

# **LOCAL DEVELOPMENT SCHEME**

**2007 – 2010**

**Bath & North East Somerset**

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## **INTRODUCTION**

- 1.1 The Local Development Scheme (LDS) sets out the programme of work to be undertaken by Bath & North East Somerset Council to establish its Local Development Framework (LDF). More specifically, it sets out details of which Local Development Documents (LDDs) 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 new planning system contains many new terms and abbreviations and a glossary of key terms is provided at Appendix B.
- 1.2 This is the second review of the Bath & North East Somerset Local Development Scheme. The Council's first LDS was published in February 2005 and revised in November 2005. The second review has a base date of April 2007 and looks forward to September 2010.
- 1.3 The Local Development Scheme was considered by the Council Executive on 7<sup>th</sup> March 2007 and came into effect on 11<sup>th</sup> April 2007.

## **TRANSITIONAL ARRANGEMENTS: FROM LOCAL PLAN TO LDF**

- 2.1 The Council wishes to move as quickly as possible from the old to the new planning system. However, it must maintain continuity during the transitional period so that there is no gap in coverage of development plan policies. Thus, the essential purpose of this document is to set out how the process of updating the framework for development control will be managed.
- 2.2 On commencement of the Planning and Compulsory Purchase Act (2004) the following Local Plans were saved until September 2007 or until replaced by the emerging Bath & North East Somerset Local Plan.
  - Bath Local Plan, June 1997
  - Keynsham and Chew Valley Local Plan, September 2002
  - Wansdyke Environs of Bath Local Plan, May 1990
  - Mendip Hills Local Plan, December 1989
  - Mineral Working in Avon Local Plan, 1993

- Somerset County Development Plan (First review) for Norton-Radstock and surrounding villages, 1972

2.3 On October 12<sup>th</sup> 2006 the Council resolved to withdraw the Wansdyke Local Plan which coincided with the publication of proposed modifications the Bath & North East Somerset Local Plan.

#### **Bath & North East Somerset Local Plan 2001-2011**

2.4 Prior to September 2007, it is anticipated that the emerging Bath & North East Somerset Local Plan will be adopted, thus superseding the local plans listed in para 2.2 above. Once adopted the policies in the Bath & North East Somerset Local Plan will be saved for a minimum of 3 years. The Secretary of State, moreover, can grant extensions to that period where appropriate. The Council anticipates adoption of the Bath & North East Somerset Local Plan by September 2007; therefore its policies will be saved until October 2010.

#### **Existing Supplementary Planning Guidance (SPG)**

2.5 Appendix A lists SPGs that have been adopted by the Council. These will continue to be material considerations in the determination of planning applications whilst the 'saved' Local Plan policies to which they relate are still in place. Those that supplement policies in the emerging Bath & North East Somerset Local Plan will continue to be saved once this has been adopted. The others will cease to have any status.

## LOCAL DEVELOPMENT FRAMEWORK PRODUCTION 2007-10

- 3.1 This section explains the changes to the Bath and North East Somerset Local Development Scheme, how the LDF will be structured - particularly how different LDDs will interrelate and their relationship with the emerging Regional Spatial Strategy which is being prepared by the South West Regional Assembly.
- 3.2 The Local Development Framework will comprise a portfolio of Local Development Documents. The relationship between these documents is shown in the illustration at paragraph 3.17. 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. These together with the South West Regional Spatial Strategy will form the statutory development plan for the area.
  - (ii) **Supplementary Planning Documents (SPD)** will not be subject to independent examination and do not have development plan status. However, they can constitute a material consideration in the determination of planning applications and must supplement a policy in a DPD. They cannot be used to formulate planning policy.

### (A) Existing Documents in the Local Development Scheme

- 3.3 The immediate priority is to adopt the emerging **Bath and North East Somerset Local Plan**. This will ensure that an up-to-date development strategy and planning policy framework is in place to guide development control decisions on planning applications. The preparation of the Plan has reached an advanced stage. The Council received an Inspector's Report in May 2006 and proposed modifications were published for consultation and approved for development control purposes in November 2006. It is scheduled to be adopted by September 2007 and once adopted, the Plan will be saved for at least three years.
- 3.4 In order to give support to certain polices in the Bath & North East Somerset Local Plan, a selection of SPDs is being prepared. A Master Plan SPD to support the delivery of development site at **Bath Western Riverside** has been approved for Development Control purposes but its final adoption is dependent on the adoption of the Local Plan. An SPD for the **Lower Bristol Road** allocated site in Bath will now no longer be prepared and has been removed from the work programme. Progression

of the site will now take place instead through the Council's Development Team process.

- 3.5 The **Statement of Community Involvement (SCI)** sets out how and when the community will be involved in the preparation of LDDs and Development Control. Its preparation is a priority during the early part of this LDS period. It is anticipated that the SCI will be adopted by May 2008 following an Examination. In the meantime consultation on LDDs will comply with minimum statutory requirements.
- 3.6 The **Annual Monitoring Report** sets out progress in terms of producing LDDs and policy implementation e.g. housing delivery, progress in meeting production milestones.
- 3.7 The two SPDs **Bath City-Wide Character Appraisal** and the **Streetscape Manual** are now adopted and will be removed from the revised LDS.

## **(B) Documents added to the Local Development Framework**

### **Development Plan Documents**

- 3.8 Work commenced on a **Core Strategy DPD** in January 2007. The Core Strategy will set out the long term planning framework for Bath & North East Somerset. It will include a spatial vision and spatial objectives for a 10 year period from adoption but also looking ahead to 2026. It will have regard to the Community Strategy. A key diagram will define the broad locations for delivering housing and other strategic development needs as well as setting out policies to protect the environment.
- 3.9 To deliver the necessary development set out in the Core Strategy and Regional Spatial Strategy, the Council will produce a **DPD** detailing **Allocations of Land**. This will be based on an assessment of the sustainability and availability of land for housing, employment, retail and other development and delivery mechanisms. The DPD will be structured to take particular account of the different needs of different parts of the District.
- 3.10 The **Proposals Map DPD** will illustrate all the policies set out in the other DPDs. It will be revised as each new DPD is adopted. The first version of the proposals map will give geographical expression to the Core Strategy DPD together with any policies that remain saved in the Bath & North East Somerset Local Plan 2001-2011. (A revised Proposals Map DPD will be

required to take account of the Site Specific Allocations DPD, once adopted.)

### **Supplementary Planning Documents**

- 3.11 The Council will begin work on a new SPD to set out the Council's approach to **Planning Obligations**. This will be a key document in setting out a coordinated approach in securing contributions from development. It will initially supplement the Bath & North East Somerset Local Plan but will need to be reviewed once the Core Strategy is prepared and to take account of any forthcoming national legislation on Planning gain Supplement.
- 3.12 Three new SPDs are also needed to supplement policies in the Local Plan. These are SPDs on **Locally Important Buildings, Sites of Nature Conservation Interest** and **Replacement Dwellings & Extensions in the Green Belt**.
- 3.13 The existing Affordable Housing SPG which supplements the Bath & North East Somerset Local Plan will need to be updated to reflect changes arising from the proposed modifications to the Local Plan. A programme for its review and replacement by an **Affordable Housing SPD** is included in the LDS with a timetable linked to the Core Strategy.

### **(C) Documents to be considered in the next LDS review**

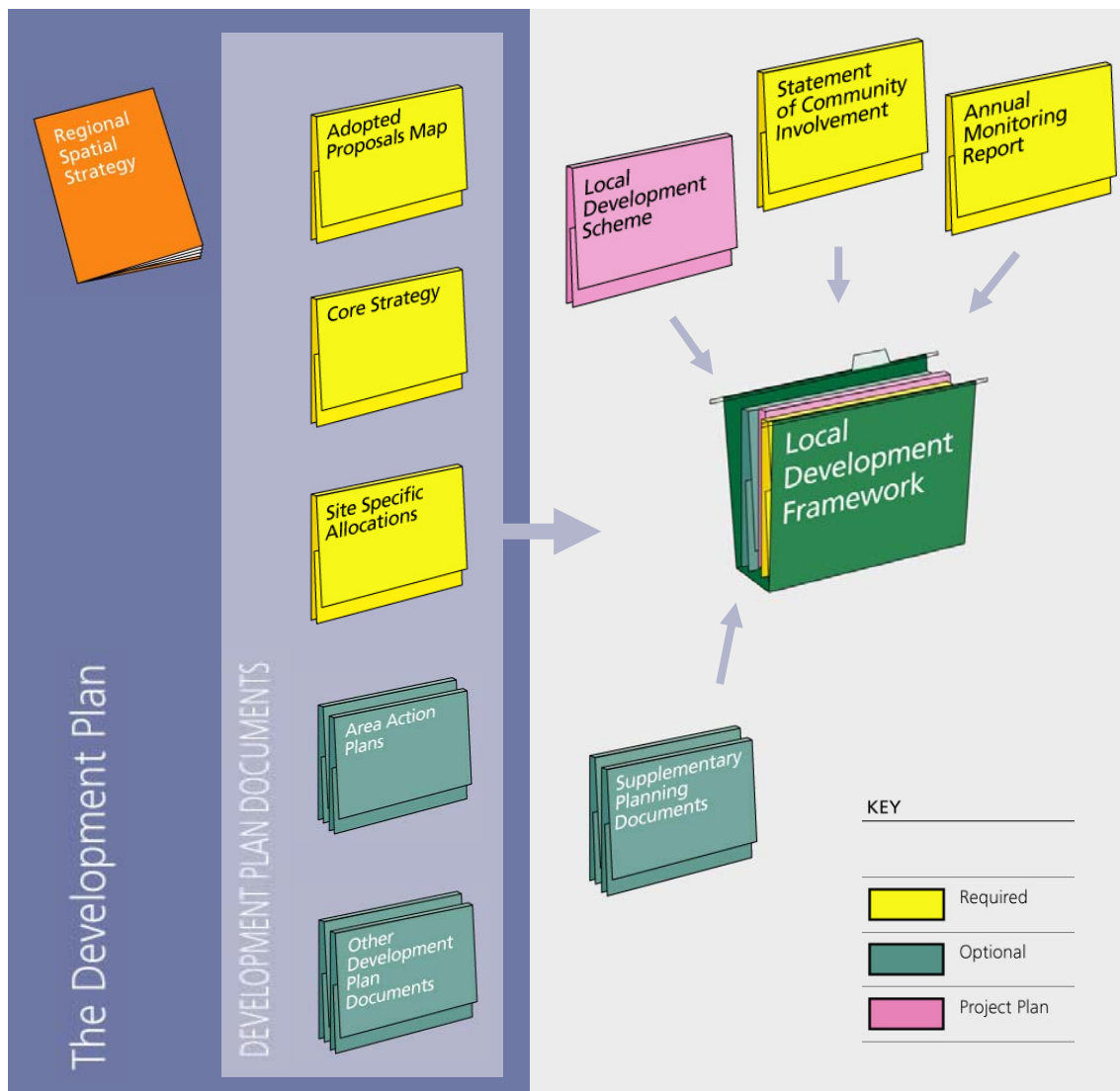
- 3.14 **Area Action Plan DPDs** can be prepared to provide a planning framework for key areas of opportunity, change or conservation. They focus on implementation and provide an important mechanism for ensuring development of an appropriate scale, mix and quality. No Area Action Plans are scheduled in this LDS but they may be necessary to bring forward the Urban Extensions proposed in the Regional Spatial Strategy. It is likely that the first Area Action Plan will need to be in place by 2016. The next review of the LDS will provide the opportunity to timetable the preparation of these DPDs and any necessary joint working arrangements.
- 3.15 The Development Control policies of the Bath & North East Somerset Local Plan, once adopted will be saved for a minimum of three years. This LDS does not set out a programme for their review and replacement. However, the next review of the LDS will need to consider this issue and, whilst some of these policies will be replaced by strategic policies in the Core Strategy, it is possible that a **Development Control Policies DPD** will set out the criteria against which planning applications for development and the use of land and buildings will be considered. This

may include issues such as Sustainable Construction, Renewable Energy, and housing design unless these are covered by strategic policies in the Core Strategy or SPDs.

- 3.16 Existing SPG that will expire with the Bath Local Plan when it is superseded by the Bath & North East Somerset Local Plan will be reviewed and the Council will decide whether any elements of these SPG will need to be retained until no longer needed.

### THE COMPONENTS OF THE LOCAL DEVELOPMENT FRAMEWORK

- 3.17 The diagram below illustrates the relationship between the documents that will comprise the Bath & North East Somerset LDF and identifies those which will, together with the Regional Spatial Strategy comprise the Development Plan for the area.





## THE SOUTH WEST REGIONAL SPATIAL STRATEGY

- 4.1 The previous diagram shows that the Development Plan for Bath & North East Somerset will comprise the South West Regional Spatial Strategy (RSS) together with Development Plan Documents in the Bath & North East Somerset Local Development Framework.
- 4.2 The Regional Spatial Strategy 2006-2026 is being prepared by the South West Regional Assembly and will provide the strategic context for the Core Strategy and other LDDs particularly regarding long term housing requirements. When completed the RSS will supersede Regional Planning Guidance for the South West (RPG10), which was prepared in the late 1990s, and looked ahead to 2016. The revised RSS will also supersede the policies of the Joint Replacement Structure Plan (2002) which are saved until adoption of the RSS.
- 4.3 The expected timetable for preparation is outlined below.

<b>Early June 2006</b>	Publication of draft RSS for consultation
<b>Late August 2006</b>	Closing date for consultation responses
<b>April-July 2007</b>	Examination in Public
<b>October 2007</b>	Publication of Panel Report
<b>Early 2008</b>	Secretary of State issues proposed changes to the Draft RSS with 8 week consultation period
<b>Mid 2008</b>	Revised RSS issued

- 4.4 Given the RSS timetable, it is likely that the RSS will be published in its final form during 2008. To avoid a policy void between the time when the three year period for saved polices ends, and when the final RSS is published, the RPB will discuss with the Structure Plan Authorities of the former Avon area, during the formal consultation period, which policies from the JRSP should be saved after the three year period expires and before the RSS is finalised. The case will then be made to the Secretary of State to make a direction to this effect.

## LDD CONTENT AND KEY MILESTONES

- 5.1 The tables on the following pages provide:
- A schedule of the LDDs to be prepared during the next 3 years;
  - Individual profiles for each LDD;
  - A summary timetable covering the next 3 years.

## Schedule of Proposed Local Development Documents to be prepared between April 2007 and April 2010

Document Title	Status	Role and Content	Geographical Coverage	Chain of Conformity	Key Milestones
<b>Bath &amp; North East Somerset Local Plan 2001-2011</b>	DPD	The Plan gives complete land use planning policy coverage of the District, including site specific proposals for development and for the protection of existing uses.	Whole authority area	JRSP & RPG10	See LDD profile
<b>Statement of Community Involvement</b>	LDD	Sets out the means by which the community and stakeholders will be involved in the production of LDDs and the determination of planning applications.	Whole authority area	N/A	See LDD profile
<b>Core Strategy</b>	DPD	The Strategy will set out the spatial vision, spatial objectives and strategy for development.	Whole authority area	National Planning Policy Statements & South West Regional Spatial Strategy	See LDD profile
<b>Joint Waste DPD</b>	DPD	To set out for the West of England strategic allocation of land and supporting policies for the provision of waste management facilities.	West of England Sub-region		See LDD profile
<b>Site Allocations DPD</b>	DPD	To set out strategic allocations of land for residential, employment and retail uses.	To be determined by the Core Strategy	South West Regional Spatial Strategy Core Strategy	See LDD profile
<b>Bath Western Riverside SPD</b>	SPD	To provide detailed planning guidance to facilitate comprehensive redevelopment.	Area defined on Bath & North East Somerset Local Plan Proposals Map	Policy GDS.1/B1 Bath & North East Somerset Local Plan 2001-2011	See LDD profile
<b>Planning Obligations SPD</b>	SPD	To set out the Council's approach and detailed formulae, where appropriate, to be used in calculating the level of financial contributions.	Whole authority area	Policy IMP.1 Planning Obligations Bath & North East Somerset Local Plan 2001-2011	See LDD profile

<b>Document Title</b>	<b>Status</b>	<b>Role and Content</b>	<b>Geographical Coverage</b>	<b>Chain of Conformity</b>	<b>Key Milestones</b>
<b>Locally Important Buildings SPD</b>	SPD	To provide detailed planning guidance on the designation and protection of locally Important buildings.	Whole authority area	Policy BH.5 of the Bath & North East Somerset Local Plan 2001-2011	See LDD profile
<b>Sites of Nature Conservation Interest SPD</b>	SPD	To provide detailed planning guidance on the designation and protection of wildlife sites and geological sites.	Whole authority area	Policy NE.9 of the Bath & North East Somerset Local Plan 2001-2011	See LDD profile
<b>Replacement Dwellings &amp; Extensions in the Green Belt</b>	SPD	To provide detailed planning guidance to supplement Local Plan policy.	Policies GB.1 and HG.14	Bath & North East Somerset Local Plan 2001-2011	See LDD profile

## LOCAL DEVELOPMENT DOCUMENT PROFILES

<b>BATH &amp; NORTH EAST SOMERSET LOCAL PLAN</b>	
Role and Content	District-wide Local Plan saved as a plan in preparation. Sets out a vision and spatial planning strategy for the District to 2011. Includes site specific allocations, proposals map and generic development control policies
Status	Development Plan Document
Chain of conformity	Regional Planning Guidance for the South West (RPG10) Joint Replacement Structure Plan
Geographic Coverage	Whole District
<b>TIMETABLE &amp; MILESTONES</b>	
<p>The Bath &amp; North East Somerset Local Plan was placed on deposit for a period of six weeks ending 29th February 2002. The revised deposit plan was placed on deposit for a period of six weeks ending 11th December 2003. A first set of Pre-Inquiry Changes to the Local Plan was placed on deposit for a six week period ending 30<sup>th</sup> September 2004. The Public Inquiry was held between 8<sup>th</sup> February and 6<sup>th</sup> May 2005 and formally closed on 27<sup>th</sup> May 2005. The Inspector's Report was received in May 2006. Proposed Modifications were placed on deposit for a period of six weeks ending 14<sup>th</sup> December 2006. Adoption is expected before September 2007.</p>	
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Officers from relevant services have met regularly to steer the preparation of the Local Plan through a Project Group. Key stages agreed at Council Executive & Council. Adoption at Full Council.
Community and stakeholder involvement	The public inquiry into all outstanding representations to the Plan was held in 2005. Following the receipt of the Inspector's report, proposed modifications were published for a 6 week consultation period in November 2006.
<b>POST-PRODUCTION</b>	
Monitoring & Review	Policy implementation to be monitored in the AMR, particularly in relation to national core output indicators.

<b>STATEMENT OF COMMUNITY INVOLVEMENT</b>	
Role and Content	The SCI will set out the means by which the community, stakeholders and interested parties will be involved in the production of LDDs and the determination of planning applications
Status	LDD
Chain of conformity	Must at least meet the minimum requirements set out in the Town and Country Planning (Local Development) (England) Regulations 2004. The SCI will also have regard to the Council's corporate communication strategy.
Geographic Coverage	Whole District
<b>TIMETABLE &amp; MILESTONES</b>	
Commencement of Document Preparation	October 2005
Preparation of issues and options for consultation <b>(Reg25)</b>	May 2006
Public Participation on Draft SCI <b>(Reg26)</b>	November-December 2006
Submission to Secretary of State <b>(Reg28)</b>	April-May 2007
Pre-examination meeting	September 2007
Commencement of Examination period	November 2007
Receipt of Inspector's binding report	February 2008
Adoption	May 2008
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared in consultation with Member portfolio holder. Key stages agreed at Council Executive. Adoption at Full Council. See Section 6 of the draft SCI for full details.
Community and stakeholder involvement	In May-June 2006 the Council carried out an issues and options consultation, contacting 606 organisations, community groups and stakeholders to gather their views about consultation. In November 2006 – January 2007 a document based preferred options consultation was carried out, with harder to reach groups being targeted. A further period of statutory consultation is anticipated on submission of the document to the Secretary of State for examination in April-May 2007.
<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. See Section 5 of the draft SCI for full details.

<b>CORE STRATEGY DPD</b>	
Role and Content	The Core Strategy will set out the spatial vision, spatial objectives and strategy for the development of the district and framework for development control.
Status	Development Plan Document
Chain of conformity	National Planning Policy General conformity with South West Regional Spatial Strategy
Geographic Coverage	District wide
<b>TIMETABLE &amp; MILESTONES</b>	
Pre-production period including commencement of document preparation, issues and options workshops and publication of SA scoping report for consultation.	January 2007
Publication of issues and alternative options for consultation <b>(Reg25)</b>	October – December 2007
Public participation on preferred options <b>(Reg26)</b> and draft SA report	June - July 2008
Submission to Secretary of State <b>(Reg28)</b> with final SA Report	January-February 2009
Pre-examination meeting	June 2009
Commencement of examination period	October 2009
Receipt of Inspector’s binding report	January 2010
Adoption	May 2010
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Planning Services and co-ordinated by Core Working Group. Key stages to be agreed at Executive and Council. The Proposals Map will be revised accordingly.
Community and stakeholder involvement	In accordance with Regulations 25, 26 and 28 of the Town and Country Planning (Local Development) (England) Regulations and the SCI, once adopted.
<b>POST-PRODUCTION</b>	
Monitoring & Review	The implementation of the objectives and polices of the Core Strategy will be monitored as part of the AMR.

<b>JOINT WASTE DPD</b>	
Role and Content	To set out policies and proposals for waste management, ensure sufficient opportunities for the provision of waste management facilities in appropriate locations.
Status	Development Plan Document
Chain of conformity	South West Regional Spatial Strategy (RPG10) and JRSP until replaced by new RSS. South West Regional Waste Strategy.
Geographic Coverage	Bath and North East Somerset, Bristol City, South Gloucestershire, North Somerset
<b>TIMETABLE &amp; MILESTONES</b>	
Publication of issues and alternative Options for consultation <b>(Reg25)</b>	January-March 2007
Public participation on preferred options <b>(Reg26)</b> and draft SA report	May-June 2008
Submission to Secretary of State <b>(Reg28)</b> with final SA Report	March-April 2009
Pre-examination meeting	November 2009
Commencement of Examination period	February 2010
Receipt of Inspector's binding report	June 2010
Adoption	November 2010
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Bath & North East Somerset Planning Policy Team in conjunction with relevant teams in the other authorities, Joint Scrutiny panel and member Project Board. Decision making via the Unitary Authority democratic procedures. The Proposals Map will be revised accordingly.
Community and stakeholder involvement	In accordance with Regulations 25, 26 and 28 of the Town and Country Planning Local Development (England) Regulations and in compliance with each constituent authority's SCI.
<b>POST-PRODUCTION</b>	
Monitoring & Review	The implementation of the objectives and polices of Joint West DPD will be monitored as part of the AMR

<b>SITE ALLOCATION/DEVELOPMENT DELIVERY DPD</b>	
Role and Content	Residential, Employment and Retail Land/Site Allocations
Status	Development Plan Document
Chain of conformity	Planning Policy Guidance Notes / Statements South West Regional Spatial Strategy Core Strategy
Geographic Coverage	Dependent on Core Strategy but likely to be area based
<b>TIMETABLE &amp; MILESTONES</b>	
Pre-production period including commencement of document preparation (and publication of SA scoping report for consultation)	July 2007
Publication of issues and alternative options for consultation <b>(Reg25)</b>	February-April 2008
Public participation on preferred options <b>(Reg26)</b> and draft SA report	November-December 2008
Submission to Secretary of State <b>(Reg28)</b> with final SA Report	May-June 2009
Pre-examination meeting	October 2009
Commencement of examination period	February 2010
Receipt of Inspector's binding report	May 2010
Adoption and publication	September 2010
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Planning Services and co-ordinated by Core Working Group. Key stages to be agreed at Executive and Council. The Proposals Map will be revised accordingly.
Community and stakeholder involvement	In accordance with Regulations 25, 26 and 28 of the Town and County Planning Local Development (England) Regulations and the SCI, once adopted.
<b>POST-PRODUCTION</b>	
Monitoring & Review	The implementation of the objectives and polices of the DPD will be monitored as part of the AMR.



<b>BATH WESTERN RIVERSIDE SPD</b>	
Role and Content	To provide a spatial masterplan to guide redevelopment and regeneration of Bath Western Riverside , together with an implementation framework, in terms of phasing, requirements for applications, developer contributions, and a set of design codes.
Status	Supplementary Planning Document
Chain of conformity	Joint Replacement Structure Plan and Bath & North East Somerset Local Plan
Geographic Coverage	Area defined in Bath & North East Somerset Local Plan Proposals Map (Policy GDS.1/B1).
<b>TIMETABLE &amp; MILESTONES</b>	
Pre-production period including commencement of document preparation (and publication of SA scoping report for consultation).	September 2004 (May 2005)
Public Participation on Draft SPD ( <b>Reg17</b> ) and Draft SA	June 2006
Adoption	By September 2007 (following adoption of Bath & North East Somerset Local Plan)
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Internally: officers from Planning Services, Major Projects, Transportation, Highways and other relevant services. Externally: Graphic Designers. Consultants for spatial master planning, implementation issues and SA/SEA.
Community and stakeholder involvement	In accordance with Regulation 17 of the Town and Country Planning Local Development (England) Regulations
<b>POST-PRODUCTION</b>	
Monitoring & Review	All progress relating to implementation will be reported in the AMR.

<b>REPLACEMENT DWELLINGS &amp; EXTENSIONS IN THE GREEN BELT SPD</b>	
Role and Content	To provide guidance on development of replacement dwellings and extensions in the green belt.
Status	Supplementary Planning Document
Chain of conformity	Joint Replacement Structure Plan and B&NES Local Plan
Geographic Coverage	Whole district
<b>TIMETABLE &amp; MILESTONES</b>	
Pre-production period including commencement of document preparation (and publication of SA scoping report for consultation)	June 2007 (July 2007)
Publication of draft SPD ( <b>Reg17</b> ) and Draft SA report for consultation	April -May 2008
Adoption and publication	September 2008
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	To be led by the Planning Policy team with input from other relevant services, particularly Development Control and the Heritage & Environment Team
Community and stakeholder involvement	In accordance with Regulation 17 of the Town and Country Planning Local Development (England) Regulations and the draft SCI.
<b>POST-PRODUCTION</b>	
Monitoring & Review	Future versions of the AMR will need to monitor the effectiveness of Policy HG.14 and the SPD.

<b>PLANNING OBLIGATIONS SPD</b>	
Role and Content	Document will set out the Council's approach to Planning Obligations, and details, where appropriate, formulae to be used in calculating the level of financial contributions.
Status	Supplementary Planning Document
Chain of conformity	Bath & North East Somerset Local Plan (Policy IMP.1 and other generic subjects)
Geographic Coverage	Whole District
<b>TIMETABLE &amp; MILESTONES</b>	
Pre-production period including commencement of document preparation (and publication of SA scoping report for consultation)	March 2007 (April 2007)
Public Participation on Draft SPD ( <b>Reg17</b> ) and Draft SA	October -November 2007
Adoption and publication	March 2008
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Consultants and co-ordinated by Planning Services with input from other Services in relation to standards and formula for contributions. Key stages to be agreed at Executive and Council.
Community and stakeholder involvement	In accordance with Regulation 17 of the Town and Country Planning Local Development (England) Regulations and the draft SCI.
<b>POST-PRODUCTION</b>	
Monitoring & Review	All progress relating to implementation will be reported in the AMR.

<b>SITES OF NATURE CONSERVATION INTEREST SPD</b>	
Role and Content	To provide guidance on the designation, importance and protection of wildlife sites and geological sites in Bath and North East Somerset.
Status	Supplementary Planning Document
Chain of conformity	Bath & North East Somerset Local Plan (Policy NE.9)
Geographic Coverage	Whole District
<b>TIMETABLE &amp; MILESTONES</b>	
Pre-production period including commencement of document preparation (and publication of SA scoping report for consultation)	February 2007 (July 2007)
Public Participation on Draft SPD ( <b>Reg17</b> ) and Draft SA	April-May 2008
Adoption and publication	August 2008
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Internally: officers from the Environment and Heritage Group and other relevant services. Co-ordinated by Planning Policy Externally: Graphic Designers.
Community and stakeholder involvement	In accordance with Regulation 17 of the Town and Country Planning Local Development (England) Regulations and the draft SCI.
<b>POST-PRODUCTION</b>	
Monitoring & Review	All progress relating to implementation of Policy NE.9 will be reported in the AMR.

<b>LOCALLY IMPORTANT BUILDINGS SPD</b>	
Role and Content	To provide guidance on the designation and protection of Buildings which have not been listed nationally but that are considered to be of local importance. PPG15 suggests that such a list be drawn up to give protection to these buildings/structures.
Status	Supplementary Planning Document
Chain of conformity	Bath & North East Somerset Local Plan (Policy BH.5)
Geographic Coverage	Whole District
<b>TIMETABLE &amp; MILESTONES</b>	
Pre-production period including commencement of document preparation (and publication of SA scoping report for consultation)	February 2007 (July 2007)
Public Participation on Draft SPD ( <b>Reg17</b> ) and Draft SA	April-May 2008
Adoption and publication	August 2008
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Internally: officers from the Environment and Heritage Group and other relevant services. Co-ordinated by Planning Policy Externally: Graphic Designers.
Community and stakeholder involvement	In accordance with Regulation 17 of the Town and Country Planning Local Development (England) Regulations and the draft SCI.
<b>POST-PRODUCTION</b>	
Monitoring & Review	All progress relating to implementation of Policy BH.5 will be reported in the AMR.

<b>AFFORDABLE HOUSING SPD</b>	
Role and Content	To supplement policies on affordable housing in the emerging Core Strategy
Status	Supplementary Planning Document
Chain of conformity	Bath & North East Somerset Core Strategy.
Geographic Coverage	Whole District
<b>TIMETABLE &amp; MILESTONES</b>	
Pre-production period including commencement of document preparation (and publication of SA scoping report for consultation)	August 2007 (September 2007)  Timetable linked to that of Core Strategy
Public Participation on Draft SPD ( <b>Reg17</b> ) and Draft SA	Sept-Oct 2008
Adoption and publication	Dec 2009
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Internally: officers from Housing Development. Co-ordinated by Planning Policy. Externally: Graphic Designers. Evidence from updated West of England Housing Study
Community and stakeholder involvement	In accordance with Regulation 17 of the Town and Country Planning Local Development (England) Regulations and the draft SCI.
<b>POST-PRODUCTION</b>	
Monitoring & Review	All progress relating to implementation will be reported in the AMR.

SUMMARY TIMETABLE FOR PREPARING THE B&NES LOCAL DEVELOPMENT FRAMEWORK																																																			
	Year			2007												2008												2009												2010											
	Month	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N												
Regional Spatial Strategy								E																																											
B&NES Local Plan 2001-2011		M																																																	
Annual Monitoring Report			A																																																
Statement of Community Involvement			26					28					e		E					R																															
Core Strategy DPD				C					S							25																																			
Site Allocations DPD																																																			
Joint Waste DPD								25																																											
Bath Western Riverside SPD																																																			
Replacement Dwellings & Extensions in the Green Belt SPD																																																			
Planning Obligations SPD																																																			
Affordable Housing SPD																																																			

SUMMARY TIMETABLE FOR PREPARING THE B&NES LOCAL DEVELOPMENT FRAMEWORK																																								
Year	2006			2007					2008					2009					2010																					
Month	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S				
Locally Important Buildings SPD				C					S											17							A													
Sites of Nature Conservation Interest SPD				C					S											17							A													

- |   |                                     |  |
|---|-------------------------------------|--|
| <b>C</b> Commence preparation             | <b>e</b> Pre-Examination meeting    | <b>P</b> Publication of Panel Report     |
| <b>S</b> SA Scoping Report                | <b>E</b> Public Examination         | <b>PC</b> Proposed changes to RSS issued |
| <b>17</b> Draft SPD consultation          | <b>R</b> Receive Inspector's Report | <b>A</b> Adoption/publication            |
| <b>25</b> Issues and Options consultation | <b>M</b> Publish Modifications      |  |
| <b>26</b> Preferred Option consultation   |                                     |  |
| <b>28</b> Submission to SoS               |                                     |  |



## MANAGING THE EVIDENCE BASE

- 6.1 The Council and its partners manage, develop and analyse comprehensive survey and monitoring information, covering a wide range of social, economic and environmental matters that affect the District and its communities. This evidence base forms the basis from which to identify opportunities, constraints and issues to be addressed.
- 6.2 The maintenance, updating and enhancement of the evidence base will be essential to the preparation of LDDs and the AMR. The strategies, policies and proposals in the LDDs need to be founded on a robust and credible evidence base. A considerable amount of data is available at national and regional level. A number of studies were undertaken to inform the preparation of the Bath & North East Somerset Local Plan and others are being commissioned to inform the preparation of the RSS, Vision work and the LDF. There are also opportunities for the Council to improve its data collection and management strategies. The key studies are listed below.

<b>General</b>	
Wider Bath & North East Somerset Business Plan and Spatial Strategy	Considers the socio-economic position, and provides an analysis of threats and opportunities in the towns of Keynsham, Midsomer Norton and Radstock and other rural communities. A spatial strategy and possible development options have been suggested.

<b>Residential Development</b>	
Urban Housing Capacity Study, 2004	An assessment of housing 'potential', resulting in an estimate of the amount of housing the district's urban area can accommodate between 2004-2011. Housing Land Availability Studies undertaken 2006/7 as part of the RSS evidence.
West of England Sub-Regional Housing Study , 2004	Examines the operation of the housing market in the West of England and the key challenges faced by policy makers over the next 15 to 20 years.
Housing Needs Survey, 2005	The West of England Housing Need and Affordability Model (WEHNAM) covers the combined areas of Bath & North East Somerset, Bristol, North Somerset and South Gloucestershire and assesses need for the period 2002-2009. Scoping underway to review the West of England Housing Need Studies
Annual Residential Land Survey	Undertaken for each financial year. Data gathering exercise needed for inclusion in the Annual Monitoring Report.

<b>Business and Employment Development</b>	
Business Location Requirements Study, October 2003	Considers property and land requirements for employment uses, projects likely demand up to 2013 and sets out recommendations for policy direction. Review being scoped 2007
Annual Employment Land Survey	Undertaken for each financial year. Data gathering exercise needed to report on national core output indicators.

<b>Retail and Commercial Leisure Development</b>	
City and Town Centres Study, October 2004	This report assesses the four main town centres, namely Bath, Keynsham, Midsomer Norton and Radstock. The key aim of the study is to provide a strategy for development up to 2011. Review of Retail Strategy underway 2006
Retail Opportunities Appraisal, 2004	Further study relying on conclusions drawn from Retail Study 2004 and the consequent need to identify new retail allocations in the draft local plan, including those as part of mixed use schemes.
City and Town Centres Health Check Study, 2006	This report provides an update to the healthchecks contained within the 2004 City and Town Centres Study, and comparison and analysis are made on any changes that have occurred since the last survey period in 2004.
Annual Retail Survey	Undertaken for each financial year. Data gathering exercise needed to report on national core output indicators.

<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 2007	Currently underway
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.
Strategic Flood Risk Assessment	Being commissioned 2007

## **THE ROLE OF SUSTAINABILITY APPRAISAL (SA) AND STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)**

- 7.1 The development of the RSS and of DPDs and SPDs produced as part of 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.
- 7.2 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 will be carried out in conjunction with the SA as recommended by the Guidance.

## **REVIEW AND MONITORING**

- 8.1 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 outlined below.

### **Review of Plan Production Progress**

- 8.2 The AMR will compare actual document preparation over the year against the targets and milestones for LDD production set out in the LDS. The report will assess whether the Council has met key targets and milestones, is on target to meet them, is falling behind schedule or will not meet them.

If the Council is falling behind schedule or has failed to meet a key milestone, the AMR will set out reasons for this and identify the steps to be taken to address any problems. The LDS may need to be updated in light of this assessment.

### **Monitoring of Plan Output**

- 8.3 To assess the effectiveness of LDDs a monitoring system based on a range of output indicators has been developed to judge policy implementation. This includes: (i) assessing actual progress in terms of spatial objectives, policies and related targets; (ii) evaluating the effectiveness of existing policies and any need for adjustment or replacement as a result, particularly in the context of changing national or regional policy; and (iii) actions proposed to policies to address the issues raised.

## **RESOURCES AND ARRANGEMENTS FOR PRODUCTION**

- 9.1 Production of the Local Development Documents will primarily be led and co-ordinated by the Planning Service in liaison with the Council's Core Policy Group. The Planning Policy Team comprises: 1x Group Operational Manager, 1x Team Leader, 1x Principal Officer, 2x Senior Planner Officers, 3x Planning Policy Officers, and 1x Admin Officer.
- 9.2 The resources and expertise of other relevant council services such as Housing, Economic development and Leisure will be employed as appropriate. The Planning Service will co-ordinate the preparation of Supplementary Planning Documents and the document profiles (page 10) set out responsibilities for document preparation.

### **Joint Working**

- 9.3 Bath & North East Somerset has worked jointly with Bristol, North Somerset and South Gloucestershire Unitary Authorities (UAs) through the Joint Committee for Strategic Planning and Transportation Committee. This oversaw the work of the Joint Strategic Planning and Transportation Unit, consisting of officers seconded from each authority who prepared the Joint Replacement Structure Plan (2002).
- 9.4 The four UAs and other partners have now formed the West of England Partnership which is undertaking strategic studies for the West of England Joint Study Area. These are informing the Sub Regional Strategy and Housing Distribution Statement of the emerging RSS. The Joint Committee

has been reformed as the Planning, Transportation and Environment Sub Group. The Joint Unit continues as before.

- 9.5 The four UAs are also taking forward the Joint Waste Development Plan Document (see relevant table) which is currently at the regulation 25 stage.

### **Member Arrangements and Council**

- 9.6 The Executive Member for 'Sustainability and the Environment' makes recommendations to the Council's Executive, and the Informal Executive provides a steer on LDF preparation. In turn, the Council Executive makes recommendations to Full Council for decision.

### **RISK ASSESSMENT / CONTINGENCY PLANNING**

- 10.1 There are a number of risks, which could affect the timetable set out in the LDS. These are indicated in the table below along with contingencies

<b>Potential Risks</b>	<b>Impact / Contingency</b>
<b>Staffing and Financial Resources</b>	<p>The LDS reflects the capacity of the current and likely future staffing and financial resources available to the Planning Policy Team and other relevant council services.</p> <p>There is potential for slippage in the LDS timetable if key staff leave and cannot be suitably replaced within a reasonable period of time or if the budget is not agreed. Recruitment initiatives may therefore be required, the work programme reviewed or the use of consultants considered, subject to financial resources.</p>
<b>GOSW objections to modifications</b>	A direction from GOSW could significantly delay the process of adopting the Local Plan
<b>Local Plan-Second Inquiry</b>	A modifications inquiry cannot be ruled out. Although a second Inquiry would probably be relatively short, any delay will be to await the availability of an Inspector and the resulting report. Therefore, this could considerably delay the adoption of the Local Plan.
<b>Adoption of Local Plan</b>	Given the risk factors outlined above, should the timetable for adopting the Local Plan be delayed for any

	<p>reason, this would have a knock on effect on the adoption of the Supplementary Planning Documents linked with Local plan policies. The LDS timetable would thus need to be amended accordingly.</p>
<p><b>High Court Challenge</b></p>	<p>Best avoided by following the statutory procedures for document preparation set out in the Town and Country Planning (Local Development) (England) regulations 2004. Need for good communication with GOSW and PINS.</p>
<p><b>Adoption of RSS</b></p>	<p>The adoption of the Regional Spatial Strategy is beyond the control of the Council. Any delays could have a significant impact on the progress of the Core Strategy DPD.</p>
<p><b>Failure of Partner to respond</b></p>	<p>It is hoped that all stakeholders are able to respond by the due date when documents published for a statutory period of consultation. If a key stakeholder were not to respond, a decision would have to be taken whether a late representation(s) should be accepted. The danger of doing this is the possibility of leaving the Council vulnerable to legal challenge(s) from other objectors.</p>
<p><b>Availability of PINS for examination</b></p>	<p>The LDS timetable depends on the Planning Inspectorate being able to undertake independent Examinations at the appropriate time. Every effort will be made to seek early confirmation that the proposed timings are acceptable.</p>

## APPENDIX A: STATUS OF EXISTING SPGs and SPDs

- **Affordable Housing (December 2003)** will be retained but updated to incorporate the proposed modifications to Policies HG.8 & HG.9 of the Revised Deposit Bath & North East Somerset Local Plan in response to the recommendations of the Inspector's Report.
- **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 Revised Deposit Bath & North East Somerset Local Plan and will be retained.
- **Rural Landscapes of Bath & North East Somerset: A Landscape Character Assessment (February 2003)** supports Policy NE.1 of the Revised Deposit Bath & North East Somerset Local Plan and will be retained. The Inspector's Report recommended no change to the policy wording.
- **Archaeology in Bath & North East Somerset (May, 2004) & Archaeology in Bath (May, 2004)** were prepared to support Policies BH.11, BH.12 & BH.13 of the Revised Deposit Bath & North East Somerset Local Plan and will be retained. The Inspector's Report recommended no change to the policy wording and no modifications have been proposed.
- **Horse Related Development (Mendip AONB only) (2004)** was prepared to support Policies NE.2 and SR.12 of the Revised Deposit Bath & North East Somerset Local Plan and will be retained.
- **Agricultural Building Design Guidelines (Mendip AONB only) (2001)** was prepared to support the un-adopted Wansdyke Local Plan and the JRSP (as it was emerging) and will be retained.
- **External Lighting (1997) & Advertisements and Illuminations (2001)** will cease to have any status once the B&NES Local Plan is adopted
- **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 whilst the Bath & North East Somerset Local Plan remains saved.
- **Peasdown 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)** are saved as SPG whilst the B&NES Local Plan remains saved.
- **Sawclose Planning Guidance Note (1996) & MoD Foxhill Development Brief (August, 1998)** These documents supplement the Bath Local Plan which will be superseded by the adoption of the Bath & North East Somerset Local Plan. They will cease to have any status once the Local Plan is adopted.
- **Walcot Street Works (1997), Cherishing Outdoor Places (1994), & External Building Materials Local Design Guide** supplement the Bath or Wansdyke Local Plans and they are extended to supplement the B&NES Local Plan until superseded.
- **Forest of Avon Developer Guidance** supplements Policy NE.5 in the B&NES Local Plan and will be retained

## 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*.

**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. The *Local Development Scheme* should explain the authority's approach to saved policies.

**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).