

Frequently Asked Questions

South Gloucestershire Local Plan 2018-2036

Q1. What is the South Gloucestershire Local Plan 2018-2036 (SGLP)?

South Gloucestershire Council is in the process of preparing a new Local Plan to cover the period from 2018 to 2036. Its purpose is to provide a vision and detailed strategy and policies to deliver the new homes, land for employment purposes and the supporting infrastructure that we anticipate will be required over the next 20 years. The South Gloucestershire Local Plan (SGLP) will follow on from the West of England Joint Spatial Plan.

Q2. What is the Joint Spatial Plan (JSP)?

The four West of England Councils - Bath and North East Somerset, Bristol City, North Somerset, and South Gloucestershire have prepared a Joint Spatial Plan (JSP) for the West of England. Its purpose is to provide a strategic, overarching vision and framework to help deliver the number of new homes, land for employment purposes and the supporting infrastructure that we anticipate will be needed over the next 20 years. The JSP will provide a strategy to inform the review of the councils' own Local Plans.

Q3. What is the current stage of the JSP?

The JSP Publication Document sets out the policies and most appropriate locations for future development and is the plan that the four West of England councils propose to be delivered. A formal consultation on the plan ran from 22 November to 10 January, 2018. To view the JSP Publication Document and to read supporting information and evidence documents visit www.jointplanningwofe.org.uk

Q4. What are the next steps for the JSP?

In 2018 the four councils will submit the JSP and its supporting documents to the Secretary of State for Housing, Communities and Local Government. This will trigger the start of the public examination phase of the Plan's production which will be undertaken through an independent examination. The examination will be undertaken by a planning inspector appointed by the Secretary of State, who will report back to the local authorities, identifying any proposed amendments to the Plan which are required. Once satisfied that the Plan meets all planning requirements and laws, each council will then receive a report recommending whether or not to adopt the Plan, giving it statutory status.

Q5. What is the relationship between the Joint Spatial Plan and South Gloucestershire's Local Plan?

The JSP is a strategic plan for the West of England region. It does not make detailed allocations. It is the task of each local council, including South Gloucestershire, to bring forward individual Local Plans to deliver the JSP requirements, as well as all the other local allocations and policies which will be required to 2036.

Q6. What previous consultation has been undertaken on the SGLP?

There have been two previous consultations where individuals, communities and other stakeholders have made contributions to help shape the future growth of the area.

Consultation on the Local Plan Prospectus ran from 12/1/17 to 23/2/17 and the consultation material is available at: www.southglos.gov.uk/newlocalplanprospectus
The Report of Engagement and Main Issues from this consultation can be viewed at www.southglos.gov.uk/newlocalplanfeb2018.

In the autumn of 2017 a series of community planning exhibitions were held at each of the five locations identified for strategic development in the JSP. The Report of the autumn 2017 Strategic Development Location events is available at: www.southglos.gov.uk/newlocalplanfeb2018 and this will help us to produce draft policies for the next stage in consultation on the new Local Plan.

Q7. What is the current stage of the SGLP?

The SGLP is at the early stages of preparation. This Consultation Document sets out and seeks views on some detailed options for the approach to be taken in the final plan.

Q8. What is included in the SGLP Consultation Document?

The SGLP consultation document contains three parts and includes:

Part 1

- Introduction
 - Setting the scene – South Gloucestershire today,
 - Key issues
 - Objectives of the Plan.

Part 2

- New Local Plan strategy for development
- New approach to urban living - to ensure we are making the best use of brownfield land within our urban areas
- Strategic Development Locations (SDLs)
- Non-strategic development in the rest of South Gloucestershire.

Part 3

- Policy discussion points - on specific areas of planning policy

Q9. What are the locations for development identified in the SGLP Consultation Document?

The number of homes for the West of England in the JSP Publication Plan is 105,500 and from this figure the South Gloucestershire component is 32,500 homes. The JSP strategy is to provide for new development of jobs and homes in a range of different locations and its approach to South Gloucestershire is therefore made up of four elements:

1. **Completion of the developments planned in our Core Strategy.** These include the large new neighbourhoods at Patchway/Cribbs Causeway, Harry Stoke, Emersons Green, North Yate and Thornbury and the major employment location at Severnside;
2. **New approach to urban living** - to ensure we are making the best use of brownfield land within our urban areas for both residential and employment and to support local area led regeneration;
3. **Strategic Development Locations** - additional large scale development at five locations in Charfield, Thornbury, Yate, Coalpit Heath and a new garden village at Buckover; and
4. **Non-strategic development** - smaller scale developments in our rural areas.

Only a combination of these elements will deliver the scale of development we need and provide investment and choice across all our communities.

Q10. What is the status of the maps within the Local Plan Consultation Document?

The maps within the Local Plan Consultation Document are for illustrative purposes only, details on them do not represent the size or specific position of any future growth or that planning consent for development will be granted. They have been included to provide a visual representation of the options set out in the Consultation Document in order to support respondents to comment on the options included in the consultation document.

Q11. Can I speak to someone about the Local Plan Consultation Document?

We are holding drop-in sessions, where you will be able to talk to the council, learn more and comment on the Local Plan. The following sessions have been arranged across South Gloucestershire:

- Thursday 8 March - Hanham, Community Centre, 5:30-7:30pm
- Friday 9 March - Patchway, Coniston Community Centre, 6-8pm
- Thursday 15 March - Stoke Gifford, St Michael's Centre, 4:30-6:45pm
- Monday 19 March - Kingswood, Park Centre, 5:30-7:30pm
- Tuesday 20 March - Yate, Ridgewood Community Centre, 6-8pm

Further engagement will be undertaken later in the year as the Local Plan progresses.

Q12. What is the relationship between the SGLP and South Gloucestershire's Priority Neighbourhoods?

The Consultation Document sets out proposals for a new approach to urban living and the use of brownfield land within our urban areas for both residential and employment uses. This will potentially provide new opportunities for living and working, as well as improvements to local services and facilities, better transport opportunities and public spaces. This should contribute towards our Priority Neighbourhoods initiative, which aims to ensure that all residents should have the same opportunities to enjoy a good quality of life and achieve positive life outcomes.

Q13. What are the next steps for the SGLP after this consultation?

The council will take account of responses to this consultation in preparing the next version of the Plan. Further consultation on elements of the Plan will take place over the next year before a final version of the Plan is prepared. Following a further period of public engagement this Plan will then be submitted to the Secretary of State for independent examination.

Q14. How is transport accounted for in the JSP and SGLP?

A Joint Transport Study (JTS) has been progressed alongside the JSP. One of its aims is to identify the impact of new development on our transport network, and propose the strategic transport investment required to address that impact. The JTS focuses on proposing measures that will help the region address existing transport issues as well as cater for proposed new growth.

The four councils are now working on their Joint Local Transport Plan, which will translate the JTS into Council policy and during 2018 the individual councils will work on progressing the strategic transport schemes to support the JSP, through the development of their Local Plans. Further consultation on strategic transport elements of the Local Plan will take place later this year before a final version of the Plan is prepared.

Q15. Are there any other materials on the SGLP available?

There are various technical documents and evidence base papers that inform the SGLP. The SGLP evidence base including the Sustainability Appraisal are available to view at www.southglos.gov.uk/newlocalplanfeb2018.

Q16. Can I put forward a site to be considered for development?

To provide one source of potential sites for future development the council is required to undertake a Call for Sites. This enables landowners to promote sites for a range of uses for the council to consider when preparing the Local Plan. Information about the Call for Sites to date is available at www.southglos.gov.uk/callforsites and this consultation provides a further opportunity to submit sites for consideration. The inclusion of a site on the Call for Sites register does not infer that the council in any way supports the development of that site.

Last updated 5 February 2018.