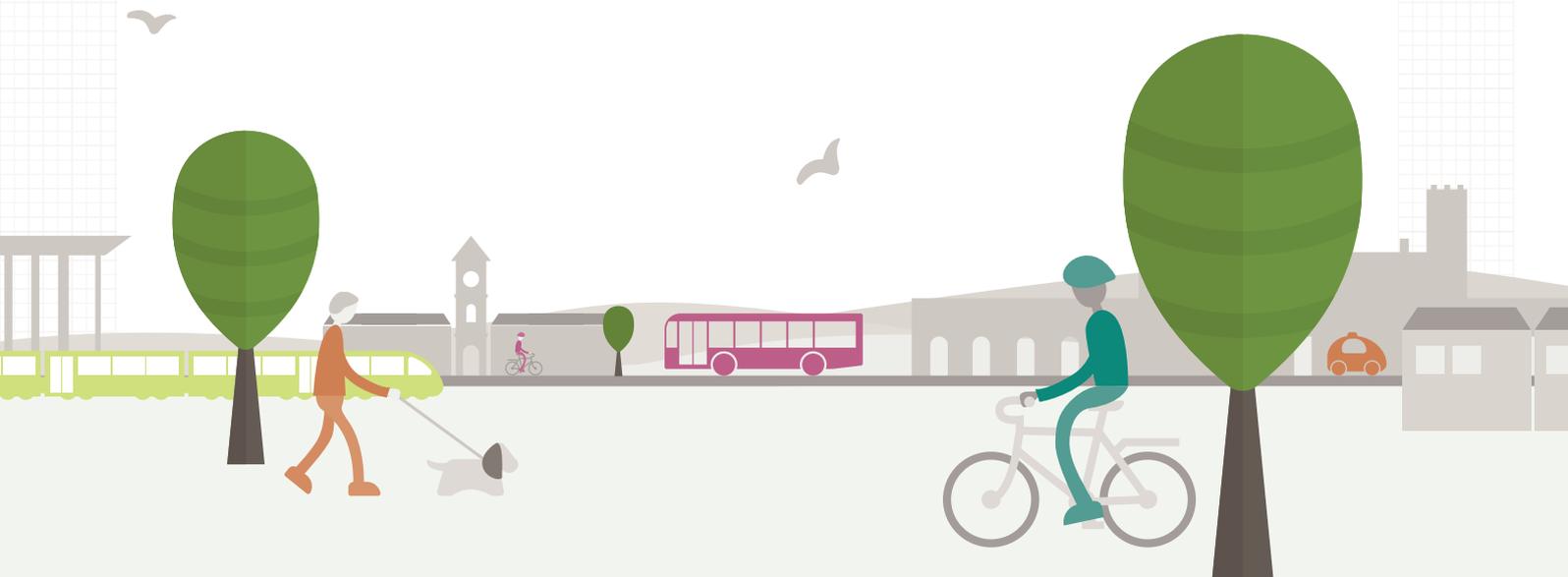
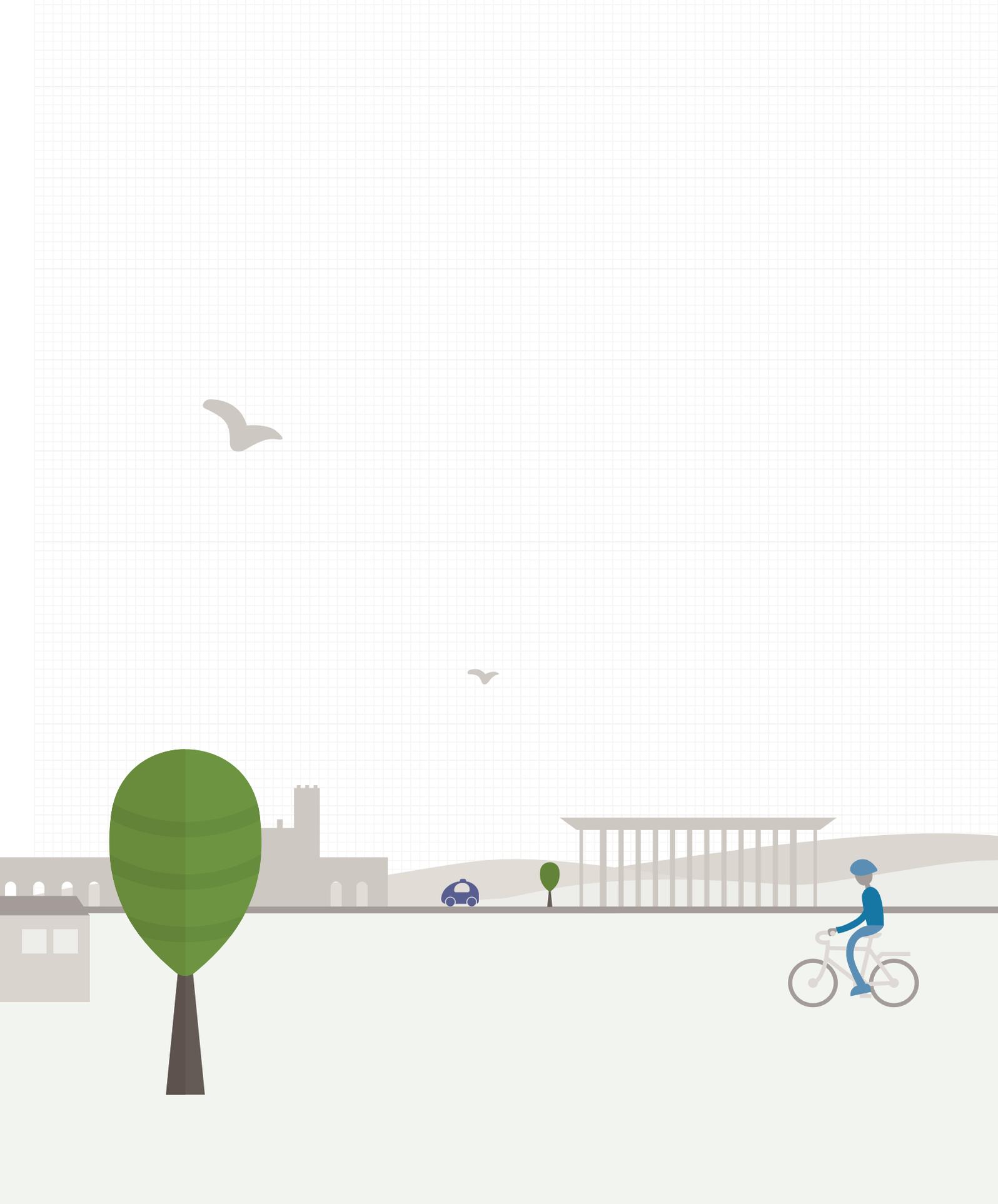


South Gloucestershire **Local Plan 2018-2036**

Prospectus

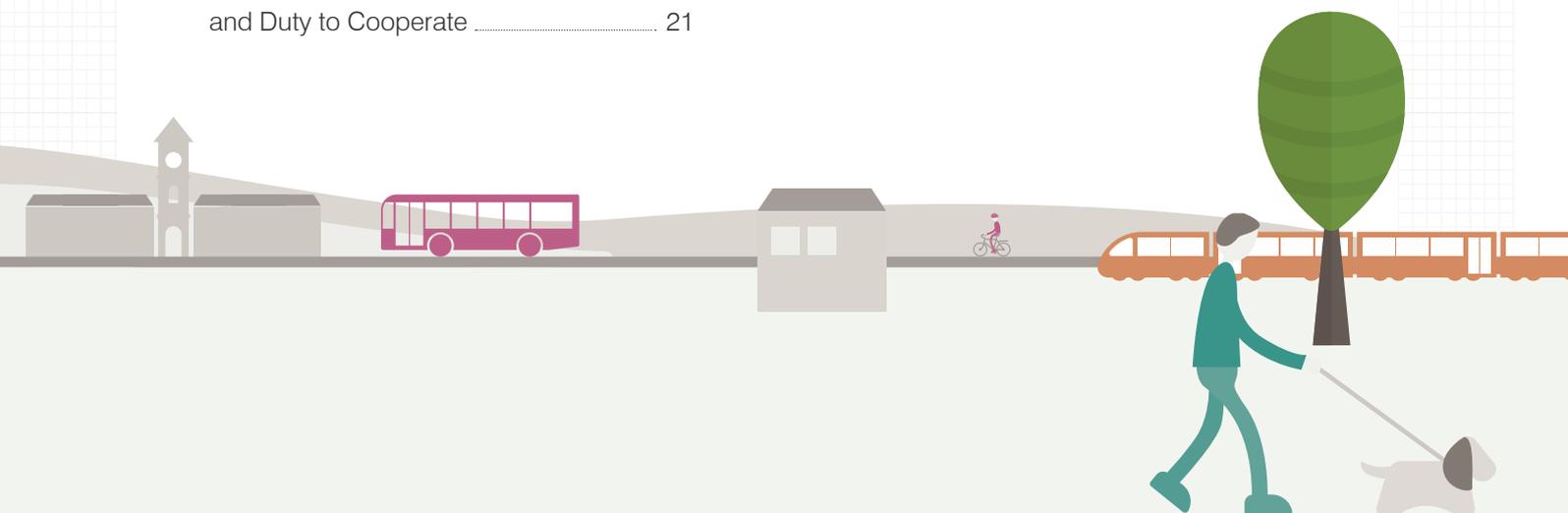
JANUARY 2017





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1 Introduction

- 1.1 South Gloucestershire Council is publishing this prospectus to give notice of its intention to prepare a new Local Plan. This will be called the **new South Gloucestershire Local Plan (SGLP)** and it will cover the whole of the administrative area of South Gloucestershire for the period 2018-2036. The purpose of this prospectus is to set out the scope, methodology and programme for preparing the new Local Plan. It also introduces and explains the strategic priorities for the area and how the council intends to deliver new development that reflects the vision and aspirations of our local communities and the needs of people who live, work and invest in South Gloucestershire.
- 1.2 Changes to the planning system have introduced new and challenging demands on how local plans are to be prepared. We also know from feedback received, that an overly extended phase of exploring key issues can result in the overall timetable for preparing the Plan becoming prolonged. With this in mind, we have decided to make some changes to how the new SGLP will be progressed and what it will contain, compared to current local plan documents like the Core Strategy.
- 1.3 South Gloucestershire is currently working with the other three West of England unitary authorities to prepare the Joint Spatial Plan (JSP). The JSP relates to our new SGLP and it is important that we explain how this will work and the relationship between the two plans.
- 1.4 Early engagement and collaboration with local communities, organisations, businesses and key stakeholders will be essential to preparing a sound new Local Plan. We intend to ensure a wide section of communities and interested parties are well-engaged from the beginning and involved in how the Plan is prepared. Our aim is to reflect a collective vision and set of agreed priorities for the sustainable development of the area.
- 1.5 We aim to ensure those who have an interest in the new SGLP are aware of our intentions. It also means having achieved consensus on some key parts of the Plan, we can hopefully move more quickly into the next phase which is to publish a draft version of the Plan in 2017.

1.6 To help achieve the points raised above, this prospectus is structured around 6 main sections as follows:

Section 1

Introduction and why a new local plan is required

Section 2

Relationship with the Joint Spatial Plan and Duty to Cooperate

Section 3

Scope of the new SGLP, its key priorities, vision and policies

Section 4

Relationship with Community Infrastructure Levy

Section 5

Initial work tasks and process for undertaking the new SGLP

Section 6

New SGLP programme, community engagement, and how to get involved

We are using this prospectus to set the overall context and challenges the Plan has to address, as well as explaining the process of how the Plan will be prepared and what it will contain.

A number of questions have been presented throughout this document. These are also set out in section 6 to aid your response and provide you with a chance to comment.



1 Introduction and why a new local plan is required

Purpose of the Local Plan Prospectus

1.7 Planning law requires that planning decisions are made in accordance with the council's Development Plan. This prospectus is a notice of intent that a new Local Plan will be prepared for South Gloucestershire. The new SGLP will be a development plan document (DPD) covering the whole administrative area of South Gloucestershire and the plan period will be 2018-2036. This is consistent with the plan period of the JSP. This prospectus outlines the proposed scope of the new Local Plan DPD; its relationship to other plans; and the methodology and programme for its preparation and invites comments on these issues.¹

1.8 We think it is important to have this new Plan because:

- When our Core Strategy was found sound and adopted in December 2013 it was a condition that the council should undertake a review of its Core Strategy to be completed by 2018
- Only by having an up to date Local Plan can the council comply with planning law² and government guidance³ thereby ensuring full weight can be given to the local plan when making planning decisions.

- It will provide a key policy framework delivery mechanism to take forward the ambition and objectives of the West of England Joint Spatial Plan (JSP) and the West of England Devolution Agreement (March 2016) as well as the plans and programmes of the council and our partners.

1 Regulation 18 (1) of the Town and Country Planning (Local Planning) (England) Regulations 2012.
2 2004 Planning and Compulsory Purchase Act and 2016 Housing and Planning Act.
3 National Planning Policy Framework paragraph 15.

2 Relationship with the Joint Spatial Plan and Duty to Co-operate

What is the Joint Spatial Plan (JSP)?

2.1 We are working with the three other Unitary Authorities (UAs) of Bristol City Council, Bath and North East Somerset Council and North Somerset Council to prepare a new development plan document, the **Joint Spatial Plan (JSP)**. This will cover all four UA areas and will provide a new strategic planning context for the West of England for the period to 2036. More details about the JSP are available at:

www.jointplanningwofe.org.uk

2.2 The JSP will set out the overall level of growth, where it should go and why across the West of England region and the infrastructure required to support this growth. By working on this strategy together, the aim is to ensure that development is sustainable and takes account of the fact that people live, work and travel across council boundaries, which means that what happens in one area affects its neighbours.

How will the JSP impact on our new SGLP?

2.3 As a formal statutory DPD, the JSP will provide the strategic context covering the period 2018 to 2036, which the new SGLP will need to comply with. What this means is that the amount and locations of new housing and employment set out in the JSP which relate to South Gloucestershire

will need to be included in and delivered through the SGLP. **Both Plans, upon their adoption, will therefore be used by South Gloucestershire Council to determine planning applications.**

2.4 Having collaborated in preparing the JSP and its final growth targets and the broad locations where this should be located, there will be an expectation that the council will set out the detailed policy framework through its new Local Plan to ensure that the quantum of growth that relates to the district is achieved. In essence it will comply and be in conformity with the JSP.

2.5 The JSP will establish specific growth targets and the broad locations where that growth should take place. It will include:

- Allowance for the amount of new development that is likely to be delivered from maximising the potential of urban areas through the re-use and redevelopment of brownfield land (previously developed land) to promote urban living;
- Broad locations for new greenfield strategic development; and
- Allowance for the amount of smaller-scale development which will address local growth needs, particularly in rural areas.

2.6 Through the JSP the new SGLP will be required to deliver certain growth targets as set out above. This represents a fundamental change to the Core Strategy approach, with the four authorities working collaboratively. Further information on the JSP is available at

www.jointplanningwofe.org.uk

How do the JSP and new SGLP work together?

2.7 We are better able to deliver against the Government's commitment to plan-making with these arrangements in place, and to also recognise the importance of having an up to date local plan. Our reasons for this are as follows:

- Through the JSP we will have the debate and discussion once and in one place about the overall level and distribution of homes, jobs and the infrastructure needed to support new sustainable growth for the West of England. This will establish the broad locations for strategic development which will be presented on a key diagram.
- Our new SGLP will follow closely on from the JSP, and will allocate sites on a Policies Map to promote the requisite amount of development identified for South Gloucestershire through the JSP. It will bring forward new land where necessary and provide detail on its form, scale, access and quantum of development where appropriate, as well as the new suite of planning policies needed to deliver sustainable development in South Gloucestershire.
- We won't reopen and repeat matters that have been addressed through the JSP. This means less time will be required to prepare our new Local Plan as many of the 'key questions' i.e. how much new growth and where strategic growth will be located will have been prepared and fully tested through the JSP. This will also mean we can focus more on local issues. More information about this is set out in Section 3.

2.8 The commitment to this approach has been set out in the West of England Devolution in Principle Agreement (March 2016). Through these processes and actions the council will ensure it has complied with the Duty to Co-operate (section 2.13).

What the new SGLP won't cover

- 2.9 It is not considered necessary for the new SGLP to undertake further development of strategic matters which have been addressed by the JSP, provided it follows on in short order.
- 2.10 The preparation of the Plan must aim to ensure the submission version of the new Local Plan and its Examination in Public (EiP), is held as near as practically possible following the close of the JSP EiP/ adoption, which is currently timetabled for mid-2018. This is to avoid having to re-examine and re-run housing supply and demand matters that will be discussed and fully debated through the JSP preparation and examination process.
- 2.11 The new SGLP will also not reproduce policies for the use and management of land where sufficient guidance is provided by the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). More information on this is set out in Section 5.
- 2.12 Finally, we are not proposing to include waste policies in the new Plan. Any review of the current Joint Waste Core Strategy would require a new updated evidence base and supporting policy review. This would need to be addressed at the West of England level. This work would be expected to be undertaken following the adoption of the JSP.

Duty to Co-operate

2.13 Section 110 of the Localism Act sets out the Duty to Cooperate and requires authorities to “*engage constructively, actively and on an on-going basis*”. It seeks to ensure that local planning authorities lead strategic planning through their local plans, addressing social, environmental and economic issues that can only be addressed effectively by working with other local planning authorities beyond their own administrative boundaries.

2.14 By working in this way to prepare both the JSP and the new SGLP, we are confident the Duty to Co-operate on planning issues that cross administrative boundaries will be met. In particular this relates to demonstrating we have sought to work closely with our adjoining local authorities, government agencies and partners on key strategic planning/ cross boundary issues. Strategic issues to which the Duty will apply will be kept under review as we prepare the new SGLP. However, at this point in time we think our particular strategic priorities under the Duty relate to:

- Delivery of homes and jobs and the strategic cross boundary implications of planning for this amount and type of development;
- Assessment and delivery of the provision of infrastructure for transport, telecommunications, community, health and cultural infrastructure, wastewater and water supply and flood risk where generate they either cross boundary or come close to our authority boundary;

- Cumulative impact of amount of smaller-scale development which will address local growth needs, particularly in rural areas which come close to the boundary with another authority; and
- Context set by the imperative to address climate change mitigation and adaption, conservation of the natural and historic environment, including the quality of the natural landscape and built heritage.

Q1 We are keen to know what cross boundary strategic matters neighbouring authorities, government agencies etc. would like to engage with us on and which methods of engagement would best suit.

Relationship with Neighbourhood Plans in South Gloucestershire

2.15 Neighbourhood Plans are community-led frameworks for guiding the future development and growth of an area produced in line with national guidance, which when adopted form part of the council’s up to date development plan⁴. To meet the basic conditions set out in this guidance Neighbourhood Plans must be in general conformity with the strategic policies in the development plan for the local area. In South Gloucestershire, this will include policies in the JSP and new SGLP. The council will continue to advise communities undertaking work on neighbourhood plans alongside preparing the new SGLP.

4 Neighbourhood Planning (General) Regulations 2012 and amended by the Neighbourhood Planning (General) (Amendment) Regulations 2015.

3 Scope of the new SGLP, its key priorities, vision and policies

Scope of the new SGLP

3.1 This section explains more about what we think will shape and inform the new SGLP.

3.2 Government policy states that Local Plans should be aspirational but realistic, and should address the spatial implications of economic, social and environmental change. Having reviewed Government policy and in the context of the council's commitment to joint working to prepare the JSP, we believe that our new SGLP should:

- Plan positively to deliver the outcomes of the JSP by allocating sites to promote strategic and smaller scale development and provide detail on the form, scale, access and quantum of development where appropriate through making allocations and land-use designations on a policies (proposals) map;
- Update and replace the council's adopted Core Strategy and the Policies, Sites and Places DPD, and consolidate these into a single Local Plan. The new SGLP will also address any required updating to the Council's policy framework for minerals planning;
- Respond to the challenges posed by climate change in delivering sustainable development and growth in South Gloucestershire up to 2036; to enable carbon reduction targets to be met, and ensuring new development is resilient to the impacts of climate change;
- Co-operate with our neighbouring authorities, public, voluntary and private sector organisations;
- Provide a policy framework that supports all places in South Gloucestershire to achieve their economic and social potential, with a key focus on locations that may benefit from planned remedial and regenerative actions;
- Identify areas where it may be necessary to limit freedom to change the use of buildings, and support such restrictions with a clear explanation;
- Identify land where development would be inappropriate, for instance because of its environmental or historic significance;
- Contain a clear strategy for enhancing the natural, built and historic environment; and
- Give spatial expression to the council's vision, ambitions and objectives to ensure South Gloucestershire is a great place to live and work as set out in the South Gloucestershire Sustainable Community Strategy 2016, Council Plan 2016 and other relevant departmental plans, policies and programmes and those of our key partners that require interaction and delivery through the planning system to achieve their outcomes.

Setting the Local Plan's key priorities and vision

3.3 The policies and strategy for future development in the adopted Core Strategy were based on the identification of key issues, strategic objectives and local area visions. These were developed through extensive consultation and evidence gathering and took into account relevant plans of the council and other key partners.

3.4 The Core Strategy runs to 2027 so many aspects of the above are still relevant. However we think it is important that we review key priorities and the Plan's vision as new issues need to be considered. The first of these is the new local planning framework set out in the JSP which when adopted will identify new growth targets and broad locations for strategic development in South Gloucestershire. Secondly, there have also been some key changes since the Core Strategy was adopted in 2013, requiring the key issues ('priorities') and vision to be updated in the new SGLP. These changes in context although not exhaustive, include:

- Clear national planning policy imperative to address the worsening housing availability and affordability crisis;
- Recognition that while the UK economy remains generally strong, our productivity, the value of the goods and services we produce, in relation to the costs involved, has fallen behind leading nations;
- Increasing problems of congestion and limited public transport options;
- Worsening child and adult obesity crisis and associated health problems contributed to by our increasingly sedentary lifestyles;
- Increasing recognition of the impact of poor air quality on health;
- Increasingly ageing population with the demands this places on the health and community care services and the housing needs of the elderly;
- Recognition that the quality and capacity of our physical infrastructure will not meet future forecast demands likely to be placed on it;
- Level of certainty that over the next 10 years at least one or more nationally significant infrastructure projects, e.g. nuclear power station at Oldbury, will be constructed in the district;
- Considerable and increasing threat presented by climate change and need to adapt to improve the climate resilience of our environment, economy, infrastructure and society and to ensure carbon reduction targets to be met;
- Increase in the scale of the challenge to meet our carbon reduction targets in the context of the level of growth being provided for;
- An inadequate pipeline of renewable energy projects to meet our renewable energy target; and
- Continuing decline of nature and biodiversity.

3.5 To ensure these issues are given the focus and attention they deserve, we intend the new SGLP will cover the following:

- The issues facing South Gloucestershire in relation to land and development – the **key priorities**; and
- The **visions** which are specific to the different areas of South Gloucestershire.

These will inform the strategy for development and individual policies in the final plan.

3.6 For this initial stage of the SGLP's preparation we have produced draft key priorities taking into account evidence and relevant plans for consultation. These are:

1. Reducing and adapting to climate change
2. Maintaining economic prosperity
3. Providing housing for all
4. Successful communities
5. Tackling congestion and improving accessibility
6. Managing the environment and heritage
7. Improving health and wellbeing

Detailed information on each of these priorities can be found in **Topic Paper 1 - Key Priorities and Vision for the new Local Plan**⁵.

3.7 The proposed vision for the West of England Joint Spatial Plan as published in the JSP - Towards the Emerging Spatial Strategy Document, November 2016 is as follows:

“ By 2036 the West of England will be one of Europe's fastest growing and most prosperous city regions with the gap between disadvantaged and other communities closed and a rising quality of life for all. The rich and diverse environmental character will be integral to health and economic prosperity. Patterns of development and transport will facilitate healthy and sustainable lifestyles. Existing and new communities will be well integrated, attractive and desirable places and supported by the necessary infrastructure. New development will be designed to be resilient to, and reduce the impacts of climate change. ”

3.8 To be in line with the JSP vision as well as respond to the key priorities identified above, we know that the Core Strategy vision will need to be updated for the new SGLP to:

- Reflect the ambitious vision and economic growth aspirations set out in the JSP;
- Confirm the areas where strategic economic and housing growth in South Gloucestershire will and will not take place;

5 https://consultations.southglos.gov.uk/gf2.ti/f/772322/24342149.1/PDF/-/762_SGC_Local_Plan__Topic_Paper_1_Digital.pdf

- Identify where more local growth will be delivered including a strategy for growth in the rural areas of South Gloucestershire; and
- Include detailed visions for each part of the district reflecting how the area will change up to 2036 including what is proposed to be developed, protected or enhanced including planned new development and key infrastructure, environmental protection and social developments.

The Core Strategy vision is also set out in the supporting **Topic Paper 1 - Key Priorities and Vision for the new Local Plan**⁶.

We are interested to know what people think of the priorities that we have identified before we begin to compile the first draft of the new SGLP. Your feedback will be used to inform and prepare the Draft Local Plan.

Q2 Are the key priorities identified in paragraph 3.8 and in Topic Paper 1 the right key priorities for the South Gloucestershire new Local Plan to tackle up to 2036?

Q3 Have you any comments on what should be included in the visions for any of the following areas:

1. Overall vision for the whole of South Gloucestershire
2. Urban areas in the north and east of Bristol
3. Yate & Chipping Sodbury
4. Thornbury
5. Severnside
6. Rural areas

How will the new SGLP relate to the Policies, Sites and Places Plan that is currently under preparation?

- 3.9 The new SGLP has begun its preparation before the PSP Plan has been adopted, however, as the new SGLP will incorporate many of the policies and allocations contained within the PSP Plan this is considered an efficient way to ensure the Plans can be combined effectively.

Policies to be covered in the new SGLP Plan

- 3.10 The policies to be included within the new Local Plan will provide a clear indication of how a decision-maker should react to a development proposal.
- 3.11 Our aim is to prepare a Local Plan that is as high-level and focused as possible on both the policy areas and places in the district where the council and our partners have made it a priority to direct/stimulate change and growth. At the same time, we must ensure that we have the suite of policies needed to achieve high quality design and to protect the district's valued natural and build environment, in accordance with the council's objectives for sustainable communities.

6 https://consultations.southglos.gov.uk/gf2.ti/f/772322/24342149.1/PDF/-/762_SGC_Local_Plan__Topic_Paper_1_Digital.pdf

3.12 In so doing the new SGLP will also need to provide a policy framework approach in relation to:

- High quality design and green infrastructure;
- District housing and economic development requirements to 2036;
- Affordable housing and other specialist housing requirements to 2036 and policy approach;
- Retail / town centre strategy;
- Minerals policy;
- Accommodation for Gypsies/ Travellers and Travelling Showpeople;
- Employment sites provision;
- Managing the environment and heritage;
- Area-based policies including guiding development sites / regeneration sites;
- New residential site allocation policies both strategic and smaller-scale development which will address local growth needs, particularly in rural areas;
- Tackling congestion and improving accessibility including transport schemes allocation consistent with the Joint Local Transport Plan and JTS;
- Review of open spaces, sports provision and community infrastructure standards;

- Address new government policies, e.g. permission in principle;
- Renewable and low carbon energy generation including District Heating; and
- Major Infrastructure Projects including Nuclear Power Stations in the Oldbury on Severn area.

3.13 This new local plan is being progressed within three years of the adoption of the Core Strategy (December 2013) and prior to the adoption of the Policies, Sites and Places Plan (due for adoption in 2017). It is therefore our intention to utilise the policies from these very recent plans where it continues to be appropriate and effective to do so, unless changes to legislation or national policy requires this during the preparation process. The following indicates what we intend to do:

1. We consider the chapter headings used in both Core Strategy⁷ and PSP Plan⁸ are consistent with the range of policies we would like to bring forward. However, we feel it would be appropriate to consider reordering policies in order to improve the usability for the reader; and
2. Where possible Core Strategy and PSP DPD policies will be combined to avoid repetition and ensure a clear and concise policy framework which addresses the range of development management issues that are applicable in this area.

7 <http://www.southglos.gov.uk/environment-and-planning/planning/planning-local-plans/core-strategy-2006-2027/>

8 <http://www.southglos.gov.uk/environment-and-planning/planning/planning-local-plans/policies-sites-places-dpd/policies-sites-and-places-dpd/>

3.14 We have prepared a supporting **Topic Paper 2 - Structure and Policies for the new Local Plan**⁹ that provides an indication of the overall structure of the Plan and an indicative list of how the policies from the Core Strategy and Policies, Sites and Places Plan may be combined together and reordered.

Q4 Is the draft structure the most appropriate approach?

Q5 Do you consider the approach to combining policies and the range of policies identified is appropriate to address the land use issues facing South Gloucestershire?

Q6 Are there other policies that are needed to address the land use issues relevant to South Gloucestershire?

Local Plan relationship with other council plans and programmes and those of our main partners

3.15 A key requirement of preparing the new SGLP is to ensure a joined-up approach by reflecting the council's vision, ambitions and objectives, so that South Gloucestershire continues to be a great place to live and work as set out in:

- Sustainable Community Strategy 2016;
- Council Plan 2016-20; and
- Additional key departmental plans, policies and programmes and those of our key partners that require interaction and delivery through the planning system to achieve their outcomes.

Details of the key partners, organisations and interested people who we think will need to be part of preparing the new SGLP are set out at pages 37 to 40 of our Statement of Community Involvement (SCI).¹⁰

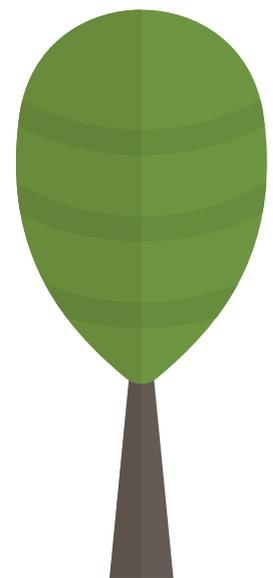
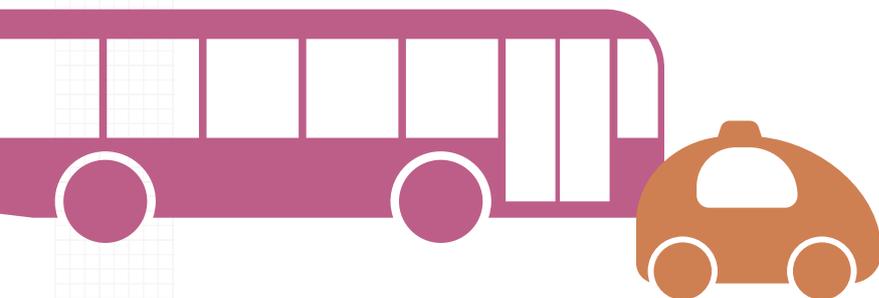


9 https://consultations.southglos.gov.uk/gf2.ti/f/772322/24342021.1/PDF/-/762_SGC_Local_Plan__Topic_Paper_2_Digital.pdf

10 <https://www.southglos.gov.uk/environment-and-planning/planning/planning-policy/statement-of-community-involvement/>

4 Relationship with Community Infrastructure Levy (CIL)

- 4.1 CIL is a charge levied on new development to help deliver infrastructure. South Gloucestershire became a *charging authority* on 1st August 2015. Details can be found at CIL Implementation.¹¹
- 4.2 A charging authority should be able to explain how their proposed levy rate or rates will contribute towards the implementation of the Local Plan and support development across their area. The Council will therefore review its CIL rates as part of the Local Plan process in accordance with the CIL regulations 2010 (as amended). New rates will also undergo independent examination concurrently with the Local Plan. We expect the Government to announce changes to how CIL is prepared and administered. This will be taken into account as part of preparing any required up date to the Council's CIL going forward.



11 www.southglos.gov.uk/environment-and-planning/planning/community-infrastructure-levy/implementation-of-cil/

5 Initial work tasks and process for undertaking the new SGLP

5.1 As part of publishing this prospectus we are introducing a number of key work areas that will form the basis of the new SGLP. These are being introduced now so everyone has a good opportunity right at the start of the Plan's preparation to consider and review. The working objective is that this will be taken forward into the next stage of the Plan. This section covers and introduces four of these key areas.

1 Using a proportionate evidence base - baseline information for the project

- 5.2 Government policy advises that each local authority should ensure that their local plan is based on an adequate, up to date and relevant evidence base, which covers the economic, social and environmental characteristics and prospects of the area.
- 5.3 In order to achieve this, we will utilise technical work undertaken to support the JSP as well as commission new assessments. An indication of the evidence base that will support the JSP and new SGLP is set out below.

Key Evidence base supporting the JSP

- Strategic Housing Market Assessment (SHMA)
- Housing and Employment Land Assessment (HELAA)

- Green Belt Assessment
- Economic Development Needs Assessment (EDNA)
- West of England Infrastructure Delivery Plan and viability assessment
- Strategic Flood Risk Assessment (SFRA)

Key Evidence base to support the new SGLP

- Urban Localities Potential Review Study (ULPRS)
- Housing and Employment Land Assessment (HELAA)
- Gypsy and Traveller Accommodation Assessment (GTAA)
- West of England Retail Capacity Study
- South Gloucestershire Infrastructure Delivery Plan
- Viability Assessment and Community Infrastructure Levy review
- Community area profiles setting out key demographic and social/ economic information
- Strategic Flood Risk Assessment not covered by JSP SFRA
- Green Infrastructure Study
- Sustainability Appraisal (SA)
- Habitats Regulations Assessment (HRA)
- Green Belt Assessment not covered by JSP
- Renewable Energy Potential
- Playing Pitch Strategy and refresh of the Open Space Audit (2010)
- Landscape and visual impact Assessment
- Assessment of the impact of the NLP on SG carbon reduction targets
- District Heating potential study
- South Gloucestershire Historic Environment Record (HER)

2 Call for Sites

5.4 When producing a Local Plan a call for potential sites and broad locations for development can be made, seeking details of:

- Site location;
- Suggested potential type of development e.g. economic development uses – retail, leisure, cultural, office, warehousing etc. residential – by different tenures, types and needs of different groups such as older people, private rented housing and people wishing to build or commission their own homes;
- The scale of development;
- Constraints to development; and
- Deliverability.

5.5 The call for sites register provides one source of potential allocations to address the identified need for a range of uses. The sites are promoted by landowners, agents and developers for the council to consider when preparing its local plan. Information collected through the Call for Sites will help to prepare the council's Housing and Employment Land Availability Assessment (HELAA). This will involve analysing potential sites to evaluate which could contribute to meeting housing or other need in accord with the Plan's spatial strategy. As part of undertaking this it is increasingly important for the council to understand the deliverability of sites. Further information on the approach to HELAA will also be released in due course.

Previous Call for Sites

5.6 Undertaking Call for Sites is a regular process the council undertakes and it has been used to inform previous plans such as

the Core Strategy and earlier stages of the Policies, Sites and Places Plan and West of England Joint Spatial Plan. To help people make sense of this and track especially the sites that have been presented to the council through previous consultations, we have undertaken significant work to improve the clarity and usability of this information. This is now available to review on a new website at www.southglos.gov.uk/callforsites which shows:

- Residential sites submitted to the council by landowners/ developers in the last 2 years where they have been supplied with a suitably accurate map which identifies the actual area being promoted; and
- Information about the sites submitted to the council for alternative uses (e.g. employment, retail, Gypsy/Travellers, Travelling Showpeople etc.) during the preparation of the JSP, PSP Plan and Core Strategy, where they have been supplied with a suitably accurate map which identifies the actual area being promoted by the relevant landowner, agent or developer.

5.7 If you have previously submitted a site for inclusion in the call for sites, we'd be grateful if you could review the information shown on the online map at www.southglos.gov.uk/callforsites and let us know if the information requires any updating. To provide us with up to date deliverability information please use the form available from the web page linked above quoting the relevant site reference number from the online map.

The inclusion of a site on the call for sites register does not infer that the council in any way supports the development of the site.

Q7 As part of this consultation additional sites and evidence supporting their deliverability can be made using the online response form available from www.southglos.gov.uk/callforsites

3 Urban living and making the most effective use of brownfield land

5.8 Maximising the use of previously developed land within existing cities and towns, to help foster and support urban living, is an important element of our approach to achieving sustainable development. This approach also supports the efficient provision and sustainable maintenance of the social and transport infrastructure necessary to support our communities.

5.9 As part of looking at the potential of our urban and suburban areas to play their part in supporting growth, we will be looking at locations which are undergoing (or have the potential to undergo) a degree of transformational change and to become, focal points for sustainable higher density (re)development. To support this we have asked ourselves the following:

- Where are the locations with existing good transport connections/ interchanges and hubs, or ones which with investment, could provide a more significant service to the surrounding area?
- What catalyst could provide the transformation change at these locations which could sustainably support the provision of the wider range of services, facilities and infrastructure necessary to enable surrounding communities to flourish and grow?

- What areas are currently experiencing some degree of market failure where housing-led regeneration and revitalisation could significantly improve how these areas perform as places?
- What existing land uses represent poor/ inefficient use of land and could changes in economic practice/ market forces help facilitate renewed investment and redevelopment of these assets?
- Which locations have the potential to see the most significant increase in GVA following investment and (re) development?

5.10 To help take this forward we have commissioned work to review seven localities that could offer further potential to boost urban living. These are:

- Cribbs Causeway
- Stoke Gifford and East of Harry Stoke
- Emersons Green and Bristol and Bath Science Park
- Yate/ Chipping Sodbury
- Staple Hill
- Kingswood
- Hanham

5.11 The objective of this commissioned work is to set the basis to inform and justify how the spatial urban policy should be prepared as part the new SGLP, to support the achievement of their economic and social potential, with a key focus on locations that may benefit from planned remedial and regenerative actions. We expect to publish this work in spring 2017 and will use it to inform how we prepare the draft Plan

4 Rural Areas Sustainable Access Profiles

5.12 The new SGLP will identify sites to accommodate the amount of smaller-scale development to address local growth needs, particularly in rural areas as identified by the JSP. To help support this, we have published Sustainable Access Profiles, which provide technical information on:

- Settlement population and housing numbers;
- Walking and cycling access to key facilities and services from individual settlements; and
- Public transport access from individual settlements.

5.13 This information provides an understanding of the level of sustainable access to key services and facilities in South Gloucestershire's rural areas, and allows comparison of access between settlements.

5.14 This analysis will inform initial consideration of where housing could be allocated within the rural areas to meet the need for smaller scale local development. Robust and current data on existing population and housing numbers will be utilised to consider the impact of potential housing allocations, on character, form and social cohesion within rural areas of South Gloucestershire.

5.15 The Sustainable Access Profiles are one of the tools to help determine the locations and amount of housing that will be proposed within rural areas to meet small scale development needs. The HELAA process will consider access to services and facilities from potential housing sites, along with an analysis of constraints,

suitability, deliverability and supporting information to select sites considered as realistic housing options.

5.16 The sites the council considers as realistic options for smaller scale housing development will then be carried forward and subject to sustainability appraisal to help determine the most appropriate sites to allocate in the new SGLP.

5.17 The **2017 Sustainable Access Methodology** provides a rationale and evidence used to calculate demographic information, select the range of key services & facilities, and the appropriate walking and cycling distances utilised in the sustainable access profiles. The methodology used to determine suitable public transport connections is also set out.

5.18 Sustainable Access Profiles for 54 individual settlements have been produced and along with the **2017 Sustainable Access Methodology** are available to view online.

Q8 Do you have any comments on the methodology used to construct the Sustainable Access Profiles? For example comments on the approach to defining the range of key services and facilities, assessing walking and cycling and public transport access.

Q9 Do you have any comments on the findings and detail of individual Sustainable Access Profiles? E.g. are certain key services and facilities included which should not be, or are others missing?

6 New SGLP programme, community engagement, and keeping in touch

Proposed timetable

- 6.1 The diagram below summarises the new Local Plan timetable and compares how it relates to the JSP preparation. The timetable below is dependent on progress with the JSP which will set the overall strategic context to which the new SGLP needs to conform.
- 6.2 A project timetable and key milestones are set out in the Council's Local Plan Delivery Programme (formerly known as the Local Development Scheme, LDS). This has been updated as part of preparing this prospectus. This is available on the council's website.

Plan Preparation Timetables

	Joint Spacial Plan	South Glos Local Plan
Autumn/ Winter 2016	Towards the Preferred Spatial Strategy	Commence & publish new Local Plan Prospectus. Continue to prepare evidence base and formulate Plan
Summer 2017	Publication Plan (Final Draft Plan)	
Autumn 2017		Publish Draft Plan (Reg 18 Informal Draft)
Spring 2018	Submit to Secretary of State for Examination	Continue to prepare Publication draft whilst awaiting the Inspector's Report on the JSP
Mid 2018	Examination by Planning Inspector	
Autumn 2018	Receipt of Inspector's Report	Publication Plan (Reg 19)
Late 2018	Adoption	Submit to Secretary of State for Examination and hold Examination in Public

Community engagement

- 6.3 The Local Plan will be prepared with community and stakeholder engagement undertaken in accordance with the Council's Statement of Community Involvement (SCI)¹². Formal consultation stages will take place over a minimum of six weeks. A Consultation Statement will be prepared and updated as the project progresses.

Let us know what you think

- 6.4 We would like your comments on the proposed, scope, priorities, vision, policies and programme for the new South Gloucestershire Local Plan. We would like to hear your feedback and comments on the questions below related to this prospectus.

Q1 We are keen to know what cross boundary strategic matters neighbouring authorities, government agencies etc. would like to engage with us on and which methods of engagement would best suit.

Q2 Are the key priorities identified in paragraph 3.8 and in Topic Paper 1 the right key priorities for the South Gloucestershire new Local Plan to tackle up to 2036?

Q3 Have you any comments on what should be included in the visions for any of the following areas:

1. Urban areas in the north and east of Bristol
2. Overall Vision for the whole of South Gloucestershire

3. Yate & Chipping Sodbury
4. Thornbury
5. Severnside
6. Rural towns and villages

Q4 Is the draft structure the most appropriate approach?

Q5 Do you consider the approach to combining policies and the range of policies identified is appropriate to address the land use issues facing South Gloucestershire?

Q6 Are there other policies that are needed to address the land use issues relevant to South Gloucestershire?

Q7 As part of this consultation additional sites and evidence supporting their deliverability can be made using the online response form available from www.southglos.gov.uk/callforsites.

Q8 Do you have any comments on the methodology used to construct the Sustainable Access Profiles? For example comments on the approach to defining the range of key services and facilities, assessing walking and cycling and public transport access.

Q9 Do you have any comments on the findings and detail of individual Sustainable Access Profiles? E.g. are certain key services and facilities included which should not be, or are others missing?

12 <http://www.southglos.gov.uk/environment-and-planning/planning/planning-policy/statement-of-community-involvement/>

Keeping in touch

Views are being sought on the proposed content, scope and programme for the new SGLP.

Consultation on this runs from
12th January – 23rd February 2017.

You can register to be kept informed of progress with the new SGLP using this [LINK](#)

Comments can be made online using [LINK](#) or via e-mail to:

PlanningPolicy@southglos.gov.uk

Please let us have any comments by **23rd February 2017**. Responses will be taken into account through the plan preparation process.

Contact Details:

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