

**LOCAL  
DEVELOPMENT  
SCHEME**

**2009 – 2012**

**Bath & North East Somerset**

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## **INTRODUCTION**

### **Local Development Schemes**

- 1.1 The Local Development Scheme (LDS) is a work programme for the preparation of the Council's 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 Act uses a range of terms and abbreviations and a brief glossary is therefore provided on page 27.
- 1.3 This version of Local Development Scheme was considered by the Council CABINET on 14<sup>th</sup> January 2009 and came into effect on .....

### **Local Development Frameworks**

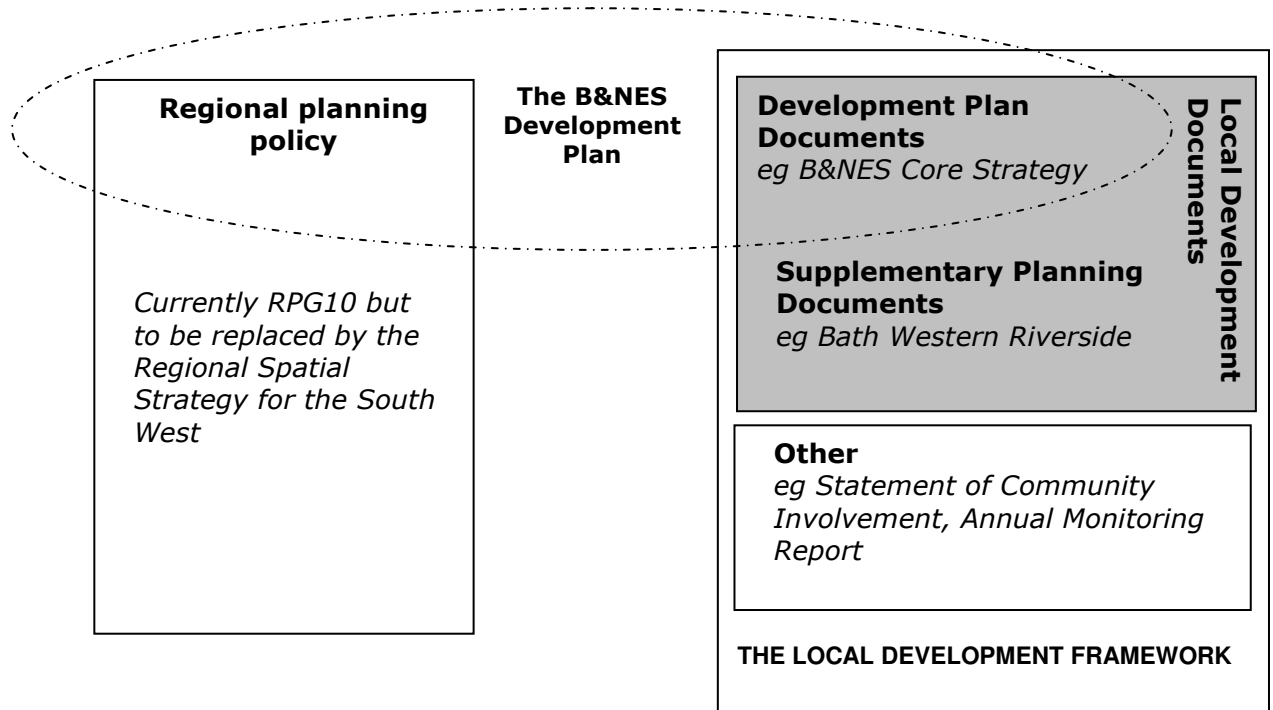
- 1.4 A Local Development Framework comprises of a portfolio of Local Development Documents. The relationship between these documents is shown in the illustration on page 3. There are two types of Local Development Document:
  - (i) **Development Plan Documents (DPD)**, which will be subject to independent 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)** must supplement a 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.

### **Development Plans**

- 1.5 The Development Plan for any district is the set of key planning documents. The significance of a Plan's inclusion in the Development Plan for the District 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. The diagram below

summarises the Development Plan and its relationship with the Local Development Framework.

### The Development Plan



## **THE DEVELOPMENT PLAN FOR BATH & NORTH EAST SOMERSET**

### **The existing Bath & North East Somerset Development Plan**

- 2.1 This currently consists of:
- RPG10
  - Saved policies of the Structure Plan
  - The Bath & North East Somerset Local Plan (saved until September 2010)

### **RPG 10**

- 2.2 The previous diagram shows that the Development Plan for Bath & North East Somerset currently includes Regional Planning Guidance 10 (RPG10). This will be replaced in due course by the Regional Spatial Strategy expected to be adopted by early 2009.
- 2.3 The Draft Regional Spatial Strategy 2006-2026 was prepared by the South West Regional Assembly and is being finalised by DCLG. Once adopted, it will provide the strategic context for the Core Strategy and other LDDs particularly regarding long term housing requirements. The revised RSS will also supersede the policies of the Joint Replacement Structure Plan (2002) which are saved until adoption of the RSS.

### **Structure Plan**

- 2.4 Relevant policies of the Structure Plan have been saved and will operate until superseded by the anticipated adoption of the Regional Spatial Strategy in 2009.

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

- 2.5 Bath & North East Somerset Local Plan was adopted September 2007 and saved for a minimum of 3 years or until replaced by the emerging Development Plan Documents. The Secretary of State, however, can grant extensions to that period where appropriate to avoid a policy vacuum

## **OTHER LOCAL DEVELOPMENT FRAMEWORK DOCUMENTS**

- 2.6 Appendix A lists extant **Existing Supplementary Documents (SPD) and Planning Guidance (SPG)** that have been adopted by the Council. These will continue to be material considerations in the determination of planning applications. Of particular note is the **Bath Western Riverside SPD**.
- 2.7 The **Statement of Community Involvement (SCI)** sets out the Council's commitment to involve communities and other stakeholders in

the production and review of the planning policy documents that make up the LDF. It also details how developers should involve communities and other stakeholders in discussions in relation to any major proposals, before planning permission is sought.

- 2.8 The **Annual Monitoring Report** sets out progress in terms of producing LDDs and policy implementation e.g. housing delivery, progress in meeting production milestones.
- 2.9 The proposed changes to the Development Plan are set out in the following section.

## LOCAL DEVELOPMENT FRAMEWORK PRODUCTION 2009-12

### PART 1: Development Plan Documents

- 3.1 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 looking ahead to 2026 in line with the Regional Spatial Strategy. It will have regard to the Sustainable Community Strategy and the Council Vision. 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. It will allocate Strategic Development Sites and set out the overarching policy requirements for delivering these. It is proposed that these Strategic sites will be supplemented by Supplementary Planning Documents related to the Council's Regeneration Delivery Plans.
- 3.2 The Core Strategy will be supported by an Infrastructure Delivery Plan to ensure the strategic proposals are deliverable and aligned with infrastructure needs.
- 3.3 **The Joint Waste Core Strategy DPD** is being prepared to set out the emerging 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. The Preferred Options consultation is scheduled to be held from January to March 2009. The Preferred Options document builds on earlier consultation stages by taking account of consultation responses and promoting further discussion about the waste planning strategy and the preferred options for where new waste management facilities should be located. The Waste Core Strategy will be submitted to the Secretary of State in September 2010.
- 3.4 The Council needs to set out policies and proposals as they relate to **Gypsies and Travellers** in Bath & North East Somerset and to establish the location of a number of sites suitable to meet the housing needs of Gypsies and Travellers in the District. The RSS has identified the number of pitches required for each district within the region but not the locations. The purpose of this DPD would not only be to identify sites for the future housing needs for gypsies and travellers. The DPD will complement the proposed criterion based policy in the emerging Core Strategy which will be used to meet unexpected demand in accordance with the requirements of Circular 1/2006 'Planning for Gypsy and Traveller Caravan Sites'.

- 3.3 The Core Strategy will need to be complemented by the production of a **DPD** detailing **Allocations of Land**. This will be based on an assessment of the sustainability and availability of sites for housing, employment, retail and other development falling outside the strategic sites and the necessary delivery mechanisms. The DPD will be structured to take particular account of the different needs of different parts of the District.

## **PART 2: Supplementary Planning Documents**

- 3.5 The **Planning Obligations SPD** is due to be adopted in 2009 and will be a key document in setting out a coordinated approach to securing contributions from development. It will initially supplement the Bath & North East Somerset Local Plan but it is a 'living document' and will need to be reviewed to take account of new information. In due course it will need to be revisited to support the Core Strategy in conjunction with the Infrastructure Delivery Plan and to take account of the new Community Infrastructure Levy.
- 3.6 Work on the **Locally Important Buildings SPD** will be discontinued due to the limited resources available to implement the SPD. The scope to continue with this SPD will be re-assessed as part of a future review of the LDS. Likewise, the **Sites of Nature Conservation Interest SPD** is deleted from the LDS and the process of designation of these sites under Policy NE.9 of the B&NES Local Plan will be clarified in a technical supporting document.
- 3.7 For the key development locations, the Core Strategy will allocate a number of strategic sites to guide areas where significant change is programmed over the next few years. These are sites such as Central Bath and it's riverside corridor to the west, the town centres of Keynsham, Midsomer Norton & Radstock as well as the urban extensions to Bath and Bristol. These sites will be supplemented and informed by more detailed **Strategic Site SPDs**. The city/town centre site SPD will reflect the work undertaken for the Council's Regeneration Delivery Plans.
- 3.8 Public consultation on the draft Public Realm Strategy is due to take place in early 2009. Further work to outline the role of developer contributions is required and this and this will require consultation and incorporation into the Council's strategy for developer contributions.



### **PART 3: Other LDF documents**

- 3.9 **Statement of Community Involvement (SCI)** – The SCI was adopted in October 2007 following examination. However, minor revisions are required in light of recent government changes to the Town & Country Planning (Local Development) England Regulations 2004, in June 2008. The amended regulations set out the new process for the production of Development Plan Documents and therefore a new process for involving the community and stakeholders in their production.
- 3.10 Rather than refreshing the entire SCI, it is proposed that in line with the approach of many other local planning authorities an addendum be produced to sit alongside the adopted SCI setting out the changes to the process and what this means in terms of community involvement.
- 3.11 The **Annual Monitoring Report (AMR)** is required to be submitted to the Secretary of State by December each year. The AMR is based upon the period 1<sup>st</sup> April to 31<sup>st</sup> March and assesses whether plan production is on target and the extent to which policies in local development documents are being implemented.
- 3.12 The **Proposals Map** will illustrate all the allocations set out in the DPDs. It will be revised as each new DPD is adopted whether there are allocations or designations. The existing Local Plan Proposals Map will be amended to 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. Proposed amendments to the Proposals Map will be publicised alongside the appropriate DPD.

### **LDD CONTENT AND KEY MILESTONES**

- 3.13 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.

## THE EVIDENCE BASE

- 4.1 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 for the identification of opportunities, constraints and issues to be addressed and thence the formulation of the appropriate policy framework.
- 4.2 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 have been 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>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. The study is currently underway and anticipated to be completed early 2009.
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 is currently underway and is anticipated to be published EARLY 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 is due to begin in 2009

<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 is underway and is expected to be published early 2009.
Destination Management Plan	Complete 2008

<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 2009
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) has been committed to provide greater understanding of the factors contributing to the probability of flooding in potential development areas, and provide 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 are due to be completed in early 2009.

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 the new developments proposed in the draft RSS. Due to be completed early 2009.
Bath World Heritage Site Setting Work	Reviews work undertaken at the RSS examination & is due for completion 2009

<b>Transport Studies</b>	
Strategic Transport Modelling Study	Modelling work to examine the impact of new housing and employment development (as proposed by the RSS) on the strategic transportation network and at a local level.
Transport Interventions Assessment	Examination of a number of potential transport interventions to mitigate the transportation impacts identified by the strategic modelling (above). This work includes further transport modelling and environmental and economic assessments. This work is underway and is expected to be complete next year.

<b>Infrastructure Studies</b>	
West of England & Bath & North East Somerset Infrastructure Development Planning	Work has begun on both these elements and may involve the need for external expertise.

## **LDS PRODUCTION ARRANGEMENTS**

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

- 5.1 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.
- 5.2 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**

- 5.3 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 outlined below.

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

- 5.4 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**

- 5.5 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**

- 5.6 Production of the Local Development Documents will primarily be led and co-ordinated by the Planning Service Planning Policy Team in liaison with the Council's Development Delivery Group. The resources and expertise of other relevant council services such as Development & Major Projects, 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 17) set out responsibilities for document preparation.

### **Joint Working**

- 5.7 Bath & North East Somerset works jointly with Bristol, North Somerset and South Gloucestershire Unitary Authorities (UAs) on sub-regional planning. The four UAs and other partners have formed the West of England Partnership which is supported by the West of England Partnership Office (WEPO). The Partnership has undertaken various strategic studies both to inform the emerging RSS and to assess its implementation including the delivery of infrastructure. It assists in co-ordinating other West of England Initiatives eg Regional Funding Allocation, Multi Area Agreements and New Growth Point funding. In addition, consideration is being given to how the Partnership through further support for joint working towards the resolution of cross boundary issues, could facilitate the delivery of Core Strategies across the sub-region.
- 5.9 The four UAs with the support of the Partnership, are also taking forward the Joint Waste Development Plan Document (see relevant table) which is scheduled for the Preferred Options consultation in January 2009.

## Member Arrangements and Council

- 5.10 The Executive Member for 'Planning & Transport makes recommendations to the Council's Cabinet, and the Informal Cabinet provides a steer on LDF preparation. In turn, the Council Cabinet makes recommendations to Full Council for decision. Consideration is being given to the establishment of a bespoke Local Development Framework Board to steer the production of the LDF.

## RISK ASSESSMENT / CONTINGENCY PLANNING

- 5.11 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>Adoption of RSS</b>	<p>The adoption of the Regional Spatial Strategy is beyond the control of the Council. Any delays will have a significant impact on the progress of the Core Strategy DPD. Such delays will require a review of the LDS.</p>
<b>Failure of Partner to respond</b>	<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. The Council has engaged with Stakeholders at an early stage to ensure a broad understanding of the LDF documents timetable and requirements.</p>
<b>Availability of PINS for examination</b>	<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</p>

	proposed timings are acceptable.
<b>A waste policy vacuum prior the adoption of the Joint Waste Core Strategy</b>	There has been some slippage in the timetable for publishing and consulting on the Preferred Options document. This delay has resulted from revised governance procedures for the West of England Partnership, together with the need to carry out additional work on the search for possible landfill sites. The anticipated adoption is September 2011 which may cause a potential policy vacuum in waste policy as the current Local Plan is saved until 2010. Extensions to the relevant Local Plan policies should be requested to avoid a policy vacuum.



## LOCAL DEVELOPMENT DOCUMENT PROFILES

### ***PART 1: DEVELOPMENT PLAN DOCUMENTS***

<b>CORE STRATEGY DPD</b>	
Role and Content	The Core Strategy will set 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 allocate strategic development sites supported by Supplementary Planning Documents. It will be underpinned by an Infrastructure Delivery Plan to ensure a deliverable strategy.
Status	Development Plan Document
Chain of conformity	National Planning Policy General conformity with South West Regional Spatial Strategy Regard to Sustainable Community Strategy
Geographic Coverage	District wide
<b>TIMETABLE &amp; MILESTONES</b>	
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
Public participation on draft DPD <b>(Reg 27)</b> and draft SA report	Sept 2010
Submission to Secretary of State <b>(Reg 30)</b> with final SA Report	Jan 2011
Pre-examination meeting	March 2011
Examination Hearings Period	May - June 2011
Receipt of Inspector's binding report	Nov 2011
Adoption	Dec 2011
<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 Delivery Group. Key stages to be agreed at Cabinet and/or Council. Overseen by a LDF steering Board to be utilised.
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.

<b>JOINT WASTE CORE STRATEGY 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 and draft SA report	January-March 2009
Public participation on draft DPD ( <b>Reg 27</b> ) and draft SA report	November – December 2009
Submission to Secretary of State ( <b>Reg 30</b> ) with final SA Report	September 2010
Commencement of Examination period	January–March 2011
Receipt of Inspector’s binding report	July 2011
Adoption	September 2011
<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, external waste consultant, Joint Scrutiny panel and member Project Board. Decision making via the Unitary Authority democratic procedures.
Community and stakeholder involvement	In accordance with 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 polices of Joint West DPD will be monitored as part of the AMR

<b>SITE ALLOCATIONS DPD</b>	
Role and Content	Residential, Employment, Retail Land and other Site Allocations. Will set out the housing supply and other development commitments to meet development needs to 2026. It will develop the Council's Infrastructure Delivery Plan
Status	Development Plan Document
Chain of conformity	National Policy South West Regional Spatial Strategy 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> )	Oct - Nov 2011
Public participation on draft DPD ( <b>Reg 27</b> ) and draft SA report	Sept-Oct 2012
Submission to Secretary of State ( <b>Reg 30</b> ) with final SA Report	Jan 2013
Pre-examination meeting	May 2013
Examination Hearings Period	June-July 2013
Receipt of Inspector's binding report	Jan 2014
Adoption and publication	Feb 2014
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Planning & Transport Services in conjunction with other relevant Services with consultant expertise where required. Officer co-ordination through Development Delivery Group. Key stages to be agreed at Cabinet and/or Council.
Community and stakeholder involvement	In accordance with Town and County Planning Local Development (England) Regulations and the adopted SCI.
<b>POST-PRODUCTION</b>	
Monitoring & Review	The implementation of the objectives and policies of the DPD will be monitored as part of the AMR.

<b>GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE SITE ALLOCATIONS DPD</b>	
Role and Content	Allocate specific sites to meet the accommodation needs of gypsies, travellers and travelling showpeople
Status	Development Plan Document
Chain of conformity	Circular advice, Planning Policy Guidance Notes / Statements, South West Regional Spatial Strategy, 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> )	Sept – November 2010
Public participation on draft DPD ( <b>Reg 27</b> ) and draft SA report	Sep - Nov 2011
Submission to Secretary of State ( <b>Reg 30</b> ) with final SA Report	March 2012
Pre-examination meeting	May 2012
Commencement of examination period	July 2012
Receipt of Inspector’s binding report	January 2013
Adoption and publication	April 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 of the process 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>PLANNING OBLIGATIONS SPD REVIEW</b>	
Role and Content	To review the existing SPD (under preparation) to update the Council's approach to Planning Obligations and formulae in seeking developer contributions.
Status	Supplementary Planning Document
Chain of conformity	Bath & North East Somerset Local Plan (Policy IMP.1 and other generic policies) NB the Council's proposals for seeking developer contributions will need to be further reviewed to
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)	July 2009
Public Participation on Draft SPD ( <b>Reg17</b> ) and Draft SA	Jan/Feb 2010
Adoption and publication	July 2010
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Planning Services with input from other Services and consultant expertise where necessary in relation to standards and formula for contributions. To be steered by the LDF Steering Board with key stages to be agreed at Cabinet and/or Council as appropriate.
Community and stakeholder involvement	In accordance with Town and Country Planning Local Development (England) Regulations and the adopted SCI.
<b>POST-PRODUCTION</b>	
Monitoring & Review	All progress relating to implementation will be reported in the AMR.

<b>CENTRAL BATH AND RIVER AVON CORRIDOR STRATEGIC SITE SPD</b>	
Role and Content	To supplement the Core Strategy Strategic Site allocation(s) Policy by elaborating: <ul style="list-style-type: none"> <li>▪ Site character analysis and capacity</li> <li>▪ Proposed Uses</li> <li>▪ Public realm and movement strategy</li> <li>▪ Infrastructure requirements</li> <li>▪ Action plan for delivery</li> </ul>
Status	Supplementary Planning Document
Chain of conformity	Core Strategy
Geographic Coverage	Central Bath and river corridor west.
<b>TIMETABLE &amp; MILESTONES</b>	
Pre-production period including commencement of document preparation (and publication of SA scoping report for consultation)	January 2009 – December 2009
Public Participation on Draft SPD ( <b>Reg17</b> ) and Draft SA	Sep - Oct 2010
Adoption and publication	December 2011 (in line with adoption of Core Strategy)
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Development & Regeneration and Planning & Transport Services in collaboration other relevant Council Service areas and specialist consultants.
Community and stakeholder involvement	In accordance with Town and Country Planning Local Development (England) Regulations and the adopted SCI.
<b>POST-PRODUCTION</b>	
Monitoring & Review	The implementation of the objectives and polices of the SPD will be monitored as part of the AMR.

<b>KEYNSHAM TOWN CENTRE STRATEGIC SITE SPD</b>	
Role and Content	To supplement the Core Strategy Strategic Site allocation Policy by elaborating: <ul style="list-style-type: none"> <li>▪ Site character analysis and capacity</li> <li>▪ Proposed uses</li> <li>▪ Public realm and movement strategy</li> <li>▪ Infrastructure requirements</li> <li>▪ Action plan for delivery</li> </ul>
Status	Supplementary Planning Document
Chain of conformity	Core Strategy Strategic Site Allocation
Geographic Coverage	Keynsham Town Centre, Railway Station and Somerdale
<b>TIMETABLE &amp; MILESTONES</b>	
Pre-production period including commencement of document preparation (and publication of SA scoping report for consultation)	Jan – Oct 2009
Public Participation on Draft SPD ( <b>Reg17</b> ) and Draft SA	Sep - Oct 2010
Adoption and publication	December 2011 (in line with Core Strategy adoption)
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Development & Regeneration and Planning & Transport Services in collaboration other relevant Council Service areas and specialist consultants.
Community and stakeholder involvement	In accordance with Town and Country Planning Local Development (England) Regulations and the adopted SCI.
<b>POST-PRODUCTION</b>	
Monitoring & Review	The implementation of the objectives and polices of the SPD will be monitored as part of the AMR.

<b>MIDSOMER NORTON TOWN CENTRE STRATEGIC SITE SPD</b>	
Role and Content	To supplement the Core Strategy Strategic Site allocation Policy by elaborating: <ul style="list-style-type: none"> <li>▪ Site character analysis and capacity</li> <li>▪ Proposed uses</li> <li>▪ Public realm and movement strategy</li> <li>▪ Infrastructure requirements</li> <li>▪ Action plan for delivery</li> </ul>
Status	Supplementary Planning Document
Chain of conformity	Core Strategy Strategic Site Allocation
Geographic Coverage	Central Midsomer Norton
<b>TIMETABLE &amp; MILESTONES</b>	
Pre-production period including commencement of document preparation (and publication of SA scoping report for consultation)	Jan – Dec 2009
Public Participation on Draft SPD ( <b>Reg17</b> ) and Draft SA	Sep - Oct 2010
Adoption and publication	December 2011 (in line with Core Strategy adoption)
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Development & Regeneration and Planning & Transport Services in collaboration other relevant Council Service areas and specialist consultants.
Community and stakeholder involvement	In accordance with Town and Country Planning Local Development (England) Regulations and the adopted SCI.
<b>POST-PRODUCTION</b>	
Monitoring & Review	The implementation of the objectives and polices of the SPD will be monitored as part of the AMR.



<b>RADSTOCK TOWN CENTRE STRATEGIC SITE SPD</b>	
Role and Content	To supplement the Core Strategy Strategic Site allocation Policy by elaborating: <ul style="list-style-type: none"> <li>▪ Site character analysis and capacity</li> <li>▪ Proposed uses</li> <li>▪ Public realm and movement strategy</li> <li>▪ Infrastructure requirements</li> <li>▪ Action plan for delivery</li> </ul>
Status	Supplementary Planning Document
Chain of conformity	Core Strategy Strategic Site Allocation
Geographic Coverage	Central Radstock
<b>TIMETABLE &amp; MILESTONES</b>	
Pre-production period including commencement of document preparation (and publication of SA scoping report for consultation)	Jan – Dec 2009
Public Participation on Draft SPD ( <b>Reg17</b> ) and Draft SA	Sep - Oct 2010
Adoption and publication	December 2011 (in line with Core Strategy adoption)
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Development & Regeneration and Planning & Transport Services in collaboration other relevant Council Service areas and specialist consultants.
Community and stakeholder involvement	In accordance with Town and Country Planning Local Development (England) Regulations and the adopted SCI.
<b>POST-PRODUCTION</b>	
Monitoring & Review	The implementation of the objectives and polices of the SPD will be monitored as part of the AMR.

<b>SOUTH EAST BRISTOL URBAN EXTENSION SPD</b>	
Role and Content	<p>The Master Plan will set out the framework to guide the comprehensive development of the south east Bristol urban extension. Planning applications submitted for urban extension development will need to accord with the Master Plan. The Master Plan will interpret in greater detail the principles of development established in the Core Strategy and will address the following:</p> <ul style="list-style-type: none"> <li>• Development layout, form and quality</li> <li>• Transport network and connections</li> <li>• Mix of uses including types of employment space and community services and facilities required</li> <li>• Green Infrastructure network</li> <li>• Other infrastructure requirements</li> <li>• Phasing and delivery</li> </ul>
Status	Supplementary Planning Document
Chain of conformity	Core Strategy strategic site allocation
Geographic Coverage	South East Bristol urban extension strategic site
<b>TIMETABLE &amp; MILESTONES</b>	
Pre-production period including commencement of document preparation (and publication of SA scoping report for consultation)	April 2010
Public Participation on Draft SPD ( <b>Reg17</b> ) and Draft SA	April-May 2011
Adoption and publication	May 2012
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Preparation of the Master Plan will be led by Planning Services with the involvement of other Council Services and consultants as required. Work will need to be progressed jointly with Bristol City Council and discussions will also take place with relevant developer and land owner interests.
Community and stakeholder involvement	Extensive community and stakeholder involvement is envisaged in preparing the Master Plan. Involvement will be in accordance with Town and County Planning Local Development (England) Regulations and the adopted SCI.
<b>POST-PRODUCTION</b>	
Monitoring & Review	Progress relating to the implementation of the SPD will be monitored and reported as part of the AMR.

<b>SOUTH WEST BATH URBAN EXTENSION SPD</b>	
Role and Content	<p>The Master Plan will set out the framework to guide the comprehensive development of the south west Bath urban extension. Planning applications submitted for urban extension development will need to accord with the Master Plan. The Master Plan will interpret in greater detail the principles of development established in the Core Strategy and will address the following:</p> <ul style="list-style-type: none"> <li>• Development layout, form and quality</li> <li>• Transport network and connections</li> <li>• Mix of uses including types of employment space and community services and facilities required</li> <li>• Green Infrastructure network</li> <li>• Other infrastructure requirements</li> <li>• Phasing and delivery</li> </ul>
Status	Supplementary Planning Document
Chain of conformity	Core Strategy strategic site allocation
Geographic Coverage	South West Bath urban extension strategic site
<b>TIMETABLE &amp; MILESTONES</b>	
Pre-production period including commencement of document preparation (and publication of SA scoping report for consultation)	April 2010 – July 2011
Public Participation on Draft SPD ( <b>Reg17</b> ) and Draft SA	September 2011
Adoption and publication	March 2012
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Preparation of the Master Plan will be led by Planning Services with the involvement of other Council Services and consultants as required. In progressing work on the Master Plan discussions will also need to take place with relevant developer and land owner interests.
Community and stakeholder involvement	Extensive community and stakeholder involvement is envisaged in preparing the Master Plan. Involvement will be in accordance with Town and County Planning Local Development (England) Regulations and the adopted SCI.
<b>POST-PRODUCTION</b>	
Monitoring & Review	Progress relating to the implementation of the SPD will be monitored and reported as part of the AMR.

<b>BATH PUBLIC REALM SPD</b>	
Role and Content	<p>The Public Realm and Movement Strategy for Bath City Centre seeks to put in place a long-term plan to deliver a beautiful, coherent, accessible, world-class public realm where the priority in terms of movement and animation is given to people, be they residents, workers or visitors. It is proposed that this will enhance the economic success and sustainability of Bath and the wider district; encourage increased social cohesion, community safety and public health; and enhance the natural, built, and historic environments in line with Bath's status as an international visitor destination and World Heritage Site</p> <p>When the principles, concepts and ideas within the Strategy have been consulted upon and agreed as SPD, it is intended that a developer contributions model will be consulted upon either as i) an addendum to the Bath and North East Somerset Development Contributions SPD (Supplementary Planning Document) or ii) as part of the review of that SPD</p>
Status	Supplementary Planning Document
Chain of conformity	Bath and North East Somerset Local Plan - range of policies.
Geographic Coverage	Bath City Centre
<b>TIMETABLE &amp; MILESTONES</b>	
Pre-production period including commencement of document preparation (and publication of SA scoping report for consultation)	June 2007 – November 2008
Public Participation on Draft SPD ( <b>Reg17</b> ) and Draft SA	Jan 2009
Adoption and publication	May 2009
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Led by the Directorate of Development and Major Projects with a cross-corporate team and consultants as required.
Community and stakeholder involvement	Internal and targeted external stakeholder consultation and communication events have taken place during the production of the Draft Strategy. Wider consultation and communication is proposed as part of the statutory period for consultation, in accordance with Town and Country Planning Local Development (England) Regulations and the adopted SCI.
<b>POST-PRODUCTION</b>	
Monitoring & Review	The implementation of the objectives and polices of the SPD will be monitored as part of the AMR.

**PART 3: OTHER DOCUMENTS**

<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) (Amendment) Regulations 2008. The SCI will has regard to the Council’s corporate communication strategy.
Geographic Coverage	Whole District
<b>TIMETABLE &amp; MILESTONES</b>	
Addendum published alongside adopted SCI	March 2009
Revisions to the SCI finalised and agreed by Council	June 2009
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared in consultation with Member portfolio holder. Revisions to be agreed by the Council following the anticipated removal of the requirement to examine the SCI.
Community and stakeholder involvement	Community engagement will be undertaken alongside these revisions, the SCI has already been subject to numerous stages of public consultation leading up to its adoption in October 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 and changes in government legislation. See Section 5 of the draft SCI for full details of review process.

<b>PROPOSALS MAP</b>	
Role and Content	The Proposals Map will identify 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 will evolve 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 Core Strategy and other 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.

		BATH & NORTH EAST SOMERSET LOCAL DEVELOPMENT SCHEME REVIEW 2009-2012																																																		
		2008			2009						2010						2011						2012						2013																							
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<b>Development Plan Documents</b>																																																				
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Core Strategy														O																																						
Site Allocations DPD																																																				
Joint Waste Core Strategy																																																				
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Bath Public Realm & Movement Strategy																																																				
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Proposals Map																																																				
<b>KEY:</b>		<i>DPDs</i> : C - commencement, R - scoping report, O = Options, PO = Preferred Options, P = Publication, S = Submit, E = examination, A = adoption <i>SPDs</i> : C = Commencement, pc - public consultation, <i>Other documents</i> : c = commencement, sm = single member decision, a = amend, pc = public consultation, s = submission																																																		

## **APPENDIX A: STATUS OF EXISTING SPGs and SPDs**

- **Bath Western Riverside SPD (March 2008)** Supplements Bath & North East Somerset's Local Plan site allocation policy GDS.1.
- **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 Policies HG.8 & HG.9 of the Bath & North East Somerset Local Plan. Is partly superseded by the Planning Obligations SPD
- **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 Deposit Bath & North East Somerset Local Plan.
- **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.
- **Horse Related Development (Mendip AONB only) (2004)** Supplements Policies NE.2 and SR.12 of the Revised Deposit 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 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)** saved as SPG to supplement the B&NES Local Plan remains saved.
- **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 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).