

Bath & North East Somerset

LOCAL DEVELOPMENT SCHEME

2013 - 2017

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1. INTRODUCTION

The Local Development Scheme

- 1.1 The Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011, requires all local planning authorities to prepare and maintain a Local Development Scheme (LDS). The LDS is a timetable for the production of the Local Plan, Development Plan Documents and Supplementary Planning Documents that the Council is preparing, or intends to prepare. These documents are known collectively as Local Development Documents (LDDs). 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 Further work required in connection with the Core Strategy during the suspension of the Examination (between July 2012 and June 2013) has had an impact on meeting the milestones set out in the approved Local Development Scheme 2012 - 2015. This has precipitated an early review of the LDS to cover the next three years (2013- 2016/17) to ensure the timeframes are up-to-date and realistic to support the delivery of the Local Development Framework.
- 1.3 The amendments comprising this version of Local Development Scheme were agreed on 13th November 2013. The Local Development Scheme came into effect on 1st December 2013.

A Glossary of terms used in this document is set out at **Appendix C**

Local Development Framework

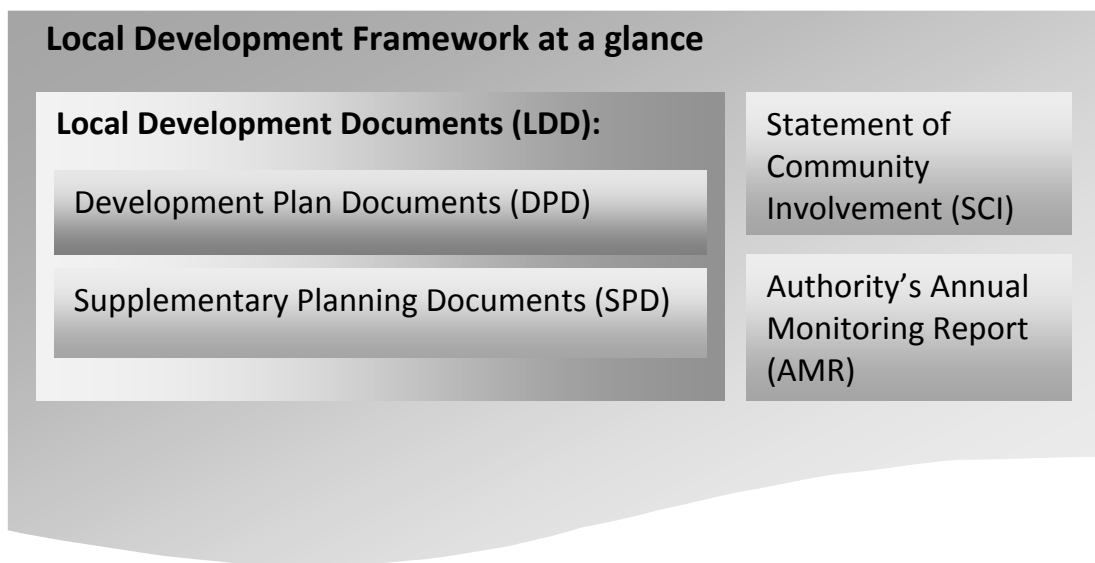
- 1.4 The Local Development Framework comprises a portfolio of locally prepared planning documents (Local Development Documents). It also includes related documents such as the Authority's Annual Monitoring Report (AMR) and the Statement of Community Involvement (SCI).
- 1.5 There are two types of Local Development Document (LDD):

Development Plan Documents (DPD)

These set out policies and proposals and have development plan status and therefore have full weight in the determination of planning applications (see paragraph 1.9). They will be subject to community involvement and Sustainability Appraisal/Strategic Environmental Assessment throughout their preparation and will be subject to independent examination. The main types of DPD that local planning authorities should prepare include the Local Plan, Allocations DPD, Area Action Plans and Proposals Map.

Supplementary Planning Documents (SPD)

Supplementary Planning Documents do not have statutory development plan status but are useful in providing more detailed guidance and support for policies and proposals in Development Plan Documents. They are quicker to prepare as they are not subject to independent examination. Whilst they constitute a material consideration in the determination of planning applications they cannot be used to formulate planning policy or designate sites. They will however be subject to community involvement and where appropriate Sustainability Appraisal during preparation.



The Localism Act 2011

- 1.6 The Localism Act makes provision for the revocation of Regional Spatial Strategies and Structure Plans. It has changed the planning system to reflect the localism agenda. It also introduces Neighbourhood Plans, Neighbourhood Development Orders and the Community Right to Build.

Neighbourhood Plans are prepared by Parish/Town Councils and Neighbourhood Forums. The intention is that Local Plans and Neighbourhood Plans will form the Development Plan. The form and content of these plans will be shaped by the National Planning Policy Framework (NPPF).

The Development Plan for Bath & North East Somerset

- 1.7 Section 38(6) of the Planning and Compensation Act stipulates that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. This gives considerable weight to Development Plan Documents.
- 1.8 Regional strategies and Structure Plans continued to comprise part of the development plan until they were formally revoked by the Secretary of State in April 2013 (the draft Regional Spatial Strategy for the South West (RSS) was revoked by ministerial edict in 2010).
- 1.9 The development plan for Bath and North East Somerset currently comprises:

Saved policies from the Bath & North East Somerset Local Plan adopted October 2007 ¹	These policies will be saved for an indefinite period. Some will be replaced by the policies in the Core Strategy when adopted and the remainder reviewed through the Placemaking Plan.
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Joint Waste Core Strategy DPD (JWCS) adopted March 2011	This supersedes all existing Local Plan policies on Waste apart from Policies WM.4 and WM.9. It sets out the waste planning strategy for the West of England, addressing the planning aspects of the waste hierarchy promoting waste minimisation, recycling/ composting, recovery and disposal.
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The Policies Map (previously known as the Proposals Map)	This illustrates all the allocations and designations set out in the DPDs. It will be revised as each new DPD is
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¹ The Schedule of saved Local Plan policies can be viewed [here](#).

adopted where there are allocations or designations. The existing Local Plan Proposals Map will be amended to give geographical expression to the Core Strategy and the Placemaking Plan. Proposed amendments to the Proposals Map will be publicised alongside the appropriate DPD.

1.10 Emerging DPDs will carry weight as set out in the NPPF.

Other related planning documents

1.11 Other key planning related documents the Council is required to produce are a Statement of Community Involvement, a Monitoring Report and a Policies Map as explained below.

1.12 The **Neighbourhood Planning Protocol (NPP)** was adopted in September 2012 and sets out how the following new mechanisms will operate:

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

1.13 The NPP also incorporates a review of the Council's **Statement of Community Involvement** which was adopted in 2007. This helps to ensure that the Council is in a position to respond to the Localism agenda efficiently and coherently. This will enable communities to understand the range of opportunities to interact with and take an active role in planning in their locality.

1.14 The **Authority's Monitoring Report (AMR)** assesses whether plan production is on target and the extent to which policies in local development documents are being implemented. It monitors key data such as housing completions, growth in office space and losses in industrial space. It will also monitor CIL once finalised. The AMR is based upon the period 1st April to 31st March each year.

Bath & North East Somerset's Local Development Framework in 2013

Development Plan for B&NES

Local Development Documents Current

Development Plan Documents

- **Joint Waste Core Strategy (2011)**
- **Saved policies from the B&NES Local Plan (2007)***
- **B&NES Policies Map**

* *these will be superseded on the adoption of the Core Strategy and the Placemaking Plan*

Supplementary Planning Documents

Other documents

- Authority's Monitoring Report
- Neighbourhood Planning Protocol (*includes the Council's Statement of Community Involvement*)

Local Development Documents Under preparation

Development Plan Documents

- **B&NES Core Strategy** (*submitted Core Strategy is a material consideration in determination of planning applications*)
- Placemaking Plan
- Gypsies, Travellers and Showpeople Site Allocations DPD
- Neighbourhood Plans

Supplementary Planning Documents

- Planning Obligations SPD (review)

Other documents

- Community Infrastructure Levy

2. LOCAL DEVELOPMENT FRAMEWORK PRODUCTION 2013 - 2017

Progress

Development Plan Documents

2.1 The **Core Strategy** sets out the long term planning framework for Bath & North East Somerset. It includes a spatial vision and spatial objectives looking ahead to 2029. It will ensure an up-to-date and robust strategic planning framework for the district. It also gives spatial expression to the Sustainable Community Strategy and the Council Vision. A key diagram defines the broad locations for delivering housing and other strategic development needs as well as setting out policies to protect the environment. The Core Strategy will form **Part 1 of the Local Plan** to respond to the NPPF requirement to produce a Local Plan.

Profile
updated

2.2 The Core Strategy was submitted for Examination in May 2011. It was suspended in July 2012 to enable the Council to undertake further work to address preliminary conclusions of the Examination Inspector and resumed in July 2013. This has meant a review of the current programme as set out on page 17.

2.3 The Core Strategy is supported by an **Infrastructure Delivery Plan** to ensure the strategic proposals are deliverable and aligned with infrastructure needs. Linked to this is the Planning Obligations SPD which will be revised. The Core Strategy and the Placemaking Plan (see below) will both need to be underpinned by the **Community Infrastructure Levy (CIL)** to address infrastructure funding issues and ensure growth happens in a planned way. Work on the CIL begun in 2011 and a revised timetable to align this with the adoption of the Core Strategy is set out on page 22.

Profile
updated

2.4 The Local Development Framework needs to prepare for growth through facilitating delivery of key development sites. The Core Strategy will therefore be complemented by the production of the **Placemaking Plan (PMP)**. The Placemaking Plan DPD will form **Part 2 of the Local Plan** (see also paragraph 2.1 above) and will identify development site allocations and changes to Development Management policies. It will set out the development parameters for site allocations in the context of their surroundings. It will specify the delivery mechanisms drawing on key evidence such as the Strategic Housing Land Availability Assessment

(SHLAA). The DPD will be structured to take account of the different needs of the varying locations across the District. The programme for this DPD has been reviewed in light of the revised Core Strategy timetable to ensure alignment.

Profile updated

2.5 The **Gypsies, Travellers and Travelling Showpeople Site Allocations DPD** will establish the location of a number of sites suitable to meet the permanent and transit accommodation needs of Gypsies and Travellers in the District. This work was delayed due to resourcing arrangements but has been progressed to a Preferred Options stage in July 2012. In the light of the Planning Policy for Travellers issued in March 2012 and further assessment work that needs to be undertaken the timetable for the preparation of this document has been reviewed. A revised timetable is set out in the Document profiles on page 19.

2.6 The Localism Act introduces **Neighbourhood Plans**. These will be prepared by local neighbourhoods under the auspices of the Local Authority and once adopted they will form part of the Development Plan. To facilitate this process, the Council has introduced a **Neighbourhood Planning Protocol 'My Neighbourhood'** which incorporates the Statement of Community Involvement. The Government is currently funding Neighbourhood Planning support. Between April 2013 and March 2015 *Locality* in partnership with *Planning Aid England* and other partners will deliver the national support package for Neighbourhood Planning.

2.7 There have been a number of expressions of interest from Town and Parish Councils in preparing Neighbourhood Plans. The current position on each is summarised below:

- In late 2011 **Freshford and Limley Stoke Parish Councils** decided to develop a joint Neighbourhood Plan. This was the first Neighbourhood Plan to span a county boundary - between B&NES and Wiltshire. This led to a grant being made available from the CLG Frontrunners project. After consultation and advice from planning professionals, the Draft Freshford and Limley Stoke Neighbourhood Plan was published for consultation from 1st July 2013 to 11th August 2013. Freshford and Limley Stoke are now working through the consultation responses and updating the draft Neighbourhood Plan where necessary.
- **Englishcombe Parish Council** expressed an interest in developing a Neighbourhood Plan. The application to be designated as a

Neighbourhood Plan Area was consulted on between 31st January - 18th March 2013 and they were officially designated on 19th March 2013. The Parish Council is currently working on the Neighbourhood Plan policies.

- **Batheaston Parish Council** was designated as a Neighbourhood Plan Area on the 19th March 2013. The Neighbourhood Plan steering group are currently formulating Neighbourhood Plan policies.
- **Clutton Parish Council** was designated as a Neighbourhood Plan Area on 27th August 2013. The Parish Council are currently organising a number of events to encourage people to join the Neighbourhood Plan Steering Group and are looking at different ways of engaging with the Parish.
- **Stanton Drew Parish Council** has applied to become a Neighbourhood Plan Area and is currently in a consultation period. The Consultation period is from 23rd August-6th October 2013.
- **Midsomer Norton Town Council** has applied to become a Neighbourhood Plan Area and is currently in a consultation period. The Consultation period is from 19th September-31st October 2013.

Supplementary Planning Documents

2.8 A **Planning Obligations SPD** was adopted in 2009 and is a key document in setting out a coordinated approach to securing contributions from development. It currently supplements saved policies in the Bath & North East Somerset Local Plan (2007) but it is a 'living document' and will be reviewed from time to time to take account of new information. In order to ensure that it is aligned with up-to-date policy, especially the Core Strategy, it will be revised together with the new Community Infrastructure Levy.

2.9 The **Sustainable Construction and Retrofitting SPD** was adopted in February 2013 supplements the adopted Local Plan and Core Strategy Policies CP1 and CP2 once adopted. This SPD is aimed at being a practical, technically based 'how to' guide on the topics, using annotated diagrams by:

Plan
adopted

- supporting householders to improve the energy efficiency of their homes and support the take-up of micro-generation from renewable energy sources

-
- providing additional guidance in relation to retrofitting historic buildings and buildings of traditional construction
 - providing additional guidance in relation to sustainable construction methods and how these can be implemented for developers, householders and planners.

2.10 The **Energy Efficiency and Renewable Energy Guidance for Listed Buildings and Undesignated Historic Buildings** was adopted in September 2013 as an Appendix to the Sustainable Construction and Retrofitting Supplementary Planning Document for use determining Listed Building Consent and Planning Applications. It has been agreed that this should be reviewed by Planning Services in September 2014.

Plan
adopted

2.11 The **World Heritage Site Setting SPD** was adopted in August 2013 to provide evidence and to supplement saved Local Plan Policy BH.1 and Policy B4 in the Core Strategy when adopted. This Supplementary Planning Document will:

- explain the nature of the World Heritage Site setting including its extent and significance
- provide guidance to developers, consultants and others on carrying out impact assessments for proposals affecting the World Heritage Site setting
- inform decisions affecting the management of the World Heritage Site setting including development management and on-going maintenance.

Plan
adopted

2.12 The **Houses in Multiple Occupation in Bath Supplementary Planning Document** was adopted in 1st June 2013. This introduces a new threshold policy which supplements saved Local Plan Policy HG.12 to control the further growth of numbers of HMOs in parts of the City. It supports an Article 4 Direction made by the Council on the same date, which requires planning permission for change of use from C3 to C4 use classes within the City of Bath. Baseline data will be updated each year on 1st July and 1st December.

2.13 The Council does not currently propose to prepare any further SPDs for the period 2013-17 although consideration will be given to their preparation as resources and priorities allow.

Other related planning documents

Profile
updated

- 2.14 The Council is preparing a **Community Infrastructure Levy (CIL)**. This will enable the Council to raise funds from new development in order to fund the timely delivery of infrastructure. Preparation of a CIL requires an adopted Core Strategy and it includes a charging schedule and a spending regime based on development proposals in the LDF. Its preparation will entail viability assessments so as not to inhibit development and input from stakeholders. The Infrastructure Delivery Programme will need to be kept up-to-date. The Localism Act requires the allocation of a proportion of CIL revenues raised back to neighbourhoods where development takes place. Procedures will need to be established.
- 2.15 Work undertaken so far on the Core Strategy, the Placemaking Plan and with the local community, along with the requirements arising from the NPPF, stress the importance of ensuring a sufficient environmental evidence base. The 2011 Natural Environment White Paper and work with West of England Nature Partnership also require the preparation of environmental strategies which will be a material consideration in plan preparation and planning decisions and provide the necessary evidence for plan-making. This includes a Trees and Woodland Strategy, Landscape Character Assessments and Design Guidance. These are described in more detail in Appendix B.
- 2.16 Although only the work essential to the preparation of the key Development Plan Documents and CIL will be prioritized for the duration of this LDS, there may be scope to initiate some of environmental strategies, in connection with corporate and national priorities and the West of England Plan review.

LDD Content and Key Milestones

- 2.16 The **LDS Summary timetable** setting out an overview of the programme and key milestones for the production of Bath & North East Somerset Local Development Framework is set out on page 16 and provides a schedule of the LDDs to be prepared during the next 3 years. This is followed by the individual profiles for each LDD.

3. THE EVIDENCE BASE

3.1 The strategies, policies and proposals in the Local Development Documents must be founded on a robust evidence base. A considerable amount of data is available at national and regional level. A number of studies have been commissioned to inform the preparation of its Local Development Framework and other Council strategies. There are also opportunities for the Council to improve its data collection and management strategies. The full **Evidence Base** informing the Local Development Framework is listed on and is accessible via the Council's website. The evidence base covers the subjects listed below:

- Economic
- Environment
- Flood Risk
- Housing and the Strategic Housing Land Availability Assessment (SHLAA)
- Infrastructure
- Recreation, Cultural and Services
- Retail
- Sustainability
- Transport
- Urban Design, Landscape, and Heritage
- Waste
- Green Infrastructure Strategy

3.2 Other studies not covered by the categories above can be found here. A comprehensive list of documents supporting the Core Strategy can be found on the **Core Documents List** and is supplemented by a series of **topic papers** also available within the Evidence Base.

4. PRODUCTION ARRANGEMENTS FOR THE LOCAL DEVELOPMENT FRAMEWORK

Sustainability Appraisal and Strategic Environmental Assessment

- 4.1 The development of DPDs and SPDs in the Bath & North East Somerset Local Development Framework 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 (SEA) as required by EU SEA Directive 2001/42 on the Assessment of certain Plans and Programmes on the Environment. The appraisal process will draw heavily on the evidence base.
- 4.2 In order to protect the integrity of European sites, Local Authorities are obliged to carry out Appropriate Assessment (AA) as a part of the planning process under the Habitats Directive. AA has been and will continue to be carried out in conjunction with the SA as recommended by the Guidance.

Review and Monitoring

- 4.3 Review and monitoring are crucial to the successful delivery of the spatial vision and objectives of the LDF and will be undertaken on a continuous pro-active basis. The **Authority's Monitoring Report** is prepared for each financial year (see also paragraph 1.14). It has a dual purpose which is to:
- monitor progress of preparation of planning documents against agreed milestones in the LDS
 - assess the implementation of DPD policies against targets which will influence policy review and other decisions

Resources and Arrangements for Production

- 4.4 The Planning Service co-ordinates the preparation of Local Development Documents in liaison with other relevant Services across the Council.

The document profiles (page 17 onwards) outline the responsibilities for document preparation.

Joint Working

4.5 Bath & North East Somerset Council works jointly with Bristol, North Somerset and South Gloucestershire Unitary Authorities (UAs) on sub-regional planning and cross boundary issues. Section 110 of the Localism Act sets out a new **'duty to co-operate'**. In addition to the other West of England UAs referred to above the Council engages actively with the neighbouring authorities of Mendip District Council and Wiltshire Council on strategic issues. The **'duty to co-operate'** applies to all local planning authorities and a number of other public bodies including:

- Environment Agency
- English Heritage
- Natural England
- Civil Aviation Authority
- Homes and Communities Agency
- Primary Care Trusts
- Office of the Rail Regulator
- Highways Agency
- Integrated Transport Authorities
- Highways Authorities

4.6 These bodies are required to cooperate with Councils on issues of common concern to develop sound Development Plans.

4.7 The authorities are also working with business leaders as part of the Local Enterprise Partnership (LEP) for the West of England. The LEP does not have a direct role in spatial planning but there is a need for co-ordination in activities. Similarly the Council is committed to working collaboratively with the West of England Nature Partnership (WENP) which accords with advice in the NPPF.

Member Arrangements and the LDF

4.8 A bespoke Local Development Framework Steering Group guides the production of the Council planning policies and advises the Cabinet Member for Homes and Planning. Decisions on DPDs are made by Full

Council in accordance with the Council constitution and other LDDs are agreed as appropriate.

Risk Assessment

- 4.9 It is often difficult to anticipate all potential risks which could affect the Local Development Framework programme. There are a number of factors that could affect the Council's ability to deliver the Local Development Framework in accordance with the programme outlined for each of the LDD Profiles. Actions to manage these risks have been identified.

Area of Risk	Likelihood/Impact	Mitigation Measures
Programme slippage	<p>Medium/High</p> <p>Failure to meet the key milestones for LDDs in the LDS is detrimental to the reputation of the local planning authority. Absence of up to date Development Plan likely to lead to unplanned developments across the district. The deadlines for preparing the Local Development Framework are very challenging given the greater emphasis on community consultation.</p> <p>High risk</p> <p>Political process lead to delays</p>	<p>Ensure that progress is carefully monitored and that priority is given to achieving the key milestones set out in the LDS.</p> <p>Allow for contingency in the programmes.</p> <p>Use efficient project management.</p> <p>Ensure elected members are properly briefed throughout the plan preparation process including through the LDF Steering Group.</p>
Adequate staff resources	<p>Low/Medium</p> <p>Should cuts to local government funding together with the current restructuring of Council Services impact on the Planning Services, the potential loss of experienced staff would impact on the preparation of LDDs and heightens the risk of programme slippage.</p>	<p>Ensure that sufficient staff resources with the necessary experience and expertise are available for the production of LDDs.</p> <p>Consider seconding staff from other Services in the Council and/or joint working with neighbouring authorities.</p> <p>Subject to the availability of financial resources, employ temporary staff or consultants.</p>

Financial resources	Medium/High It is important that there are sufficient financial resources available to prepare LDDs, including for consultants (where necessary), to secure and maintain robust evidence base, community consultation and engagement, and for the Examination process in the case of DPDs.	Ensure the LDS influences budgetary decisions to ensure sufficient resources are in place including a suitable level of contingency. However cuts to local government funding are outside the Council's direct control.
Competing work priorities	Medium/High The Policy Team is involved in a wide range of spatial policy work. Planning applications for major unplanned developments are resource-heavy. There is a risk that the Team's work is diverted from plan making by other unforeseen work pressures such as involvement in planning appeal inquiries, regeneration projects and responding to consultation on emerging Government policies.	Ensure that progress on the Local Development Framework remains a high priority and at certain times other work will have to take a much lower priority. Consideration may then need to be given to outsourcing work to prevent delays in progress.
Evidence base	Low/Medium Lack of an up -to date evidence base will affect the soundness of a DPD	Maintain a proportionate and up to date evidence base. Ensure all policies and proposals can be fully justified with evidence.
Level of public interest in plan making	Medium/High Historically the level of public interest in LDDs has been high during previous consultations and engagement exercises. An unanticipated high level of responses could result in a delay in the programme.	Ensure that resources are in place at appropriate times to ensure representations are dealt with promptly and efficiently.
Neighbourhood Planning	Medium/High An additional stress on staff resources is the requirements to provide professional and technical advice to support Parish and Town Councils in progressing Neighbourhood Plans.	Maintain close liaison with Parish and Town Councils to monitor the scale of work required. Consider to what extent neighbourhood planning aspirations can be delivered through LDDs to reduce costs

LDS SUMMARY TIMETABLE

BATH & NORTH EAST SOMERSET LOCAL DEVELOPMENT SCHEME 2013-2017

REVISED LDS	2013					2014												2015												2016												2017																	
	aug	sep	oct	nov	dec	jan	feb	mar	apr	may	jun	jul	aug	sep	oct	nov	dec	jan	feb	mar	apr	may	jun	jul	aug	sep	oct	nov	dec	jan	feb	mar	apr																										
Core Strategy					H			H		M						R	A																																										
Placemaking Plan																O	O																																										
CIL & Plg Obligations SPD review										V		D				S		H																																									
Plan review						SHMA												OPTIONS																																									
AMR																																																											
Gypsy, Travellers & Travelling Showpeople Sites Plan																O																																											
Neighbourhood Planning						Ongoing statutory support												Ongoing statutory support												Ongoing statutory support																													
WHS attributes										A																																																	
Environmental Strategies																																																											
Other SPDs																																																											

- | | | | |
|---|----------------------|---|-------------|
| V | Viability work | S | Submit Plan |
| M | Main Modifications | H | Hearings |
| O | Options consultation | R | Report |
| D | Draft Plan | A | Adoption |

LOCAL DEVELOPMENT DOCUMENT PROFILES

PART 1: DEVELOPMENT PLAN DOCUMENTS

CORE STRATEGY DPD	
Role and Content	The Core Strategy sets out the spatial vision, spatial objectives, core policies and a delivery strategy for the development of the district and framework for development management. It will be underpinned by an Infrastructure Delivery Plan to ensure a deliverable strategy.
Status	Development Plan Document
Chain of conformity	National Planning Policy, regard to Sustainable Community Strategy and Council Vision
Geographic Coverage	District wide
TIMETABLE & MILESTONES	
The milestones for the Core Strategy, both achieved and those planned, are set out below.	
Issues Consultation	Oct - Dec 2007
Publication of issues and alternative options for public consultation including indication of the Council's preferred options (Reg 25)	Sept - Oct 2009
Publication of proposed Submission DPD (Reg 27) and draft SA report	Dec 2010
Submission to Secretary of State (Reg 30)² with final SA Report	May 2011
Examination Hearings Period	Jan – March 2012
Update evidence base and develop policy options (Reg 18)	July 2012 – Feb 2013
Council agrees changes to Core Strategy	Feb/March 2013
Publication of changes to draft Core Strategy for public consultation	April-May 2013
Resume Examination	July 2013
Hearing sessions	Dec 2013, March 2014
Receive Inspector's Report	September 2014
Adoption	October 2014
ARRANGEMENTS FOR PRODUCTION	
Resources required and management arrangements	Prepared by Planning and Transport Services in conjunction with other relevant Services. Preparation overseen by the cross-party LDF Steering Group and Policy agreed by Council and LSP Exec. Co-ordination with West of England through the Planning, Housing and Communities Board and the Joint Transport Board. Supporting evidence prepared corporately. Costs funded by the LDF Budget.
Community/stakeholder involvement	In accordance with the Town and Country Planning (Local Development) (England) Regulations and the Neighbourhood Planning Protocol.
POST-PRODUCTION	
Monitoring & Review	The implementation of the objectives and policies of the Core Strategy will be monitored as part of the AMR as set out in the submission Core Strategy. The Draft Core Strategy makes it clear that the first review of the Core Strategy will be undertaken in conjunction with the review of West of England Authorities and 5 yearly interludes thereafter.

² Prepared under the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 until March 2012.

LOCAL DEVELOPMENT DOCUMENT PROFILES

PLACEMAKING PLAN DPD	
Role and Content	<p>This is a place focussed plan, containing both site allocations and updated planning policies for Development management. The Plan will:</p> <ul style="list-style-type: none"> • Facilitate the delivery of key development sites by providing the necessary level of policy guidance and site requirements to meet Council objectives • safeguard and enhance the quality and diversity of places in B&NES and identify opportunities for change. • set out the housing supply and other development commitments to meet development needs to 2026. • be prepared in a collaborative way in order to respond to Localism. • Address how infrastructure requirements will be met • Preparation to be aligned with production of CIL
Status	Development Plan Document
Chain of conformity	National Policy; Core Strategy; Regard to Sustainable Community Strategy
Geographic Coverage	District-wide but area based
TIMETABLE & MILESTONES	
Pre-production period including commencement of document preparation	September 2013
Issues and alternative options consultation (Reg 18)	November 2014
Publication of and consultation on proposed Submission DPD (Reg 19) and draft SA report	May/June 2015
Submission to Secretary of State (Reg 22) with final SA Report	January 2016
Examination Hearings Period	May 2016
Receipt of Inspector's report	August 2016
Adoption and publication	December 2016
ARRANGEMENTS FOR PRODUCTION	
Resources required and management arrangements	Prepared by Planning and Transport Services in conjunction with other Services and consultant expertise where required. Corporate steer by the LDF Steering Group with key stages to be agreed at Cabinet and/or Council.
Key Evidence:	SHLAA, IDP.
Community and stakeholder involvement	In accordance with Regulations 18 and 19 of the Town and County Planning (Local Planning) (England) Regulations 2012 and the Neighbourhood Planning Protocol Take account of previous consultation on Core Strategy and Economic Regeneration Delivery Plans.
POST-PRODUCTION	
Implementation, Monitoring & Review	The implementation of the objectives and policies of the DPD will be monitored as part of the AMR.

LOCAL DEVELOPMENT DOCUMENT PROFILES

GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE SITE ALLOCATIONS DPD	
Role and Content	Allocate specific sites to meet the accommodation needs of the travelling community
Status	Development Plan Document
Chain of conformity	National Policy, draft Core Strategy, Bath & North East Somerset Local Plan
Geographic Coverage	District-wide
TIMETABLE & MILESTONES	
Commencement and early stakeholder and community engagement in document preparation	July 2009
Publication of issues and alternative options for consultation (Reg 25)³	November 2011 – January 2012 (Issues & Options - call for sites and site assessment criteria)
Publication of preferred options for consultation (Reg 18)	June – July 2012 (alternative and preferred sites)
Publication of revised set of site options for consultation	November 2014
Publication and public participation on draft DPD (Reg 19) and draft SA report	May/June 2015
Submission to Secretary of State (Reg 22) with final SA Report	January 2016
Commencement of Hearings	May 2016
Receipt of Inspector's report	August 2016
Adoption and publication	December 2016
ARRANGEMENTS FOR PRODUCTION	
Resources required and management arrangements	Prepared by Planning Services in collaboration with other relevant Council Service areas, external authorities service providers and specialist consultant advisors as required. Key stages to be agreed at Cabinet and Council. The Proposals Map will be revised accordingly. Cost to be shared between the Services.
Community and stakeholder involvement	In accordance with Regulations 18 and 19 of the Town and County Planning (Local Planning) (England) Regulations 2012 and the Neighbourhood Planning Protocol
POST-PRODUCTION	
Monitoring & Review	The DPD will be monitored as part of the AMR and will be reviewed if the monitoring highlights such a need.

³ Prepared under the Town and County Planning (Local Development) (England) (Amendment) Regulations 2008 until March 2012.

LOCAL DEVELOPMENT DOCUMENT PROFILES

PART 2: SUPPLEMENTARY PLANNING DOCUMENTS

NONE SPECIFIED FOR PREPARATION 2013-17 (ALTHOUGH CONSIDERATION WILL BE GIVEN TO THEIR PREPARATION AS RESOURCES AND PRIORITIES ALLOW)

LOCAL DEVELOPMENT DOCUMENT PROFILES

PART 3: OTHER LOCAL DEVELOPMENT DOCUMENTS

POLICIES MAP (Proposals Map)	
Role and Content	The Proposals Map identifies site-specific proposals, designations, and locations and areas to which specific policies in other DPDs apply on an Ordnance Survey base map and will include inset maps. This map evolves with each Development Plan Document.
Status	Development Plan Document
Chain of conformity	Conformity with the Core Strategy and other Development Plan Documents (DPDs).
Geographic Coverage	District-wide
TIMETABLE & MILESTONES	
The production of the Proposals Map is dependent on the timetable of DPDs which require the geographical expression of location of site-specific proposals and area based policies and will be updated as DPDs are adopted.	
ARRANGEMENTS FOR PRODUCTION	
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 18 and 19 of the Town and County Planning (Local Planning) (England) Regulations 2012 and the Neighbourhood Planning Protocol.
POST-PRODUCTION	
Monitoring & Review	An amendment to the Proposals Map is contingent on the outcome of the monitoring and review of DPDs.

LOCAL DEVELOPMENT DOCUMENT PROFILES

COMMUNITY INFRASTRUCTURE LEVY (CIL)	
Role and Content	The CIL is a levy on new development to fund the timely delivery of infrastructure needed to support development.
Status	Local Development Document
Chain of conformity	Core Strategy; Infrastructure Delivery Programme
Geographic Coverage	Whole District
TIMETABLE & MILESTONES	
Commence	July 2011
Public consultation on Preliminary Draft Charging Schedule	March-April 2012
Public consultation on Draft Charging Schedule	July 2014
Submission	October 2014
Hearings	December 2014
Report	February 2015
Adoption	April 2015
ARRANGEMENTS FOR PRODUCTION	
Resources required and management arrangements	<p>Charging schedule and a spending regime based on development proposals in the LDF, viability assessments & the Infrastructure Delivery Programme to be prepared by the Planning & Transport Service in conjunction with other Council services. This will be overseen by the LDF Steering Group with decisions made by Cabinet/Council. The work will be co-ordinated by the Officer Development Co-ordination Group with input from external developers/stakeholders as required.</p> <p>Other key tasks are:</p> <ul style="list-style-type: none"> - Clarifying the proportion to be allocated back to neighbourhoods - Establish enforcement arrangements/penalisation for non-payment
Community and stakeholder involvement	<p>Community engagement in preparation of charging schedule, spending regime and neighbourhood element in accordance with the Neighbourhood Planning Protocol</p> <p>Public examination</p>
POST-PRODUCTION	
Implementation	<p>B&NES, as both the charging and collecting authority will issue a liability notice on grant of planning permission. The levy is paid on commencement of and during development.</p> <p>Establish collection arrangements</p>
Monitoring and Review	A report on the levy raised and what it is spent on will be included in the AMR.

Natural Environment and Urban Design Evidence and Strategies

1. The West of England Nature Partnership (WENP) launched in June 2013 is one of 47 Local Nature Partnerships given statutory status by Defra. The WENP will develop and advocate an investment strategy for the natural environment of the West of England that provides a range of essential services to support economic development and public health. The WENP aims to provide coherent and cohesive representation of a range of stakeholders concerned for the natural environment and work in partnership with economic development agencies, health authorities and other statutory bodies to create a truly joined up approach in the West of England. The National Planning Policy Framework (NPPF) states that local planning authorities should work collaboratively with Local Nature Partnerships.

Landscape

2. One of the core principles the NPPF is that planning should recognise the intrinsic character and beauty of the countryside. Landscape Character Assessment is the tool that informs judgements on the value of landscapes and should be undertaken at a scale appropriate to local and neighbourhood plan-making. The rural character assessment of the District was carried out in 2003 and an assessment of Bath was carried out in 2005 as a precursor to more detailed Conservation Appraisals across Bath which are still pending, and are dependent on available resources.
3. The District is vulnerable to impacts on the landscape and visual character because the existing character assessments carried out to current methodologies to accord with government policy. A District landscape character assessment carried out in partnership between the Council, and parishes and local communities is needed. This will inform planning decisions and will help to provide the context for other related assessments including local planning initiatives such as Neighbourhood Plans where these are undertaken.

Trees and Woodland Strategy

4. The need for a tree and woodland strategy has been identified through a number of related studies (Public Realm and Movement Strategy, Green Space Strategy, Green Infrastructure Strategy etc.). This is especially relevant with the high level of public interest in this area following the governments proposed sell off of the public forestry estate and the risks of significant landscape scale tree loss through ash die-back and other tree related disease. The objective is to produce, adopt and implement a collaborative strategy for protecting, developing and managing a thriving, benefit-generating treescape which is in tune with local needs and aspirations.

Ecology

5. In 2011 Government published a Natural Environment White Paper setting out its goals and vision for the natural environment followed later that year by Biodiversity 2020 Government's biodiversity strategy. The NPPF sets out the requirement to map ecological corridors and also to be able to respond to biodiversity offsetting. There is a need for the council to review/consider these needs and set out its approach, this should ideally be done to tie in with the plan review.

Design

6. As part of updating district wide design standards for the Placemaking Plan (see para 5.4 of LDS Review) there may be scope to prepare an 'Evolving Place' project, an SPD providing planning applicants with guidelines on achieving Good Design. This would incorporate the requirement in NPPF for Local Authorities to 'deliver a wide range of high quality homes' (chapter 7, pp14-16) together with 'Promoting Healthy Communities' (NPPF chapter 8 pp17-19) into a detailed and comprehensive guidance document for use in planning prepared with input across Council services and the public and based on describing how to meet the relevant Core Strategy Policy CP6 'Environmental Quality' and NPPF requirements as well as integrating relevant corporate strategies.

Status of current SPGs and SPDs

Agricultural Building Design Guidelines for the Mendip Hills AONB (published 2001, revised 2013) supplements saved Policy NE.2 in the Bath & North East Somerset Local Plan.

Archaeology in Bath & North East Somerset SPG (May 2004) and **Archaeology in Bath SPG** (May 2004) supports saved Policies BH.11, BH.12 and BH.13 in the Bath & North East Somerset Local Plan.

Bath City-wide Character Appraisal (August 2005) supports saved 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 in the Bath & North East Somerset Local Plan.

Bath Western Riverside SPD (March 2008) supplements Bath & North East Somerset's Local Plan site allocation Policy GDS.1/B1.

Existing Dwellings in the Green Belt SPD (October 2008) supplements saved Policies HG.14 and HG.15 in the Bath & North East Somerset Local Plan.

Guidelines for Horse-related Development for the Mendip Hills AONB (published 2004, revised 2012) supplements saved Policies NE.2 and SR.12 in the Bath & North East Somerset Local Plan.

Houses in Multiple Occupation in Bath SPD with Article 4 Direction for HMO in Bath (June 2013) introduces a new threshold policy which supplements Policy HG.12 in the Bath & North East Somerset Local Plan

Conservation Area and Village Design Statements

The following documents are saved as SPG to supplement the Bath & North East Somerset Local Plan:

- **Paulton Conservation Area Statement** (2003)
- **Chew Magna Conservation Area Statement** (2003)
- **Midsomer Norton and Welton Conservation Area Statement**(2004)
- **Larkhall Character Statement and Development Principles** (1998)
- **Peasedown St. John Village Statement** (2001)
- **Hallatrow & High Littleton Design Statement** (2003)
- **Paulton Village Design Statement** (2003)
- **Bathford Village Design Statement** (2005)
- **Chew Magna Village Design Statement** (2006)

Planning Obligations SPD (July 2009) supplements saved Policy IMP.1 in the Bath & North East Somerset Local Plan.

Retrofitting & Sustainable Construction SPD (February 2013) supplements saved the Bath & North East Somerset Council Local Plan and Policies CP1 and CP2 of the Core Strategy once it is adopted.

Rural Landscapes of Bath & North East Somerset: A Landscape Character Assessment (February 2003) supports saved Policy NE.1 in the Bath & North East Somerset Local Plan.

Streetscape Manual SPD (April 2005) supplements saved Policy D.2 in the Bath & North East Somerset Local Plan.

Walcot Street Works (1997), Cherishing Outdoor Places (1994), and External Building Materials Local Design Guide supplement the Bath & North East Somerset Local Plan.

City of Bath World Heritage Site Setting SPD (August 2013) supplements Local Plan Policy BH.1 to be replaced by Core Strategy Policy B4 once adopted.

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 **Authority's 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. Previously known as an Annual Monitoring Report.
- CS** **Core strategy:** sets out the long-term spatial vision for the local planning authority area, the spatial objectives and a strategic policy framework to deliver that vision. The Core Strategy will have the status of a *Development Plan Document* and will form Part 1 of the new style Local Plan.
- DP** **Development Plan:** as set out in Section 38(6) of the Act, an authority's development plan consists of the relevant *Development Plan Documents* contained within its *Local Development Framework*.
- DPD** **Development Plan Document:** spatial planning documents that are subject to independent examination 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 Policies Map*.
- 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 Neighbourhood Planning Protocol.
- LDS** **Local Development Scheme:** sets out the programme for preparing *Local Development Documents*.
- LEP** **Local Enterprise Partnerships:** locally-owned partnerships between local authorities and businesses and play a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs.
- NPP** **Neighbourhood Planning Protocol:** sets out mechanisms for:
- Neighbourhood Fora
 - Neighbourhood Referenda

- Neighbourhood Development Orders
- Community Right to Build

This includes a review of the Council's Statement of Community Involvement.

NPPF National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be implemented. It replaces all previous planning policy guidance notes and planning policy statements.

PMP Placemaking Plan: a Development Plan Document being prepared to complement the strategic framework in the Core Strategy by setting out detailed development principles for identified sites and other policies for managing development across Bath & North East Somerset. It will form Part 2 of the new style Local Plan.

Policies Map: previously referred to as the **Proposals Map** and illustrates geographically the policies and proposals in the Development Plan Documents (DPD) on an Ordnance Survey map. Inset Maps show policies and proposals for specific parts of the district. It will need to be revised each time a new DPD is adopted.

RSS Regional Spatial Strategy: set 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. Regional strategies remained part of the development plan until they were formally revoked by the Secretary of State in May 2013.

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

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

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

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

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