



Bristol Local Development Scheme

2022 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) 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 2022 to 2024 and revises and replaces the City Council's previous LDS. This replacement local development scheme came into effect on 1st November 2022. The timetable was subsequently updated in July 2023.

This LDS will be further 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.

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](#).

The Existing Local Plan

The development plan currently 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 (but not the Joint Waste Core Strategy) 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 further below.

From 2020 until spring 2022 the West of England Combined Authority was preparing a Spatial Development Strategy which was to include a spatial vision, spatial strategy for growth and set high level strategic land use policy for the authorities of the WECA area. The local plan for Bristol was to have been consistent with the SDS. Work on the Spatial Development Strategy (SDS) was halted and is not being progressed by the West of England Combined Authority.

The Bristol Local Plan will now be progressed. Strategic cross boundary matters will be addressed through engagement with neighbouring authorities.

Jointly produced evidence covering the combined authority area and North Somerset will form part of the evidence base for the Bristol Local Plan review.

Profile of each intended Development Plan Document

The timetable for the review of the new Bristol Local Plan is indicative and dependent on any changes in the requirements for preparation of a local plan as set out in primary and secondary legislation.

New Bristol Local Plan

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:

Not applicable. A spatial development strategy for the West of England Combined Authority area is not being progressed.

Subject of the plan:

The existing local plan documents will be subject of a review to create a single Bristol Local Plan (a development plan document). Policies will be revised and updated as required. The plan will cover the period to 2040.

The review process will ensure the new Bristol Local Plan is prepared in accordance with the duty to cooperate so that strategic cross boundary matters will be addressed.

The review will:

- Set out the housing requirement to 2040 with will prepared having regard to the standard method and an alternative approach which also reflects current and future demographic trends and market signals;
- Through a process of cross boundary engagement under the duty cooperate, consider the approach to any unmet need arising from the housing requirement;
- Incorporate approaches to strategic policies as indicated in the NPPF;
- Allocate sites for development to assist in meeting development requirements and designate land for protection or specific planning purposes. Specific needs to be addressed will include new homes, land for workspace, and education;
- Existing development allocations and policy designations will be reviewed. Where they continue to be up-to-date and relevant, consistent with the local plan's overall strategy and are in conformity the National Planning Policy Framework those allocations and policy designations will be retained.

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 address additional matters:**
Autumn 2022 (completed)
- **Publication (Regulation 19)**
To be published for formal representations:
November 2023.
- **Submission (Regulation 22)**
Spring 2024.
- **Examination hearings (Regulation 24)**
In accordance with planning inspector's timetable:
Summer 2024.
- **Adoption (Regulation 26)**
Spring 2025.

Up to date information on the progress of development plan documents is available on the Council's [website](#).

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 Bristol Local Plan and support decisions on planning applications.

Supplementary Planning Documents

- Urban Living: Making Successful Places at Higher Densities (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)
- Managing the development of houses in multiple occupation SPD

Policy Advice Notes

- Conservation Area Character Appraisals
- Off-street parking in conservation areas (PAN6)
- Shopfront Guidelines (PAN8)
- Responding to Local Character – A Design Guide (PAN15)

Spatial Frameworks

- Bristol Temple Quarter Enterprise Zone Spatial Framework
- City Centre Framework
- Bedminster Green Framework
- Mead Street Development Brief

Public Realm Strategies

- 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 [website](#) 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. It is intended to review this after the Levelling Up and Regeneration Bill is enacted.

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 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 October 2020 version was prepared to reflect the commencement of 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.
- The November 2022 version replaced the October 2020 LDS and reflects the intention to continue to prepare a local plan and the halting of work on the West of England Combined Authority Spatial Development Strategy.
- The July 2023 amended version updated the timetable for the Bristol Local Plan.