landscape Character Assessment SPD Refresh** – The original Landscape Character Assessment SPD was first adopted in 2005, and subsequently revised in November 2014. This information supports existing landscape policies in the Local Plan and provides a statement on the existing landscape character features and attributes to inform all stages of the planning, design, and development process. The revised Landscape Character Assessment SPD, 2023, provides an updated description of the adopted 21-character areas within South Gloucestershire divided within the 8No. overarching landscape character type groupings, as well as including two new annexes that describe associated visually important hillsides and strategic viewpoints. It will continue to be an important supporting document that reflects the Council's latest planning policy, other recently adopted SPD guidance, and related background landscape publications and studies, as well as supporting our Climate Change Emergency Action Plan, emerging strategic green infrastructure network, and local nature recovery strategy work.

To support the council's new Local Plan a further programme of SPDs is also proposed to be prepared. Further details will be included in the LPDP as programmes for these documents are prepared.

Conservation Area Character Appraisal and Management Plan Refresh Programme

Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("LBCA 1990") requires periodic review of conservation areas and for authorities to consider further designation as appropriate. Additionally, section 71(1) LBCA 1990 places a duty on the local planning authority "from time to time to formulate and publish proposals for the preservation and enhancement" of their conservation areas. To support this, work has commenced to refresh the Conservation Area Character Appraisal and Management Plan Programme, beginning with Almondsbury Conservation Area.

Previously the conservation area appraisals were being taken forward as SPDs. However, following a review of the processes for the preparation of SPDs, there was concern that any proposed boundary extensions could exceed the legal scope of what was permissible within an SPD. Therefore, to comply with the requirements of Regulation 5 of the Town and Country Planning (Local Planning)

(England) Regulations 2012, the proposed Almondsbury Conservation Character Area Appraisal and Management Plan, including proposed boundary extensions to the Lower Almondsbury Conservation Area, and further future conservation area character appraisals will be prepared as non-Local Development Documents (LDD) guidance documents on which public consultation will be sought.

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 - South Gloucestershire Council \(southglos.gov.uk\)](https://www.southglos.gov.uk/planning-policy-guidance-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 will 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 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. The Local List will be brought forward as a supplementary planning document. Further information is available at [Historic environment and listed buildings - South Gloucestershire Council \(southglos.gov.uk\)](https://www.southglos.gov.uk). The Council is also as explained above, updating its Conservation Areas on a prioritised basis which has commenced with a review of the Lower Almondsbury CA.

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

Since the West of England Joint Waste Core Strategy (JWCS) was adopted in 2011, there has been significant change to the context of waste arisings and waste management in South Gloucestershire. At a national level, this includes updates to the NPPF and PPG, neither of which were material considerations at the time of adoption of the JWCS, and the enactment of the Environment Act 2021 and associated emerging regulations, which bring in statutory targets for residual waste, recycling and waste collections. At a local level, the 'Resource and Waste Strategy 2020 and beyond' was agreed at Cabinet in March 2020, which sets out an ambitious vision for Waste services to: reduce consumption, particularly of single-use items; increase recycling to 70% by 2030, from a current rate of 59.9%; and reduce waste going to landfill to an ambitious net zero.

Relevant policies within the JWCS will therefore be updated for the new Local Plan in the Publication draft (Regulation 19) to ensure these operate consistently with national policy and remain effective throughout the course of the SGLP. This will consider a strategic policy related to waste arisings and waste management, and development management policies related to waste management facilities at site-level and larger facilities where considered necessary.

Appendix A Local Development Document Profiles

<i>Title of the LDD</i>	South Gloucestershire new Local Plan
Document Details	
<i>Role and subject of document</i>	Since May 2022 the strategic planning framework for South Gloucestershire is being provided through its Local Plan. In October 2022 the Cabinet approved a revised timetable and programme, which effectively reinstated the inclusion of strategic policies and their supporting technical evidence that was previously being undertaken by the WECA led SDS. The council remains committed to ensuring it has an up-to-date Local Plan in place before the end of 2025. The new Local Plan, which will replace the spatial strategy, strategic policies and key local level policies in the Core Strategy and Policies, Sites and Places Plan. 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	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>6th December 2023 to 7th February 2024</i> To focus on our key planning approaches and issues which are required to deliver the homes and jobs needed in South Gloucestershire and the infrastructure required to support this. This builds on and incorporates 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. Once the Local Plan has completed this consultation stage it is likely a further review of the timetable will be undertaken and any adjustments made to the dates below, as required.
Preferred Spatial Strategy and supporting policy framework (Regulation 19 stage)	<i>July 2024</i>
Submission of the Plan to Secretary of State (Regulation 22)	<i>October 2024</i>

Examination Hearings Period (Regulation 24)	<i>January 2025</i>
Inspector's Report (Regulation 25)	<i>August 2025</i>
Adoption of the Plan (Regulation 26)	<i>September 2025</i>
Arrangements for Production	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Planning Service of the Place Department
<i>Management arrangements</i>	Executive Member for Planning, Regeneration and 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	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 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 – November 2023
Public consultation and invite representations.	6 th December 2023 to 7 th February 2024
Review representations and revise document	March - May 2024
<i>Adoption and publication of SPD</i>	June 2024
Arrangements for Production	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Planning Service of the Place Department
<i>Management arrangements</i>	Executive Member for Planning, Regeneration and 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>	Almondsbury Conservation Area Character Appraisal and Management Plan (CAA&MP)
<i>Document Details</i>	
Role and subject of document	The overarching aim of this CAA&MP is to appraise the current Lower Almondsbury Conservation Area and its boundaries. Preparing the CAA&MP will enable the heritage significance of 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 and its boundaries including adjoining land
Status	Non-Local Development 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 – October 2023
Public consultation and invite representations.	11 th October – 26 th November 2023
Review representations and revise document	December 2023 - February 2024
<i>Adoption and publication of SPD</i>	March 2024
<i>Arrangements for Production</i>	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Planning Service of the Place Department
<i>Management arrangements</i>	Executive Member for Planning, Regeneration and 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.

<i>Title of the document</i>	Tockington Conservation Area Character Assessment and Management Plan (CAA&MP)
<i>Document Details</i>	
Role and subject of document	The overarching aim of this CAA&MP is to review the Tockington Conservation Area and draft a new character assessment and management plan. Preparing the document will enable us to define the heritage significance of Tockington conservation area 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	Tockington Conservation Area and its boundaries, including adjacent land
Status	Non Local Development Document
Chain of Conformity	Sections 69(1), 69(2) and 71(1) of the 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	October 2023 — June 2024
Public consultation and invite representations.	July – September 2024
Review representations and revise document	October – December 2024
<i>Adoption and publication of SPD</i>	February 2025
<i>Arrangements for Production</i>	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Planning Service of the Place Department
<i>Management arrangements</i>	Executive Member for Planning, Regeneration and Infrastructure
<i>Resources</i>	Strategic Planning Policy and Specialist Advice Team
<i>Community Involvement</i>	In accordance with SGC consultation procedures
<i>Post Production</i>	
<i>Monitoring and Review Arrangements</i>	The document will be reviewed if monitoring highlights such a need.