



Bristol Local Development Scheme

2020 to 2024



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) - which will all be development plan documents - 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 2020 to 2024 and revises and replaces the City Council's previous LDS. This replacement local development scheme came into effect on 6 October 2020.

This LDS will be updated to respond to any changes in process or timetabling for the preparation of a Local Plan for Bristol required by new primary or secondary legislation.

Further development plan 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 currently comprises a set of development 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:

[Bristol City Council: Planning Policy](#)

The Existing Local Plan

The Bristol Local Plan currently (October 2020) consists of the following development plan documents:

- **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 the development plan documents that apply to specific geographical locations.

Neighbourhood Development Plans

The following Neighbourhood Development Plans have been ‘made’ part of the Development Plan for Bristol.

- **Old Market Neighbourhood Development Plan 2016**
- **Lawrence Weston Neighbourhood Development Plan 2017**
- **Hengrove and Whitchurch Park Neighbourhood Development Plan 2019**

Local Plan Review

The Bristol Local Plan development plan documents will be reviewed within the period covered by this Local Development Scheme (save for the Joint Waste Core Strategy). The time frame for preparation of the Local Plan Review will be aligned with and dependent on the preparation of the West of England Combined Authority Spatial Development Strategy (see below). The documents which comprise the review are set out in the document profiles further below.

West of England Combined Authority - Spatial Development Strategy

The West of England Combined Authority Spatial Development Strategy (WECA SDS) will include a spatial vision, spatial strategy for growth and set high level strategic land use policy for the authorities of the WECA area – ie Bath and North East Somerset, Bristol and South Gloucestershire; the Local Plans for these areas will be consistent with the WECA SDS. The WECA SDS will set out the quantum of new homes and employment land required in the WECA area and the distribution of housing numbers between the constituent authorities.

The review of the Bristol Local Plan will be prepared alongside the WECA SDS and when adopted the WECA SDS and Bristol Local Plan will form the statutory development plan for Bristol along with any made Neighbourhood Plans within Bristol.

The timetable for preparation of the WECA SDS will affect the delivery of the Bristol Local Plan review. Strategic policy and the spatial strategy set through the SDS will guide the content of the Bristol Local Plan. Whilst submission and examination of the WECA SDS and constituent local plans of the WECA area will be sequential, both SDS and revised Bristol Local Plan are intended for delivery by December 2023.

Up-to-date detail on the WECA SDS can be found at:
[West of England Strategic Planning](#)

Profile of each intended Development Plan Document

The timetable for the review of the Bristol Local Plan is indicative and dependent on:

- a) The progress of the WECA Strategic Development Strategy with which it must be in conformity; and
- b) Any changes in the requirements for preparation of a Local Plan as set out in primary and secondary legislation.

Note: the timetable below is prepared in August 2020 in the knowledge that the Government anticipates a change in the requirements for form and timetable of preparation for a statutory local plan, and awareness that an early revision to this LDS may be required.

Bristol Local Plan 2020 – 2040

Status of the plan

Local Plan (see The Town and Country Planning (Local Planning) (England) Regulations 2012 - regulations 5 and 6) .

Replaces

This plan replaces the Core Strategy June 2011, the Site Allocations and Development Management Policies Local Plan July 2014 and the Bristol Central Area Plan March 2015.

Conforms with

The plan will conform with WECA SDS – spatial strategy and strategic policy content.

Subject of the plan

The existing Bristol Local Plan will be subject of a review to create a single Local Plan (and a development plan document). Policies will be revised and updated as required. Policies in the existing development plan documents will be retained and incorporated into a single plan where they continue to be up to date and relevant.

The review process will ensure the Bristol Local Plan is prepared to be in conformity with the WECA SDS.

The review will:

- Set out the housing requirement to 2041 in conformity with the WECA SDS and consistent with the Standard Methodology;
- Incorporate the employment land, infrastructure provisions and other strategic policies of the SDS as appropriate;
- Allocate sites for development to assist in meeting development requirements and designate land for protection or specific planning

purposes reflecting the spatial strategy and any policies of the SDS. 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 SDS and the National Planning Policy Framework.

Geographical coverage

Bristol City Council area

Programme milestones

(Regulation references taken from The Town and Country Planning (Local Planning) (England) Regulations 2012)

- **Preparation (Regulation 18)**

Draft proposals will be published for consultation:
February 2018 and March 2019 (completed).

Further review of draft proposals to respond to SDS spatial Strategy and strategic policies:
Autumn / Winter 2021.

- **Publication (Regulation 19)**

To be published for formal representations following submission of the SDS to the Secretary of State:
Spring / Summer 2022.

- **Submission (Regulation 22)**

Winter 2022 / Spring 2023.

- **Examination hearings (Regulation 24)**

Approximately 12 weeks after submission - in accordance with Inspector's timetable:
c. Summer 2023.

- **Inspector's Report (Regulation 25)**

In accordance with Inspector's timetable:
tbc.

- **Adoption (Regulation 26)**

tbc.

Up to date information on the progress of development 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.

Authority's 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 November 2015 version revised the earlier version as follows:
 - Updated the programme of plans to include the Joint Spatial Plan
 - 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:
 - Updated programme for Joint Spatial Plan to reflect publication (Regulation 19) and revision to timetable for subsequent stages
 - Updated timetable for Bristol Local Plan to reflect changes to Joint Spatial Plan timetable
 - Limited changes to Bristol Local Plan 'subject' section to reflect national policy and Bristol Corporate Strategy.
 - Corrections and factual updating.

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

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

- The January 2019 version was amended in March 2019 to reflect start date for Joint Spatial Plan examination hearings.

- The October 2020 version has been prepared to reflect the commencement in preparation of the West of England Combined Authority Spatial Development Strategy in June 2020 and the revision of the timetable for review of the Bristol Local Plan to be consistent with this.