BRISTOL LOCAL DEVELOPMENT SCHEME

2019 to 2021
What is a Local Development Scheme?
The preparation of a Local Development Scheme (LDS) is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended). The City Council has prepared this LDS to identify which Local Development Documents (LDDs) will be produced, in what order and when. It also provides information regarding the subject matter and the geographical areas the documents will cover.

What period does it cover?
This LDS covers the period 2019 to 2021 and replaces the City Council’s previous LDS. This replacement scheme came into effect on 25 January 2019.

Further documents will be added to the LDS programme as the need for them becomes apparent and resources allow.

The monitoring report produced by the City Council will review the implementation of the LDS.

The Bristol Local Plan
The Bristol Local Plan comprises a set of local plan documents which contain a range of policies to guide future development decisions. Plans are based on evidence which is prepared and kept up to date. The evidence base is available to view on the Council’s website [www.bristol.gov.uk/planningpolicy](http://www.bristol.gov.uk/planningpolicy)

The Existing Local Plan
The Local Plan will evolve over time as documents are added, reviewed and replaced. The Bristol Local Plan currently (January 2019) consists of:

- Joint Waste Core Strategy - March 2011
- Bristol Core Strategy - June 2011
- Site Allocations and Development Management Policies Local Plan – July 2014
- Bristol Central Area Plan – March 2015
A Policies Map shows those policies and proposals in local plan documents that apply to specific geographical locations. It will be amended every time a local plan document containing a site specific policy or proposal is adopted.

Local Plan Review
The Local Plan will be reviewed within the period covered by this Local Development Scheme. The documents which comprise the review are set out in the document profiles below.

Profile of each intended Local Plan Document

<table>
<thead>
<tr>
<th>Title</th>
<th>Joint Spatial Plan</th>
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</thead>
<tbody>
<tr>
<td>Status</td>
<td>Local plan document (The Town and Country Planning (Local Planning) (England) Regulations 2012 - regulations 5 and 6)</td>
</tr>
<tr>
<td>Replaces</td>
<td>n/a</td>
</tr>
<tr>
<td>Subject</td>
<td>The unitary authorities of Bath and North East Somerset, Bristol, North Somerset and South Gloucestershire will jointly prepare a spatial plan which will guide the review and roll-forward of the Local Plans for those areas. The plan is being prepared to enable cooperation on planning issues that cross administrative boundaries, in this case the strategic priorities of the homes and jobs needed in the area (National Planning Policy Framework paragraphs 178-179 and 156). The Plan will cover the period 2016-2036</td>
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The Joint Spatial Plan (JSP) will be a development plan document and will contain:

- A vision for delivery of homes and jobs needed in the plan area. The vision will respond to and reflect the West of England vision as set out in the West of England Strategic Economic Plan;
- An overall housing requirement to be accommodated in the plan area to 2036. It will be based on the outputs of the ‘Wider Bristol HMA Strategic Housing Market Assessment’ and ‘Bath Strategic Housing Market Assessment’;
- The broad strategic distribution of housing and employment land/floorspace in the plan area, including strategic locations which are critical to the
delivery of the housing requirement;

- Resultant housing requirement figures and delivery trajectories for Bath and North East Somerset, Bristol, North Somerset and South Gloucestershire to 2036. The housing requirement figure for each unitary authority will be the basis for calculations of housing land supply in each unitary authority and will be set out in their respective Local Plans;
- An identification of strategic infrastructure, including transport, required to deliver the development envisaged;
- A Key Diagram illustrating the policies.

The reviewed Local Plans of the four unitary authorities will be in conformity with the Joint Spatial Plan. The timetable for review of the Bristol Local Plan is included in this document.

The JSP will not make site allocations. The Key Diagram will indicate strategic locations and strategic infrastructure. It will also indicate the general extent of the Green Belt in the plan area. Site specific development allocations and policy designations will be determined through Local Plans, in conformity with the strategic policies set out in the JSP.

Other than the matters set out above, all other planning matters will be addressed in the Local Plans of the unitary authorities.

The principal evidence sources for the Joint Spatial Plan will be:
- Wider Bristol HMA Strategic Housing Market Assessment
- Bath Strategic Housing Market Assessment
- Joint Economic Development Needs Assessment
- Joint Housing and Employment Land Availability Assessment

In addition, existing sources of evidence and new studies/assessments may be referred to in the preparation of the JSP. This includes evidence regarding transport, flood risk, biodiversity, historic environment, landscape, Green Belt, agricultural land and food systems, strategic infrastructure and viability.

<table>
<thead>
<tr>
<th>Geographical coverage</th>
<th>The plan area will be the combined areas of the four unitary authorities.</th>
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</thead>
<tbody>
<tr>
<td>Programme milestones (Regulation references taken from The Town and)</td>
<td>Regulation 18 stages:</td>
</tr>
<tr>
<td></td>
<td>• Pre-commencement document – December 2014</td>
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<tr>
<td></td>
<td>• Issue and options - November 2015</td>
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<td></td>
<td>• Towards a spatial strategy – November 2016</td>
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<tr>
<td>Event</td>
<td>Date</td>
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<tr>
<td>Publication Plan (Regulation 19)</td>
<td>November 2017 to January 2018</td>
</tr>
<tr>
<td>Submission (Regulation 22)</td>
<td>April 2018</td>
</tr>
<tr>
<td>Examination hearings (Regulation 24)</td>
<td>May 2019</td>
</tr>
<tr>
<td>Inspectors’ Report (Regulation 25)</td>
<td>September 2019</td>
</tr>
<tr>
<td>Adoption (Regulation 26)</td>
<td>November 2019</td>
</tr>
<tr>
<td>Title</td>
<td>Bristol Local Plan (Partial review)</td>
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<tr>
<td>Replaces</td>
<td>Partial review which will combine and update the policies in the Core Strategy June 2011, the Site Allocations and Development Management Policies Local Plan July 2014 and the Bristol Central Area Plan March 2015.</td>
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<tr>
<td>Subject</td>
<td>The existing Bristol Local Plan will be subject of a partial review to create a single Local Plan document. Policies will be revised and updated as required. Policies in the existing Local Plan documents will be retained and incorporated into a single plan where they continue to be up to date and relevant. The partial review will bring the Local Plan into conformity with the Joint Spatial Plan. The partial review will: • Set out the housing requirement to 2036 in conformity with the Joint Spatial Plan; • Incorporate the employment land and infrastructure provisions of the Joint Spatial Plan; • Allocate sites for development to assist in meeting development requirements and designate land for protection or specific planning purposes reflecting any policies for the broad location of development in the Joint Spatial Plan. Specific needs to be addressed will include new homes, employment land, and education; • Existing development allocations and policy designations will be retained where they continue to be up to date and relevant and are in conformity with the Joint Spatial Plan and the National Planning Policy Framework.</td>
</tr>
<tr>
<td>Geographical coverage</td>
<td>Bristol City Council area</td>
</tr>
<tr>
<td>Programme milestones (Regulation references taken from The Town and Country Planning)</td>
<td>Preparation (Regulation 18) Draft proposals will be published for consultation after the Joint Spatial Plan has been made available for formal representations (Regulation 19) February 2018 and March 2019</td>
</tr>
</tbody>
</table>
Bristol Local Development Scheme – 2019 to 2021

Publication (Regulation 19)

To be published for formal representations after the examination hearings of the Joint Spatial Plan have taken place and any modifications to that emerging plan have been advertised.

November 2019

Submission (Regulation 22)

April 2020

Examination hearings (Regulation 24)

Approximately 12 weeks after submission - in accordance with Inspector’s timetable.

July 2020

Inspector’s Report (Regulation 25)

In accordance with Inspector’s timetable.

October 2020

Adoption (Regulation 26)

December 2020

Up to date information on the progress of local plan documents is available on the Council’s web site.

Other planning documents

The following documents sit alongside the development plan documents listed above but do not form part of the statutory development plan:

Supplementary Planning Documents and Policy Advice Notes

A series of Supplementary Planning Documents (SPDs) and Policy Advice Notes (PAN) provide greater detail on policies within the Local Plan and support decisions on planning applications.

Supplementary Planning Documents

- Urban Living SPD
- A Guide for Designing House Alterations and Extensions (SPD2)
- Future of Redcliffe (SPD3)
- Planning Obligations Supplementary Planning Document
- Archaeology and Development (SPD7)
- Nelson Street – Regeneration Framework (SPD8)
- Planning a Sustainable Future for St Pauls (SPD10)
- University of Bristol Strategic Masterplan (SPD11)

Policy Advice Notes and other planning guidance

- Bristol Temple Quarter Enterprise Zone Spatial Framework
- Conservation Area Enhancement Statements (PAN2)
• Conservation Area Character Appraisals
• Off-street parking in conservation areas (PAN6)
• Shopfront Guidelines (PAN8)
• Responding to Local Character – A Design Guide (PAN15)
• Nelson Street Public Realm Strategy

Practice Notes
The Council produces practice notes to assist developers in the interpretation and application of policies in the Bristol Local Plan. The practice notes are available on the Council’s web site and are continuously reviewed and updated.

Statement of Community Involvement
The Statement of Community Involvement (SCI) sets out the Council’s approach to community involvement in planning and development issues affecting Bristol.

Community Infrastructure Levy Charging Schedule
The Community Infrastructure Levy (CIL) is a system of developer contributions. The CIL Charging Schedule was adopted in September 2012 with implementation from 1 January 2013.

Monitoring Report
Local planning authorities are required to prepare and publish monitoring reports on the progress of their development plans. It is anticipated that the City Council will produce a monitoring report every 12 months and that this will be made available to the public on the Council’s website.
Revisions to the Local Development Scheme

• The Local Development Scheme April 2013 replaced the document dated October 2007

• The June 2014 Local Development Scheme revised the April 2013 version as follows:
  o Appendix 1 Site Allocations and Development Management Policies revisions to programme milestones dates
  o Appendix 1 Bristol Central Area Plan revisions to programme milestones dates
  o Appendix 1 Gypsies & Travellers and Travelling Showpeople Sites revisions to programme milestones dates. Reference to latest accommodation assessment added in Subject section.

• The November 2015 version revised the earlier version as follows:
  o Updated the programme of plans to include the Joint Spatial Plan
  o Updated the programme of plans to include a review of the Bristol Local Plan to form a single document with updated policies, allocations and designations.

• The December 2017 version revised the earlier version as follows:
  o Updated programme for Joint Spatial Plan to reflect publication (Regulation 19) and revision to timetable for subsequent stages
  o Updated timetable for Bristol Local Plan to reflect changes to Joint Spatial Plan timetable
  o Limited changes to Bristol Local Plan 'subject' section to reflect national policy and Bristol Corporate Strategy.
  o Corrections and factual updating.

• The April 2018 version revised the earlier version as follows:
  o Updated the timetable for Joint Spatial Plan.

• The January 2019 version revised the earlier version as follows:
  o Updated the timetable for the Joint Spatial Plan
  o Updated the timetable for the Bristol Local Plan