

**Bath & North East Somerset**

# **LOCAL DEVELOPMENT SCHEME**

**2011 – 2014**

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# 1

## INTRODUCTION

### The Local Development Scheme

- 1.1 The Local Development Scheme (LDS) is a work programme for the preparation of the Council's Local Development Framework (LDF) – the collective term for the Council's suit of planning documents. It sets out details of which Planning Documents will be produced, in what order and when. It is the starting point for residents and stakeholders to find out what planning policies relate to their area and how these will be reviewed.
- 1.2 The preparation of a Local Development Scheme is a requirement of the Planning and Compulsory Purchase Act (2004). The Act uses a range of terms and abbreviations and a glossary is therefore provided on page 27.
- 1.3 The amendments comprising this version of Local Development Scheme was agreed on \_\_\_\_\_ 2011 and came into effect on \_\_\_\_\_ 2011.

### The Local Development Framework

- 1.4 A Local Development Framework comprises of a portfolio of locally prepared Planning Documents (Local Development Documents). It also includes related documents such as the Annual Monitoring Report and the Statement of Community Involvement. There are two types of Local Development Document:
  - (i) **Development Plan Documents (DPD)**, which will be subject to independent examination and have the weight of development plan status.
  - (ii) **Supplementary Planning Documents (SPD)** must supplement policy in a DPD and will not be subject to independent examination and do not have development plan status. Whilst they constitute a material consideration in the determination of planning applications they cannot be used to formulate planning policy or designate sites.

### Planning Reform & Localism

- 1.5 The Localism Bill (due to be enacted late 2011/early 2012) will abolish Regional Spatial Strategies and the introduce Neighbourhood Plans, Neighbourhood Development orders and the Community Right to Build. Neighbourhood Plans are prepared by Neighbourhood Fora and will also form part of the Development Plan (see Localism Bill below).

### The Development Plan

- 1.6 The Development Plan for any district is the suit of planning documents. The significance of a Plan's inclusion in the District's Development Plan is that Section 38(6) of the Planning & Compensation Act stipulates that planning applications must be determined in accordance with the plan unless material considerations indicate otherwise. This gives considerable weight to Development Plan Documents.

**Key Changes to the LDS 2011-2014**

- 1.7 Take Core Strategy through examination & adoption to ensure an up-to-date & robust strategic planning framework for the district. Then prepare for growth through facilitating delivery of key development sites in the PlaceMaking Plan. The CS & the PMP will need to be underpinned with CIL to address funding issues and ensure growth happens in a planned way. The Council will also need to prepare for Localism Act be revising SCI to incorporate neighbourhood planning.

**THE BATH & NORTH EAST SOMERSET LOCAL DEVELOPMENT FRAMEWORK**

B&NES DEVELOPMENT PLAN

**REGIONAL PLANNING GUIDANCE**

- **RPG10** *(Due to be abolished by the Localism Bill)*

LDF documents under preparation

**DEVELOPMENT PLAN DOCUMENTS**

- **Joint Waste Core Strategy**
- **Structure Plan 2002\*** *(saved policies only)*
- **B&NES Local Plan 2007\*** *(saved policies only)*
- **B&NES Proposals Map**

*\* Will be superseded by the adoption of LDF documents*

**Development Plan Documents**

- **B&NES Core Strategy** *(submitted Core Strategy is a key material consideration in determination of planning applications)*
- **Placemaking Plan**

*(• Neighbourhood Plans)*

**SUPPLEMENTARY PLANNING DOCUMENTS**

*See Annex A for full list*

**Supplementary Planning Documents**

*See Annex A*

**Other LDF Documents**

- Annual Monitoring Report
- Statement of Community Involvement

**Other LDF documents**

- CIL
- Placemaking Manual

*B&NES Local Development Framework*

# 2

## LOCAL DEVELOPMENT FRAMEWORK PRODUCTION 2011-14

### Development Plan Documents

- 2.1 **The Joint Waste Core Strategy DPD (JWCS)** was adopted in April 2011. It sets out the waste planning strategy for the West of England, addressing the planning aspects of waste minimisation, recycling/composting, recovery and disposal. This DPD will sit alongside the emerging Core Strategy.
- 2.2 The **Core Strategy** was submitted for examination in May 2011 and it sets out the long term planning framework for Bath & North East Somerset. It includes a spatial vision and spatial objectives looking ahead to 2026. It has regard to the Sustainable Community Strategy and the Council Vision. A key diagram defines the broad locations for delivering housing and other strategic development needs as well as setting out policies to protect the environment.
- 2.3 The Core Strategy is supported by an **Infrastructure Delivery Plan** to ensure the strategic proposals are deliverable and aligned with infrastructure needs. It is supported by the Planning Obligations SPD which will be replaced by the B&NES Community Infrastructure Levy (CIL), work on which is scheduled to begin in 2011.
- 2.4 Work began in 2009 on a **Gypsies and Travellers Sites DPD** in Bath & North East Somerset to establish the location of a number of sites suitable to meet the housing needs of Gypsies and Travellers in the District. This work was delayed due to resourcing arrangements but this work has now resumed.
- 2.3 The Core Strategy will to be complemented by the production of the **Placemaking Plan (PMP)**. This DPD identifies development site allocations and changes to Development Management policies. It will set out the development parameters for site allocations in the context of their surroundings. It will specify the delivery mechanisms drawing on key evidence such as SHLAA. The DPD will be structured to take account of the different needs of the varying locations across the District.
- 2.4 The Localism Bill is due to be enacted at the end of 2011/early 2012 and it introduces **Neighbourhood Plans**. These will be prepared by local neighbourhood under the auspices of the Local Authority and once adopted they will form part of the Development Plan. To facilitate this process, the Council will introduce a new Neighbourhood Planning Protocol.

## Supplementary Planning Documents

- 2.5 A **Planning Obligations SPD** was adopted in 2009 and is a key document in setting out a coordinated approach to securing contributions from development. It currently supplements the Bath & North East Somerset Local Plan but it is a 'living document' and will be reviewed from time to time to take account of new information. In order to ensure that it is aligned with up-to-date policy, especially the Core Strategy, it will either need to be revised or replaced by the new Community Infrastructure Levy.
- 2.6 Work has commenced on a **Sustainable Construction and Retrofitting SPD** which will supplement Core Strategy policies CP1 and CP2, providing more detailed guidance. This SPD is aimed at (1) supporting householders to improve the energy efficiency of their homes and support the take-up of microgeneration from renewable energy sources (2) providing additional guidance in relation to retrofitting historic buildings and buildings of traditional construction and (3) provide additional guidance in relation to sustainable construction methods and how these can be implemented for developers, householders and planners. This SPD is aimed at being a practical, technically based 'how to' guide on the topics, using annotated diagrams.
- 2.7 Work has commenced on producing the World Heritage Site Setting Study as a Supplementary Planning Document to provide evidence and to supplement policy B4 in the Core Strategy. This Supplementary Planning Document will 1) explain the nature of the World Heritage Site setting including its extent and significance, 2) provide guidance to developers, consultants and others on carrying out impact assessments for proposals affecting the World Heritage Site setting and 3) inform decisions affecting the management of the World Heritage Site setting including development management and ongoing maintenance.

## Other LDF documents

- 2.8 The Council will prepare a **Community Infrastructure levy (CIL)** by 2014. This will enable the Council to raise funds from new development in order to fund the timely delivery of infrastructure. Preparation of a CIL requires an adopted Core Strategy and it includes a charging schedule and a spending regime based on development proposals in the LDF. Its preparation will entail a , viability assessments so as not to inhibit development and input from stakeholders. The Infrastructure Delivery Plan will need to be kept up-to-date. The Localism Bill proposes to allocate a proportion of CIL revenues raised back to neighbourhoods where development takes place. Procedures will need to be established.

- 2.9 A **Neighbourhood Planning Protocol** will be introduced to set out how the following new mechanisms will operate:
- Neighbourhood Fora,
  - Neighbourhood Referenda
  - Neighbourhood Development Orders
  - Community Right to Build

It will also include a review of the Council's Statement of Community Involvement (Adopted 2007) .This will ensure that the Council is in a position to respond to the Localism agenda efficiently and coherently. This will enable communities to understand the range of opportunities to interact with and take an active role in planning in their locality.

- 2.10 The **Annual Monitoring Report** (AMR) assesses whether plan production is on target and the extent to which policies in local development documents are being implemented. It monitors key data such as housing completions, growth in office space, losses in industrial space. It will also monitor CIL once finalised. The AMR is based upon the period 1<sup>st</sup> April to 31<sup>st</sup> March each year.
- 2.11 The **Proposals Map** illustrates all the allocations and designations set out in the DPDs. It will be revised as each new DPD is adopted where there are allocations or designations. The existing Local Plan Proposals Map will be amended to give geographical expression to the LDF together with any policies that remain saved in the Bath & North East Somerset Local Plan 2001-2011. Proposed amendments to the Proposals Map will be publicised alongside the appropriate DPD.
- 2.12 There is significant pressure on the Planning Service to prepare a range of other documents and policy instruments such as the Article 4 Directions. These can only be prepared if necessary funding is secured

### **LDD Content and Key Milestones**

- 2.13 The tables from page 16 provide a schedule of the LDDs to be prepared during the next 3 years with individual profiles for each LDD.

# 3

## THE EVIDENCE BASE

- 3.1 The strategies, policies and proposals in the LDF Plans must be founded on a robust evidence base. A considerable amount of data is available at national and regional level. A number of studies have been commissioned to inform the preparation for the LDF and other Council strategies. There are also opportunities for the Council to improve its data collection and management strategies. The full [evidence base](#) informing the LDF is listed on the Council's website. Key studies are listed below.

<b>Residential Development</b>	
Strategic Housing Land Availability Assessment (SHLAA)	Assessment of availability, suitability and developability of land for housing across the District. This key study will inform the Council's identification of land through the LDF to enable its strategic housing requirement to be met. Version 1.1 of the study was completed in December 2010. Updates and/or amendments will be made pending consideration of responses to the Draft Core Strategy. Version 1.2 will be prepared to accompany the submission Core Strategy in 2011.
West of England Strategic Housing Market Assessment (SHMA)	Strategic Housing Market Assessment covers the West of England Housing Market Area as defined in the RSS. It reviews the housing market study undertaken in 2004 (see above) and assesses the need for affordable housing and different types and sizes of market housing. The assessment was published in June 2009.
Annual Residential Land Survey	Undertaken for each financial year. Data gathering exercise, such as housebuilding rates and housing land supply, needed for inclusion in the Annual Monitoring Report (AMR).
Bath Student Accommodation Study	An assessment of the current provision of student accommodation, future needs, the capacity for on-campus provision and the options for off-site accommodation. This was published in December 2010.
B&NES Future Housing Growth Requirements to 2026	This study provides evidence based guidance on future housing requirements for the District in the light of changing economic and social trends. The study was completed in September 2010.
Viability Study	This Viability Study examines the viability of delivering affordable housing by considering a range of possible policy options for new qualifying thresholds and percentages for requiring the provision of affordable housing.
Viability Validation Study	Review of viability assumptions and site based development viability testing.



<b>Business and Employment Development</b>	
Annual Employment Land Survey	Undertaken for each financial year. Data gathering exercise needed to report on national core output indicators.
Business Growth & Employment Land Study	Forecasts business requirements for economic land uses, assesses current supply and proposes land provision strategies for provision of required land uses. The study was completed in March 2009 and an update completed in June 2010.
Economic Strategy	Identifies current issues in the district, describes the current state of the B&NES economy, and actions needed to improve the prosperity and well being of residents through a more productive, competitive and expanded economy. Completed 2010.
Retail Strategy	Identifies the main issues associated with the retail economy, actions that need to be taken to realise the retail potential, and the quantitative need for new retail development. Completed December 2008. An update of the quantitative need for new retail development is due in early 2011.
Smart Growth Study 2011	Supersedes the BGELS. Considers the economic prospects of the district and employment land implications of growth. Sets out planning and not planning interventions needed to enable growth.
Visitor accommodation study	Suggests how the visitor accommodation profile of the city might be improved to 2016 and to 2026. Estimates future growth in the demand for staying visits. Recommends a net change in new rooms by star rating.

<b>Recreational Uses and Green Spaces</b>	
Playing Pitch Assessment, 2003	Estimates the required provision of football, rugby, hockey and cricket pitches up to 2011 in Bath, Keynsham, Norton-Radstock and the Chew Valley.
Green Space Strategy, 2006	Considers the quantity, distribution and quality of all publicly accessible green space, regardless of owner or manager. It assesses existing green space, determines existing and future needs and sets out new local standards for all parts of Bath & North East Somerset.
Sports Facilities Strategy	Currently underway, due for completion 2011.
Play Strategy 2006	Considers the supply, distribution and the level of use of current play provision and the views of children, young people & their families living in Bath & North East Somerset. Targets to improve access to play/recreation set for 6 year period.

<b>Environmental Studies</b>	
Strategic Flood Risk Assessment	A risk-based approach should be adopted at all levels of planning. Strategic Flood Risk Assessment (level 1) has been prepared and published in April 2008. Further assessment (level 2) provides greater understanding of the factors contributing to the probability of flooding in potential development areas, and provides guidance for LDF policy to ensure that development would be safe from flooding and would not increase flood food risk elsewhere. The SFRA level 2 assessments were completed in 2009.
Flood Risk Management Strategy	Identifies where strategic and site based flood risk management measures can be implemented to make sites at risk of flooding developable without increasing flood risk elsewhere. Completed June 2010.
Sustainable Energy and Planning Research	This research assists development of evidence based renewable energy targets and policies within B&NES. It includes the potential capacity for renewable energy and suggests the potential for sustainable energy at new developments. Completed June 2009, with an update completed in November 2010.
Bath World Heritage Site Setting Work	Defines the key characteristics of the setting, the extent of the setting, provides guidance on how to carry out impact assessments. Completed in October 2009.
District Heating Opportunity Assessment	This study reviews the potential for district heating in B&NES, identifies and assesses district heating opportunities. It also includes technical and financial assessments of the opportunities and commentary on the implementation and delivery of district heating.
Landscape Sensitivity Analysis for Wind Energy Development	This report sets out a landscape sensitivity analysis for Bath and North East Somerset (B&NES) in relation to wind energy development.

<b>Transport Studies</b>	
Strategic Transport Modelling Technical Note	Modelling work to examine the impact of new housing and employment development on the strategic transportation network and at a local level, including testing of potential transport interventions.
Joint Local Transport Plan 3	The West of England 'Final' JLTP, setting out plans for improving transport over the next five years.

<b>Infrastructure Studies</b>	
Bath & North East Somerset Infrastructure Delivery Programme	Outlines the key infrastructure requirements needed to support the scale of growth put forward in the Draft Core Strategy. Completed December 2010.

<p>Responding to Infrastructure Delivery and Planning Issues in the West of England</p>	<p>Describes the key infrastructure needed to get the West of England's key sites developed, and the costs and funding; analysis of barriers, funding and viability; and an action plan. Completed May 2010.</p>
<p>Single Conversation: West of England Delivery and Infrastructure Investment Plan</p>	<p>Sets out priorities for investment in communities, homes and jobs in the West of England. Completed 2010.</p>

# 4

## LDS PRODUCTION ARRANGEMENTS

### **Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)**

- 4.1 The development of DPDs and SPDs in the Bath & North East Somerset LDF will be informed by Sustainability Appraisal. Sustainability Appraisal is an iterative process through which the economic, social and environmental effects of a plan under preparation are assessed. It incorporates the requirements of Strategic Environmental Assessment as required by EU SEA Directive 2001/42 on the Assessment of certain Plans and Programmes on the Environment. The appraisal process will draw heavily on the evidence base.
- 4.2 In order to protect the integrity of European sites, Local Authorities are obliged to carry out Appropriate Assessment (AA) as a part of the planning process under the Habitats Directive. AA has been and will continue to be carried out in conjunction with the SA as recommended by the Guidance.

### **Review And Monitoring**

- 4.3 Review and monitoring are key aspects of the Government's 'plan, monitor and manage' approach to the planning system. They are crucial to the successful delivery of the spatial vision and objectives of the LDF and will be undertaken on a continuous pro-active basis. An Annual Monitoring Report is prepared for each financial year. It has a dual purpose which is to:
- monitor progress of preparation of LDF documents against agreed milestones
  - assess the implementation of LDF policy against targets which will influence policy review and other decisions

### **Resources and Arrangements For Production**

- 4.4 The Planning Service will co-ordinate the preparation of LDF Documents in liaison with the Council's cross service Development Coordination Group. The document profiles (p.13) set out responsibilities for document preparation.

### **Joint Working**

- 4.5 Bath & North East Somerset works jointly with Bristol, North Somerset and South Gloucestershire Unitary Authorities (UAs) on sub-regional planning and cross boundary issues.
- 4.6 The authorities are also working with business leaders as part of the Local Enterprise Partnership (LEP) for the West of England. The LEP does not have a direct role in spatial planning but there will be a need for co-ordination in activities.

#### **Member Arrangements & the LDF**

- 4.7 A bespoke Local Development Framework Steering Group guides the production of the LDF and advises the Executive Member for 'Planning & Transport. Decisions on DPDs are made by Full Council in accordance with the Council constitution and other LDDs are agreed as appropriate.

# LOCAL DEVELOPMENT DOCUMENT PROFILES

## PART 1: DEVELOPMENT PLAN DOCUMENTS

<b>CORE STRATEGY DPD</b>	
Role and Content	The Core Strategy sets out the spatial vision, spatial objectives, core policies and a delivery strategy for the development of the district and framework for development control. It will be underpinned by an Infrastructure Delivery Plan to ensure a deliverable strategy.
Status	Development Plan Document
Chain of conformity	National Planning Policy, regard to Sustainable Community Strategy and Council Vision
Geographic Coverage	District wide
<b>TIMETABLE &amp; MILESTONES</b>	
The milestones for the Core Strategy, both achieved and those planned, are set out below..	
Issues Consultation	Oct - Dec 2007
Publication of issues and alternative options for public consultation including indication of the Council's preferred options <b>(Reg25)</b>	Sept - Oct 2009
Publication of proposed Submission DPD <b>(Reg 27)</b> and draft SA report	Dec 2010
Submission to Secretary of State <b>(Reg 30)</b> with final SA Report	May 2011
Pre-examination meeting	July 2011
Examination Hearings Period	December 2011-Jan 2012
Receipt of Inspector's binding report	March 2012
Adoption	June 2012
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Planning & Transport Services in conjunction with other relevant Services. Officer co-ordination through Development Coordination Group. Preparation overseen by the cross-party LDF Steering Group and Policy agreed by Council & LSP Exec. Co-ordination with West of England through the Planning, Housing and Communities Board and the Joint Transport Board. Supporting evidence prepared corporately. Costs funded by the LDF Budget
Community and stakeholder involvement	In accordance with Regulations of the Town and Country Planning (Local Development) (England) Regulations and the adopted SCI.
<b>POST-PRODUCTION</b>	
Monitoring & Review	The implementation of the objectives and policies of the Core Strategy will be monitored as part of the AMR as set out in the submission Core Strategy.

<b>PLACEMAKING PLAN</b>	
Role and Content	<p>This is a place focussed planning policy framework, containing both site allocations and updated planning policies. The Plan will:</p> <ul style="list-style-type: none"> <li>• Facilitate the delivery of key development sites by providing the necessary level of policy guidance and site requirements to meet Council objectives (eg ERDPs)</li> <li>• safeguard and enhance the quality and diversity of places in B&amp;NES &amp; identify opportunities for change.</li> <li>• set out the housing supply and other development commitments to meet development needs to 2026.</li> <li>• be prepared in a collaborative way in order to respond to Localism.</li> <li>• Address how infrastructure requirements will be met &amp; other obstacles to delivery of development sites will be overcome. It will update the B&amp;NES Infrastructure Delivery Plan</li> <li>• Preparation to be aligned with production of CIL</li> </ul>
Status	Development Plan Document
Chain of conformity	National Policy Core Strategy Regard to Sustainable Community Strategy
Geographic Coverage	District-wide but area based
<b>TIMETABLE &amp; MILESTONES</b>	
Pre-production period including commencement of document preparation (and publication of SA scoping report for consultation)	Aug 2010
Issues and alternative options consultation ( <b>Reg25</b> )	March to April 2012
Publication of proposed Submission DPD ( <b>Reg 27</b> ) and draft SA report	Nov-Dec 2012
Submission to Secretary of State ( <b>Reg 30</b> ) with final SA Report	Feb-Mar 2013
Pre-examination meeting	Apr 2013
Examination Hearings Period	June-July 2013
Receipt of Inspector's binding report	Oct 2013
Adoption and publication	Dec 2013
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Planning & Transport Services in conjunction with other Services and consultant expertise where required. Internal B&NES co-ordination through Development Co-ordination Group reporting to SDG. Site input from B&NES Housing Delivery group. Corporate steer by the LDF Steering Group with key stages to be agreed at Cabinet and/or Council.
Key Evidence:	SHLAA, RDPs, IDP,
Community and stakeholder involvement	In accordance with Town and County Planning Local Development (England) Regulations, the adopted SCI, and emerging Localism Bill. Take account of previous consultation on Core Strategy & ERDPs
<b>POST-PRODUCTION</b>	
Implementation, Monitoring & Review	The implementation of the objectives and policies of the DPD will be monitored as part of the AMR.

<b>GYPSIES AND TRAVELLERS SITE ALLOCATIONS DPD</b>	
Role and Content	Allocate specific sites to meet the accommodation needs of gypsies and travellers
Status	Development Plan Document
Chain of conformity	Circular advice, Planning Policy Guidance Notes / Statements, emerging Core Strategy, Bath & North East Somerset Local Plan
Geographic Coverage	District-wide
<b>TIMETABLE &amp; MILESTONES</b>	
Commencement and early stakeholder and community engagement in document preparation	July 2009
Publication of issues and alternative options for consultation ( <b>Reg 25</b> )	November 2011 – January 2012 (Issues & Options - call for sites and site assessment criteria) June – July 2012 (Alternative and preferred sites)
Public participation on draft DPD ( <b>Reg 27</b> ) and draft SA report	November-December 2012
Submission to Secretary of State ( <b>Reg 30</b> ) with final SA Report	March 2013
Commencement of Hearings	June 2013
Receipt of Inspector's report	September 2013
Adoption and publication	December 2013
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Planning Services in collaboration with other relevant Council Service areas, external authorities service providers and specialist consultant advisors as required. Key stages to be agreed at Cabinet and Council. The Proposals Map will be revised accordingly. Cost to be shared between the Services.
Community and stakeholder involvement	In accordance with Regulations 25 and 27 of the Town and County Planning (Local Development) (England) (Amendment) Regulations 2008 and the SCI with particular attention to Figure 3 "Target Groups".
<b>POST-PRODUCTION</b>	
Monitoring & Review	The DPD will be monitored as part of the AMR and will be reviewed if the monitoring highlights such a need.



## **PART 2: SUPPLEMENTARY PLANNING DOCUMENTS**

<b>RETROFITTING &amp; SUSTAINABLE CONSTRUCTION SPD</b>	
Role and Content	Develop a firm steer for development management and public on application of emerging climate change policies related to construction and retrofitting of buildings.
Status	Supplementary Planning Document
Chain of conformity	To supplement Core Strategy policies: CP1 Retrofitting Existing Buildings; CP2 Sustainable Construction
Geographic Coverage	Whole District
<b>TIMETABLE &amp; MILESTONES</b>	
Pre-Production period including commencement of SPD preparation Internal team commence SPD preparation Public Participation on Draft SPD (Reg 17) <b>6 week consultation on Draft</b> Final Draft for internal consultation <b>Adoption and publication</b>	January 2011 March 2011 May-June 2011 <b>Oct/Nov 2011</b> January 2012 <b>March 2012</b>
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Planning Policy & Environment Team with input from Development Management Team including conservation officers and other Services. Consultant expertise sought where necessary. To be steered by the LDF Steering Board with key stages to be agreed at Formal Council as appropriate.
Community and stakeholder involvement	In accordance with Town and Country Planning Local Development (England) Regulations and the adopted Statement of Community Involvement.
<b>POST-PRODUCTION</b>	
Monitoring & Review	All progress relating to implementation will be reported in the AMR.

<b>WORLD HERITAGE SITE SETTING SPD</b>	
Role and Content	To supplement the Core Strategy policy to enable effective management and protection of the Bath World Heritage Site Setting. Inform and provide a steer for development management, the public and local planning policy.
Status	Supplementary Planning Document
Chain of conformity	To supplement Core Strategy policy: B4 The World Heritage Site and its setting
Geographic Coverage	Bath and the surrounding parishes
<b>TIMETABLE &amp; MILESTONES</b>	
<ul style="list-style-type: none"> <li>• commencement April 2011</li> <li>• stakeholder and public consultation Sep to Nov 2011</li> <li>• Adoption March 2012</li> </ul>	
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Planning Policy & Environment Team with input from the World Heritage Site manager and other officers. Production costs and Consultant expertise sought for specific aspects of the SPD. Funded through the LDF Budget.
Community and stakeholder involvement	In accordance with Regulations 25 and 27 of the Town and County Planning (Local Development) (England) (Amendment) Regulations 2008 and the SCI.
<b>POST-PRODUCTION</b>	
Monitoring & Review	Progress relating to implementation will be reported in the AMR. DISCUSS

### **PART 3: OTHER LOCAL DEVELOPMENT DOCUMENTS**

<b>NEIGHBOURHOOD PLANNING PROTOCOL (NPP)</b>	
Role and Content	<p>The NPP sets out how the community, stakeholders, businesses and interested parties can be active in neighbourhood planning, be involved in the production of plans and proposals for the District by the LPA and engage with planning applications.</p> <p>The NPP will reflect the new Localism Bill and will introduce the following:</p> <ul style="list-style-type: none"> <li>• Neighbourhood Fora,</li> <li>• Verification, Examination and Adoption processes for Neighbourhood Plans.</li> <li>• Neighbourhood Referenda</li> <li>• Neighbourhood Development Orders</li> <li>• Community Right to Build</li> </ul>
Status	LDD
Chain of conformity	Must at least meet the minimum requirements set out in the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. The NPP has regard to the Council's corporate communication strategy.
Geographic Coverage	Whole District
<b>TIMETABLE &amp; MILESTONES</b>	
Public consultation on NPP	Dec 2011
Adoption of NPP	April 2012
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Planning service in conjunction with Policy & Partnerships Team, Democratic/Electoral Services and in consultation with Member portfolio holder. Agreed by the Council/Cabinet.
Community and stakeholder involvement	The development of the NPP will entail community engagement and will be prepared collaboratively
<b>POST-PRODUCTION</b>	
Monitoring & Review	To be reviewed on an ongoing basis in response to problems or successes consulting on LDDs or planning applications and as part of the AMR and changes in government legislation. The NPP will include details of its own review process.

<b>PROPOSALS MAP</b>	
Role and Content	The Proposals Map identifies site-specific proposals, designations, and locations and areas to which specific policies in other DPDs apply on an Ordnance Survey base map and will include inset maps. This map evolves with each Development Plan Document.
Status	Development Plan Document
Chain of conformity	Conformity with the Core Strategy and other Development Plan Documents (DPDs).
Geographic Coverage	District-wide
<b>TIMETABLE &amp; MILESTONES</b>	
The production of the Proposals Map is dependent on the timetable of DPDs which require the geographical expression of location of site-specific proposals and area based policies and will be updated as DPDs are adopted.	
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Planning Services with Corporate GIS and technical support. Preparation of printed versions and interactive electronic versions will be outsourced as required. Key stages to be agreed at Cabinet and Council.
Community and stakeholder involvement	In accordance with Regulations 25 and 27 of the Town and County Planning (Local Development) (England) (Amendment) Regulations 2008 and the SCI.
<b>POST-PRODUCTION</b>	
Monitoring & Review	An amendment to the Proposals Map is contingent on the outcome of the monitoring and review of DPDs.

<b>COMMUNITY INFRASTRUCTURE LEVY</b>	
Role and Content	The CIL is a levy on new development to fund the timely delivery of infrastructure needed to support development.
Status	Local Development Document
Chain of conformity	Core Strategy Infrastructure Delivery Programme
Geographic Coverage	Whole District
<b>TIMETABLE &amp; MILESTONES</b>	
Commence	July 2011
Public consultation on Preliminary Draft Charging Schedule	March-April 2012
Public consultation on Draft Charging Schedule	September 2012
Submission	December 2012
Hearings	March 2013
Report	June 2013
Adoption	Sep 2013
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required & management arrangements	<ul style="list-style-type: none"> <li>• Charging schedule and a spending regime based on development proposals in the LDF, viability assessments &amp; the Infrastructure Delivery Plan to be prepared by the Planning &amp; Transport Service in conjunction with other Council services. This will be overseen by the LDF Steering Group with decisions made by Cabinet/ Council and endorsement from the LSP Exec. The work will be co-ordinated by the Officer Development Co-ordination Group with input from external developers/stakeholders as required.</li> <li>• External expertise to be secured using the New Growth Point Funding</li> <li>• Other key tasks are; <ul style="list-style-type: none"> <li>○ Clarify the proportion to be allocated back to neighbourhoods</li> <li>○ Establish enforcement arrangements/penalisation for non-payment</li> </ul> </li> </ul>
Community and stakeholder involvement	<ul style="list-style-type: none"> <li>• Community engagement in preparation of charging schedule, spending regime and neighbourhood element in accordance with the SCI</li> <li>• Public examination</li> </ul>
<b>POST-PRODUCTION</b>	
Implementation	<ul style="list-style-type: none"> <li>• B&amp;NES, as both the charging and collecting authority will issue a liability notice on grant of planning permission. The levy is paid on commencement of development. PD et al? para 41</li> <li>• Establish collection arrangements</li> </ul>
Monitoring & Review	A report on the levy raised and what it is spent on will be included in the AMR.

## BATH & NORTH EAST SOMERSET LOCAL DEVELOPMENT SCHEME REVIEW 2011-2014

	2010				2011				2012				2013				2014																												
	apr	may	jun	jul	aug	sep	oct	nov	dec	jan	feb	mar	apr	may	jun	jul	aug	sep	oct	nov	dec	jan	feb	mar	apr																				
<b>Development Plan Documents</b>																																													
Core Strategy								P		S												H				R				A															
PlaceMaking Plan				C																					O				P				S				H				R				A
Gypsies & Travellers Sites																									O				P				S				H				R				A
Review saved policies (LP & SP)																									R				R																
Neighbourhood Plans														Localism Bill Enacted																															

KEY: **C** Commencement    **O** Options    **P** Publication    **S** Submission    **H** Hearings    **R** Report    **A** Adoption

### Supplementary Planning Documents

Sustainable Construction & Retrofitting								C																																				
World Heritage Site & its Setting												C																																
2012 onwards to be decided																																												

### Other LDF Documents

Community Infrastructure Levy																																								
Annual Monitoring Report																																								
Neighbourhood Planning Protocol																																								
Proposals Map																																								

KEY:

CIL    **C** Commencement    **P** Prelim. Schedule    **D** Publish Draft    **S** Submission    **H** Hearings    **R** Report    **A** Adoption  
 Other    **C** Commencement    **S** Survey    **P** publish draft    **X** Publish changes    **A** Adoption

## APPENDIX A: STATUS OF EXISTING SPGs and SPDs

- **Planning Obligations SPD (July 2009)** supplements policy IMP.1 in the Bath & North East Somerset Local Plan.
- **Bath Western Riverside SPD (March 2008)** supplements Bath & North East Somerset's Local Plan site allocation Policy GDS.1/B1.
- **Existing Dwellings in the Green Belt SPD (October 2008)** supplements Bath & North East Somerset's Local Plan Policies HG.14 and HG.15.
- **Affordable Housing SPG (December 2003)** supplements Policies HG.8 & HG.9 of the Bath & North East Somerset Local Plan. Is partly superseded by the Planning Obligations SPD.
- **Streetscape Manual SPD (April 2005)** supplements Policy D.2 of the Bath & North East Somerset Local Plan
- **Bath City-wide Character Appraisal (August 2005)** supports Policies BH.1, BH.6, BH.8, BH.15, D.1, D.2, D.4, HG.7, GB.2, NE.1, NE.2, NE.3, NE.12 and NE.15 of the Bath & North East Somerset Local Plan.
- **Rural Landscapes of Bath & North East Somerset: A Landscape Character Assessment (February 2003)** supports Policy NE.1 of the Bath & North East Somerset Local Plan.
- **Archaeology in Bath & North East Somerset (May, 2004) & Archaeology in Bath (May, 2004)** supports Policies BH.11, BH.12 & BH.13 of the Bath & North East Somerset Local Plan.
- **Horse Related Development (Mendip AONB only) (2004)** supplements Policies NE.2 and SR.12 of the Bath & North East Somerset Local Plan.
- **Agricultural Building Design Guidelines (Mendip AONB only) (2001)** supplements saved policies in the JRSP.
- **Paulton Conservation Area Statement (2003)**
- **Chew Magna Conservation Area Statement (2003)**
- **Midsomer Norton and Welton Conservation Area Statement (2004)**
- **Larkhall area of Bath Conservation Area Statement (1998)**  
These are saved as SPG to supplement the Bath & North East Somerset Local Plan.
- **Peasedown St. John Village Statement (2001), High Littleton & Hallatrow Village Design Statement (2003), Paulton Village Design Statement (2003), Bathford Village Design Statement (2005) & Chew Magna Village Design Statement (2006)** saved as SPG to supplement the B&NES Local Plan.
- **Walcot Street Works (1997), Cherishing Outdoor Places (1994), & External Building Materials Local Design Guide** supplement the B&NES Local Plan.
- **Forest of Avon Developer Guidance** supplements Policy NE.5 in the B&NES Local Plan.

## APPENDIX B GLOSSARY OF TERMS

- AAP** An **Area Action Plan** can be used to provide a planning framework for areas of change and areas of conservation. Area Action Plans will have the status of Development Plan Documents.
- AMR** The **Annual Monitoring Report** will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.
- CS** **Core strategy:** sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a *Development Plan Document*.
- DP** **Development plan:** as set out in Section 38(6) of the Act, an authority's development plan consists of the relevant *Regional Spatial Strategy* and the *Development Plan Documents* contained within its *Local Development Framework*.
- DPD** **Development Plan Document:** spatial planning documents that are subject to independent examination, and together with the relevant Regional Spatial Strategy, will form the *development plan*. They can include a *Core Strategy*, *Site Specific Allocations of land*, and *Area Action Plans* (where needed). Other Development Plan Documents, including generic Development Control Policies, can be produced. They will all be shown geographically on an *adopted proposals map*.
- Generic development control policies:** these will be a suite of criteria-based policies which are required to ensure that all development within the areas meets the spatial vision and spatial objectives set out in the *Core Strategy*. They may be included in any *Development Plan Document* or may form a standalone document.
- LDF** **Local Development Framework:** the name for the portfolio of *Local Development Documents*. It consists of *Development Plan Documents*, *Supplementary Planning Documents*, a *Statement of Community Involvement*, the *Local Development Scheme* and *Annual Monitoring Reports*. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area.
- LDD** **Local Development Document:** the collective term for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.
- LDS** **Local Development Scheme:** sets out the programme for preparing *Local Development Documents*.
- LEP** **Local Enterprise Partnership**



**NPP Neighbourhood Planning Protocol:** sets out mechanisms for:

- Neighbourhood Fora,
- Neighbourhood Referenda
- Neighbourhood Development Orders
- Community Right to Build

It will also include a review of the Council's Statement of Community Involvement.

**RSS Regional Spatial Strategy:** sets out the region's policies in relation to the development and use of land and forms part of the *development plan* for local planning authorities.

**Saved policies or plans:** existing adopted development plans are saved for three years from the date of commencement of *the Act*. Any policies in old style development plans adopted after commencement of the Act will become saved policies for three years from their adoption or approval.

**SA Sustainability Appraisal:** tool for appraising policies to ensure they reflect sustainable development objectives. Sustainability Appraisals are required in the Act to be undertaken for all local development documents.

**SEA Strategic environmental assessment:** a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.

**SPD Supplementary Planning Document:** provide supplementary information in respect of the policies in *Development Plan Documents*. They do not form part of the Development Plan and are not subject to independent examination.

This document can be made available in a range of community languages, large print, Braille, on tape, electronic and accessible formats from the Planning Policy Team Tel (01225 477548) Fax (01225 477617), Minicom (01225 477535).