

Bath & North East Somerset

**LOCAL
DEVELOPMENT
SCHEME
2012 – 2015**

CONTENTS

	<i>PAGE</i>
INTRODUCTION	1
LOCAL DEVELOPMENT FRAMEWORK PRODUCTION 2012 - 15	4
THE EVIDENCE BASE	7
LDS PRODUCTION ARRANGEMENTS	8
<i>LOCAL DEVELOPMENT DOCUMENT PROFILES</i>	10
<i>APPENDIX A: STATUS OF EXISTING SPGs and SPDs</i>	20
<i>APPENDIX B GLOSSARY OF TERMS</i>	21

INTRODUCTION

The Local Development Scheme

- 1.1 The Local Development Scheme (LDS) is a work programme for the preparation of the Council's Local Development Framework (LDF) – the collective term for the Council's suite of planning documents. It sets out details of which planning documents will be produced, in what order and when. It is the starting point for residents and stakeholders to find out what planning policies relate to their area and how these will be reviewed.
- 1.2 The preparation of a Local Development Scheme is a requirement of the Planning and Compulsory Purchase Act (2004). The Act uses a range of terms and abbreviations and a glossary is therefore provided on page 21.
- 1.3 The amendments comprising this version of Local Development Scheme were agreed on 12th September 2012. The Local Development Scheme came into effect on 20th September 2012.

The Local Development Framework

- 1.4 A Local Development Framework comprises of a portfolio of locally prepared planning documents (Local Development Documents). It also includes related documents such as the Annual Monitoring Report (AMR) and the Statement of Community Involvement (SCI). There are two types of Local Development Document (LDD):
 - (i) **Development Plan Documents (DPD)** which will be subject to independent examination and have the weight of Development Plan status.
 - (ii) **Supplementary Planning Documents (SPD)** which must supplement policy in a DPD and will not be subject to independent examination and do not have Development Plan status. Whilst they constitute a material consideration in the determination of planning applications they cannot be used to formulate planning policy or designate sites.

Localism Act

- 1.5 The Localism Act abolishes Regional Spatial Strategies and introduces Neighbourhood Plans, Neighbourhood Development Orders and the Community Right to Build. Neighbourhood Plans are prepared by Parish/Town Councils and Neighbourhood Forums and will also form part of the Development Plan.

The Development Plan

1.6 The Development Plan for any district is a suite of planning documents. This includes the adopted Local Plan (2007) and Neighbourhood Plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies subject to the outcome of the environmental assessments that are currently being undertaken. The significance of a Plan's inclusion in the District's Development Plan is that Section 38(6) of the Planning and Compensation Act stipulates that planning applications must be determined in accordance with the plan unless material considerations indicate otherwise. This gives considerable weight to Development Plan Documents. The development plan for Bath and North East Somerset currently comprises:

- Regional Planning Guidance for the South West (RPG 10) until formally revoked by the Secretary of State (the draft Regional Spatial Strategy (RSS) was revoked by ministerial edict in 2010)
- Saved policies from the Joint Replacement Structure Plan until formally revoked by the Secretary of State
- Saved policies from the Bath & North East Somerset Local Plan (adopted 2007)
- West of England Joint Waste Core Strategy which supersedes all Local Plan policies on Waste apart from Policies WM.4 and WM.9

Key Changes to the LDS 2012-2015

1.7 The Core Strategy needs to be taken through examination and adoption to ensure an up-to-date and robust strategic planning framework for the district. Planning policy framework needs to prepare for growth through facilitating delivery of key development sites in the Placemaking Plan. The Core Strategy and the Placemaking Plan will need to be underpinned by the Community Infrastructure Levy to address infrastructure funding issues and ensure growth happens in a planned way.

THE BATH & NORTH EAST SOMERSET LOCAL DEVELOPMENT FRAMEWORK (LDF)

B&NES DEVELOPMENT PLAN

REGIONAL PLANNING GUIDANCE

- **RPG10** (*Due to be abolished by the Localism Act*)

DEVELOPMENT PLAN DOCUMENTS

- **Joint Waste Core Strategy**
- **Structure Plan 2002*** (*saved policies only*)
- **B&NES Local Plan 2007*** (*saved policies only*)
- **B&NES Proposals Map**

** Will be superseded by the adoption of LDF documents*

SUPPLEMENTARY PLANNING DOCUMENTS

See Annex A for full list

Other LDF Documents

- Annual Monitoring Report
- Statement of Community Involvement
- Neighbourhood Planning Protocol

B&NES Local Development Framework

LDF documents under preparation

Development Plan Documents

- B&NES Core Strategy (*submitted Core Strategy is a key material consideration in determination of planning applications*)
- Placemaking Plan
- Gypsies & Travellers Site Allocations DPD

(• Neighbourhood Plans)

Supplementary Planning Documents

See Annex A

Other LDF documents

- Community Infrastructure Levy
- Article 4 Direction

LOCAL DEVELOPMENT FRAMEWORK PRODUCTION 2012-15

Development Plan Documents

- 2.1 **The Joint Waste Core Strategy DPD (JWCS)** was adopted in March 2011. It sets out the waste planning strategy for the West of England, addressing the planning aspects of the waste hierarchy promoting waste minimisation, recycling/composting, recovery and disposal. This DPD sits alongside the emerging Core Strategy.
- 2.2 The **Core Strategy** was submitted for examination in May 2011. The Examination was suspended in July 2012 to enable the Council to undertake further work to address preliminary conclusions of the Examination Inspector. The Core Strategy sets out the long term planning framework for Bath & North East Somerset. It includes a spatial vision and spatial objectives looking ahead to 2026. It has regard to the Sustainable Community Strategy and the Council Vision. A key diagram defines the broad locations for delivering housing and other strategic development needs as well as setting out policies to protect the environment.
- 2.3 The Core Strategy is supported by an **Infrastructure Delivery Plan** to ensure the strategic proposals are deliverable and aligned with infrastructure needs. It is supported by the Planning Obligations SPD which will be revised and accompanied by the B&NES Community Infrastructure Levy (CIL), work on which began in 2011.
- 2.4 Work began in 2009 on a **Gypsies and Travellers Sites DPD** to establish the location of a number of sites suitable to meet the housing needs of Gypsies and Travellers in the District. This work was delayed due to resourcing arrangements but has now resumed.
- 2.5 The Core Strategy will be complemented by the production of the **Placemaking Plan (PMP)**. This DPD identifies development site allocations and changes to Development Management policies. It will set out the development parameters for site allocations in the context of their surroundings. It will specify the delivery mechanisms drawing on key evidence such as the Strategic Housing Land Availability Assessment (SHLAA). The DPD will be structured to take account of the different needs of the varying locations across the District.
- 2.6 The Localism Act introduces **Neighbourhood Plans**. These will be prepared by local neighbourhoods under the auspices of the Local Authority and once adopted they will form part of the Development Plan. To facilitate this process, the Council has introduced a **Neighbourhood Planning Protocol** which incorporates the **Statement of Community Involvement**.

Supplementary Planning Documents

- 2.7 A **Planning Obligations SPD** was adopted in 2009 and is a key document in setting out a coordinated approach to securing contributions from development. It currently supplements the Bath & North East Somerset Local Plan but it is a 'living document' and will be reviewed from time to time to take account of new information. In order to ensure that it is aligned with up-to-date policy, especially the Core Strategy, it will be revised together with the new Community Infrastructure Levy.
- 2.8 Work has commenced on a **Sustainable Construction and Retrofitting SPD** which will supplement the Local Plan and Core Strategy policies CP1 and CP2 once the Core Strategy is adopted, providing more detailed guidance. This SPD is aimed at (1) supporting householders to improve the energy efficiency of their homes and support the take-up of micro-generation from renewable energy sources (2) providing additional guidance in relation to retrofitting historic buildings and buildings of traditional construction and (3) provide additional guidance in relation to sustainable construction methods and how these can be implemented for developers, householders and planners. This SPD is aimed at being a practical, technically based 'how to' guide on the topics, using annotated diagrams.
- 2.9 Preparation of a **World Heritage Site Setting** Supplementary Planning Document to provide evidence and to supplement policy B4 in the Core Strategy is also underway. This Supplementary Planning Document will 1) explain the nature of the World Heritage Site setting including its extent and significance, 2) provide guidance to developers, consultants and others on carrying out impact assessments for proposals affecting the World Heritage Site setting and 3) inform decisions affecting the management of the World Heritage Site setting including development management and on-going maintenance.
- 2.10 The Council has also commenced work on the **Houses in Multiple Occupation in Bath** Supplementary Planning Document. This will introduce a new threshold policy which supplements Local Plan policy HG.12. The Council has previously agreed to make a non-immediate Article 4 Direction covering Houses in Multiple Occupation in Bath. Once confirmed, implementation of the Article 4 Direction necessitates a Supplementary Planning Policy to be effective.

Other LDF documents

2.11 The Council will prepare a **Community Infrastructure Levy (CIL)** by 2014. This will enable the Council to raise funds from new development in order to fund the timely delivery of infrastructure. Preparation of a CIL requires an adopted Core Strategy and it includes a charging schedule and a spending regime based on development proposals in the LDF. Its preparation will entail viability assessments so as not to inhibit development and input from stakeholders. The Infrastructure Delivery Programme will need to be kept up-to-date. The Localism Act requires the allocation of a proportion of CIL revenues raised back to neighbourhoods where development takes place. Procedures will need to be established.

2.12 The **Neighbourhood Planning Protocol** was adopted in September 2012 which sets out how the following new mechanisms will operate:

- Neighbourhood Fora,
- Neighbourhood Referenda
- Neighbourhood Development Orders
- Community Right to Build

It also includes a review of the Council's Statement of Community Involvement (Adopted 2007). This helps to ensure that the Council is in a position to respond to the Localism agenda efficiently and coherently. This will enable communities to understand the range of opportunities to interact with and take an active role in planning in their locality.

2.13 The **Authority's Monitoring Report (AMR)** assesses whether plan production is on target and the extent to which policies in local development documents are being implemented. It monitors key data such as housing completions, growth in office space and losses in industrial space. It will also monitor CIL once finalised. The AMR is based upon the period 1st April to 31st March each year.

2.14 The **Proposals Map** illustrates all the allocations and designations set out in the DPDs. It will be revised as each new DPD is adopted where there are allocations or designations. The existing Local Plan Proposals Map will be amended to give geographical expression to the LDF together with any policies that remain saved in the Bath & North East Somerset Local Plan 2001-2011. Proposed amendments to the Proposals Map will be publicised alongside the appropriate DPD.

2.15 The Council is also preparing an Article 4 Direction to address issues relating to high concentrations of Houses in Multiple

Ownership in parts of Bath. This is required prior to the formulation of the HMO DPD as described above.

LDD Content and Key Milestones

- 2.16 The tables from page 10 provide a schedule of the LDDs to be prepared during the next 3 years with individual profiles for each LDD.

THE EVIDENCE BASE

- 3.1 The strategies, policies and proposals in the LDF Plans must be founded on a robust evidence base. A considerable amount of data is available at national and regional level. A number of studies have been commissioned to inform the preparation of the LDF and other Council strategies. There are also opportunities for the Council to improve its data collection and management strategies. The full [Evidence Base](#) informing the LDF is listed on and is accessible via the Council's website. The evidence base covers the subjects listed below:

- [Economic](#)
- [Environment](#);
- [Flood Risk](#);
- [Housing](#) and the [Strategic Housing Land Availability Assessment \(SHLAA\)](#);
- [Infrastructure](#);
- [Recreation, Cultural and Services](#);
- [Retail](#);
- [Sustainability](#);
- [Transport](#);
- [Urban Design, Landscape, and Heritage](#);
- [Waste](#);

- 3.2 [Other studies](#) not covered by the categories above can be found [here](#). A series of [topic papers](#) supporting the Core Strategy are also available within the Evidence Base.

LDS PRODUCTION ARRANGEMENTS

Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

- 4.1 The development of DPDs and SPDs in the Bath & North East Somerset LDF will be informed by Sustainability Appraisal. Sustainability Appraisal is an iterative process through which the economic, social and environmental effects of a plan under preparation are assessed. It incorporates the requirements of Strategic Environmental Assessment (SEA) as required by EU SEA Directive 2001/42 on the Assessment of certain Plans and Programmes on the Environment. The appraisal process will draw heavily on the evidence base.
- 4.2 In order to protect the integrity of European sites, Local Authorities are obliged to carry out Appropriate Assessment (AA) as a part of the planning process under the Habitats Directive. AA has been and will continue to be carried out in conjunction with the SA as recommended by the Guidance.

Review and Monitoring

- 4.3 Review and monitoring are key aspects of the Government's '*plan, monitor and manage*' approach to the planning system. They are crucial to the successful delivery of the spatial vision and objectives of the LDF and will be undertaken on a continuous pro-active basis. An Authority's Monitoring Report is prepared for each financial year. It has a dual purpose which is to:
 - monitor progress of preparation of LDF documents against agreed milestones in the LDS
 - assess the implementation of LDF policy against targets which will influence policy review and other decisions

Resources and Arrangements for Production

- 4.4 The Planning Service will co-ordinate the preparation of LDF Documents in liaison with other relevant services across the Council. The document profiles (page 10 onwards) set out responsibilities for document preparation.

Joint Working

- 4.5 Bath & North East Somerset works jointly with Bristol, North Somerset and South Gloucestershire Unitary Authorities (UAs) on sub-regional planning and cross boundary issues. Section 110 of the Localism Act sets out a new '**duty to co-operate**'. In addition to the other West of England UAs referred to above the Council engages actively with the neighbouring authorities of Mendip District Council and Wiltshire Council on strategic issues. The '**duty**

to co-operate' applies to all local planning authorities and a number of other public bodies including:

- Environment Agency
- English Heritage
- Natural England
- Civil Aviation Authority
- Homes and Communities Agency
- Primary Care Trusts
- Office of the Rail Regulator
- Highways Agency
- Integrated Transport Authorities
- Highways Authorities

4.6 These bodies are required to cooperate with Councils on issues of common concern to develop sound Development Plans.

4.7 The authorities are also working with business leaders as part of the Local Enterprise Partnership (LEP) for the West of England. The LEP does not have a direct role in spatial planning but there is a need for co-ordination in activities.

Member Arrangements and the LDF

4.8 A bespoke Local Development Framework Steering Group guides the production of the LDF and advises the Cabinet Member for Homes and Planning. Decisions on DPDs are made by Full Council in accordance with the Council constitution and other LDDs are agreed as appropriate.

LOCAL DEVELOPMENT DOCUMENT PROFILES

PART 1: DEVELOPMENT PLAN DOCUMENTS

<u>CORE STRATEGY DPD</u>	
Role and Content	The Core Strategy sets out the spatial vision, spatial objectives, core policies and a delivery strategy for the development of the district and framework for development control. It will be underpinned by an Infrastructure Delivery Plan to ensure a deliverable strategy.
Status	Development Plan Document
Chain of conformity	National Planning Policy, regard to Sustainable Community Strategy and Council Vision
Geographic Coverage	District wide
TIMETABLE & MILESTONES	
The milestones for the Core Strategy, both achieved and those planned, are set out below.	
Issues Consultation	Oct - Dec 2007
Publication of issues and alternative options for public consultation including indication of the Council's preferred options (Reg 25)	Sept - Oct 2009
Publication of proposed Submission DPD (Reg 27) and draft SA report	Dec 2010
Submission to Secretary of State (Reg 30) with final SA Report	May 2011
Examination Hearings Period	Jan – March 2012
Update evidence base and develop policy options (Reg 18)	July 2012 – Feb 2013
Council agrees changes to Core Strategy	Feb/March 2013
Publication of changes to draft Core Strategy for public consultation	April-May 2013
Resume Examination Hearings	July 2013
Receive Inspector's Report	October 2013
Adoption	December 2013
ARRANGEMENTS FOR PRODUCTION	
Resources required and management arrangements	Prepared by Planning and Transport Services in conjunction with other relevant Services. Preparation overseen by the cross-party LDF Steering Group and Policy agreed by Council and LSP Exec. Co-ordination with West of England through the Planning, Housing and Communities Board and the Joint Transport Board. Supporting evidence prepared corporately. Costs funded by the LDF Budget.
Community and stakeholder involvement	In accordance with Regulations of the Town and Country Planning (Local Development) (England) Regulations and the adopted NPP.
POST-PRODUCTION	
Monitoring & Review	The implementation of the objectives and policies of the Core Strategy will be monitored as part of the AMR as set out in the submission Core Strategy. The Draft Core Strategy makes it clear that the first review of the Core Strategy will be undertaken 5 years after its adoption.

<u>PLACEMAKING PLAN DPD</u>	
Role and Content	<p>This is a place focussed planning policy framework, containing both site allocations and updated planning policies for Development management.</p> <p>The Plan will:</p> <ul style="list-style-type: none"> • Facilitate the delivery of key development sites by providing the necessary level of policy guidance and site requirements to meet Council objectives • safeguard and enhance the quality and diversity of places in B&NES and identify opportunities for change. • set out the housing supply and other development commitments to meet development needs to 2026. • be prepared in a collaborative way in order to respond to Localism. • Address how infrastructure requirements will be met • Preparation to be aligned with production of CIL
Status	Development Plan Document
Chain of conformity	National Policy; Core Strategy; Regard to Sustainable Community Strategy
Geographic Coverage	District-wide but area based
TIMETABLE & MILESTONES	
Pre-production period including commencement of document preparation	July 2012 to Jan 2013
Issues and alternative options consultation (Reg 25)	March to April 2013
Publication of and consultation on proposed Submission DPD (Reg 27) and draft SA report	Dec 2013 to Jan 2014
Submission to Secretary of State (Reg 30) with final SA Report	April 2014
Pre-examination meeting	June 2014
Examination Hearings Period	Aug – Sept 2014
Receipt of Inspector’s binding report	December 2014
Adoption and publication	March 2015
ARRANGEMENTS FOR PRODUCTION	
Resources required and management arrangements	Prepared by Planning and Transport Services in conjunction with other Services and consultant expertise where required. Corporate steer by the LDF Steering Group with key stages to be agreed at Cabinet and/or Council.
Key Evidence:	SHLAA, IDP.
Community and stakeholder involvement	In accordance with Town and County Planning Local Development (England) Regulations, the adopted NPP, and Localism Act. Take account of previous consultation on Core Strategy and Economic Regeneration Delivery Plans.
POST-PRODUCTION	
Implementation, Monitoring & Review	The implementation of the objectives and policies of the DPD will be monitored as part of the AMR.

<u>GYPSIES AND TRAVELLERS SITE ALLOCATIONS DPD</u>	
Role and Content	Allocate specific sites to meet the accommodation needs of gypsies and travellers
Status	Development Plan Document
Chain of conformity	National Policy, draft Core Strategy, Bath & North East Somerset Local Plan
Geographic Coverage	District-wide
TIMETABLE & MILESTONES	
Commencement and early stakeholder and community engagement in document preparation	July 2009
Publication of issues and alternative options for consultation (Reg 25)	November 2011 – January 2012 (Issues & Options - call for sites and site assessment criteria) June – July 2012 (alternative and preferred sites) February-March 2013 (further options)
Publication and public participation on draft DPD (Reg 27) and draft SA report	May – July 2013
Submission to Secretary of State (Reg 30) with final SA Report	October 2013
Commencement of Hearings	January 2014
Receipt of Inspector's report	March 2014
Adoption and publication	May 2014
ARRANGEMENTS FOR PRODUCTION	
Resources required and management arrangements	Prepared by Planning Services in collaboration with other relevant Council Service areas, external authorities service providers and specialist consultant advisors as required. Key stages to be agreed at Cabinet and Council. The Proposals Map will be revised accordingly. Cost to be shared between the Services.
Community and stakeholder involvement	In accordance with Regulations 25 and 27 of the Town and County Planning (Local Development) (England) (Amendment) Regulations 2008 and the Neighbourhood Planning Protocol
POST-PRODUCTION	
Monitoring & Review	The DPD will be monitored as part of the AMR and will be reviewed if the monitoring highlights such a need.

PART 2: SUPPLEMENTARY PLANNING DOCUMENTS

<u>RETROFITTING & SUSTAINABLE CONSTRUCTION SPD</u>	
Role and Content	Develop a firm steer for development management and public on application of emerging climate change policies related to construction and retrofitting of buildings.
Status	Supplementary Planning Document
Chain of conformity	To supplement Core Strategy policies: CP1 Retrofitting Existing Buildings; CP2 Sustainable Construction
Geographic Coverage	District wide
TIMETABLE & MILESTONES	
Pre-Production period including commencement of SPD preparation	January 2011
6 week consultation on Draft (Reg 17)	March/April 2012
Adoption and publication for Development Management purposes	December 2012
ARRANGEMENTS FOR PRODUCTION	
Resources required and management arrangements	Prepared by Planning Policy and Environment Team with input from Development Management Team including conservation officers and other Services. Consultant expertise sought where necessary. To be steered by the LDF Steering Board with key stages to be agreed at Formal Council as appropriate.
Community and stakeholder involvement	In accordance with Town and Country Planning Local Development (England) Regulations and the adopted Statement of Community Involvement.
POST-PRODUCTION	
Monitoring & Review	All progress relating to implementation will be reported in the AMR.

<u>WORLD HERITAGE SITE SETTING SPD</u>	
Role and Content	To supplement the Core Strategy policy to enable effective management and protection of the Bath World Heritage Site Setting. Inform and provide a steer for development management, the public and local planning policy.
Status	Supplementary Planning Document
Chain of conformity	To supplement Local Plan Policy BH.1 <i>'Bath as World Heritage Site'</i> to be replaced by Core Strategy Policy B4 <i>'The World Heritage Site and its setting'</i> once adopted
Geographic Coverage	Bath and the surrounding parishes
TIMETABLE & MILESTONES	
Commencement	April 2011
Stakeholder and public consultation (Reg 17)	May - July 2012
Adoption	November 2012
ARRANGEMENTS FOR PRODUCTION	
Resources required and management arrangements	Prepared by Planning Policy & Environment Team with input from the World Heritage Site manager and other officers. Production costs and Consultant expertise sought for specific aspects of the SPD will be funded through the LDF Budget.
Community and stakeholder involvement	In accordance with Regulations 25 and 27 of the Town and County Planning (Local Development) (England) (Amendment) Regulations 2008 and the SCI.
POST-PRODUCTION	
Monitoring & Review	Progress relating to implementation will be reported in the AMR.

**HOUSES IN MULTIPLE OCCUPATION IN BATH SPD WITH ARTICLE 4 DIRECTION FOR HMO
IN BATH**

Role and Content	In response to concerns about the impact of high levels of Houses in Multiple Occupation (HMO) in Bath, the Cabinet considered a mixture of planning controls and housing-led solutions on 14th March 2012. The Cabinet agreed to make a non-immediate Article 4 Direction covering Houses in Multiple Occupation in Bath. Once confirmed, implementation of the Article 4 Direction necessitates a Supplementary Planning Policy to be effective - the Houses in Multiple Occupation in Bath: Supplementary Planning Document (Consultation Draft). The Supplementary Planning Document introduces a new threshold policy which supplements Local Plan policy HG.12. An assessment process is proposed to make it as clear as possible for property owners or prospective property purchasers if permission is likely to be granted for future change of use to an HMO.	
Status	SPD	
Chain of conformity	SPD - National Planning Policy Framework and Core Strategy Policies CP1 and CP1.	
Geographic Coverage	City of Bath	
TIMETABLE & MILESTONES		
Article 4 Direction		
Commencement	April 2012	
Start of 12 month notice period	31 May 2012	
Regulatory consultation	May – June 2012	
Anticipated confirmation	To come into effect on 1 st July 2013	
SPD		
Commencement	April 2012	
Public consultation on draft SPD	Oct – Nov 2012	
Adoption of SPD	To come into effect by 1 st July 2013	
ARRANGEMENTS FOR PRODUCTION		
Resources required and management arrangements	Prepared by Planning service and in consultation with Member portfolio holder. Agreed by the Cabinet.	
Community and stakeholder involvement	Stakeholder and community engagement will be run jointly with the Housing Services consultation on Additional Licencing which is proposed to be introduced alongside the Article 4 Direction and the SPD.	
POST-PRODUCTION		
Monitoring & Review	To be reviewed as part of the AMR and any changes in government legislation. The SPD will include details of data monitoring processes.	

PART 3: OTHER LOCAL DEVELOPMENT DOCUMENTS

PROPOSALS MAP	
Role and Content	The Proposals Map identifies site-specific proposals, designations, and locations and areas to which specific policies in other DPDs apply on an Ordnance Survey base map and will include inset maps. This map evolves with each Development Plan Document.
Status	Development Plan Document
Chain of conformity	Conformity with the Core Strategy and other Development Plan Documents (DPDs).
Geographic Coverage	District-wide
TIMETABLE & MILESTONES	
The production of the Proposals Map is dependent on the timetable of DPDs which require the geographical expression of location of site-specific proposals and area based policies and will be updated as DPDs are adopted.	
ARRANGEMENTS FOR PRODUCTION	
Resources required and management arrangements	Prepared by Planning Services with Corporate GIS and technical support. Preparation of printed versions and interactive electronic versions will be outsourced as required. Key stages to be agreed at Cabinet and Council.
Community and stakeholder involvement	In accordance with Regulations 25 and 27 of the Town and County Planning (Local Development) (England) (Amendment) Regulations 2008 and the NPP.
POST-PRODUCTION	
Monitoring & Review	An amendment to the Proposals Map is contingent on the outcome of the monitoring and review of DPDs.

<u>COMMUNITY INFRASTRUCTURE LEVY</u>	
Role and Content	The CIL is a levy on new development to fund the timely delivery of infrastructure needed to support development.
Status	Local Development Document
Chain of conformity	Core Strategy; Infrastructure Delivery Programme
Geographic Coverage	Whole District
TIMETABLE & MILESTONES	
Commence	July 2011
Public consultation on Preliminary Draft Charging Schedule	March-April 2012
Public consultation on Draft Charging Schedule	June – July 2013
Submission	November 2013
Hearings	January 2014
Report	March 2014
Adoption	April 2014
ARRANGEMENTS FOR PRODUCTION	
Resources required & management arrangements	<ul style="list-style-type: none"> • Charging schedule and a spending regime based on development proposals in the LDF, viability assessments & the Infrastructure Delivery Programme to be prepared by the Planning & Transport Service in conjunction with other Council services. This will be overseen by the LDF Steering Group with decisions made by Cabinet/Council. The work will be co-ordinated by the Officer Development Co-ordination Group with input from external developers/stakeholders as required. • Other key tasks are; <ul style="list-style-type: none"> ○ Clarifying the proportion to be allocated back to neighbourhoods ○ Establish enforcement arrangements/penalisation for non-payment
Community and stakeholder involvement	<ul style="list-style-type: none"> • Community engagement in preparation of charging schedule, spending regime and neighbourhood element in accordance with the NPP • Public examination
POST-PRODUCTION	
Implementation	<ul style="list-style-type: none"> • B&NES, as both the charging and collecting authority will issue a liability notice on grant of planning permission. The levy is paid on commencement of and during development. • Establish collection arrangements

Monitoring & Review	A report on the levy raised and what it is spent on will be included in the AMR.
------------------------	--

SUMMARY OF REVISED LOCAL DEVELOPMENT SCHEME TIMETABLE 2012

	2012						2013						2014						2015															
	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Core Strategy	18									C			H			R		A																
<i>Infrastructure Delivery Plan</i>	Update																																	
Placemaking Plan	18																	D				S				H			R			A		
> <i>MoD Concept Statements</i>			"A"																															
Gypsy & Travellers Site Allocations Plan	18						C					D			S			H		R		A												
Article 4 Direction	C				C								A																					
> <i>HMO SPD</i>			C										A																					
Community Infrastructure Levy												D															S		H		R		A	
Planing Obligations SPD review												C																						
Neighbourhood Planning Protocol			A																															
Supporting Neighbourhood Plans	Agree a programme of Neighbourhood Plans with Local Communities																																	
Sustainable Construction & Retrofitting SPD						A																												
World Heritage Site Setting SPD					A																													
Visitor Accomodation SPD																																		
Green Infrastructure Strategy					A																													
	18	Regulation 18 ie Update evidence base, develop policy options, Community engagement,														S	Submit for examination																	
	D	CIL Draft Charging Schedule consultation														H	Hearings																	
	D	Publish Draft Plan & formal consultation														R	Inspector's Report																	
	C	Informal consultation														A	Adopt																	

APPENDIX A: STATUS OF EXISTING SPGs and SPDs

- **Agricultural Building Design Guidelines (Mendip AONB only) (2001)** supplements saved policies in the Joint Replacement Structure Plan.
- **Archaeology in Bath & North East Somerset (May, 2004) & Archaeology in Bath (May, 2004)** supports saved Policies BH.11, BH.12 and BH.13 in the Bath & North East Somerset Local Plan.
- **Bath City-wide Character Appraisal (August 2005)** supports saved Policies BH.1, BH.6, BH.8, BH.15, D.1, D.2, D.4, HG.7, GB.2, NE.1, NE.2, NE.3, NE.12 and NE.15 in the Bath & North East Somerset Local Plan.
- **Bath Western Riverside SPD (March 2008)** supplements Bath & North East Somerset's Local Plan site allocation Policy GDS.1/B1.
- **Existing Dwellings in the Green Belt SPD (October 2008)** supplements saved Policies HG.14 and HG.15 in the Bath & North East Somerset's Local Plan.
- **Horse Related Development (Mendip AONB only) (2004)** supplements saved Policies NE.2 and SR.12 in the Bath & North East Somerset Local Plan.
- **Paulton Conservation Area Statement (2003)**
- **Chew Magna Conservation Area Statement (2003)**
- **Midsomer Norton and Welton Conservation Area Statement (2004)**
- **Larkhall area of Bath Conservation Area Statement (1998)**
These are saved as SPG to supplement the Bath & North East Somerset Local Plan.
- **Peasedown St. John Village Statement (2001), High Littleton & Hallatrow Village Design Statement (2003), Paulton Village Design Statement (2003), Bathford Village Design Statement (2005) & Chew Magna Village Design Statement (2006)** saved as SPG to supplement the Bath & North East Somerset Local Plan.
- **Planning Obligations SPD (July 2009)** supplements saved Policy IMP.1 in the Bath & North East Somerset Local Plan.
- **Rural Landscapes of Bath & North East Somerset: A Landscape Character Assessment (February 2003)** supports saved Policy NE.1 in the Bath & North East Somerset Local Plan.
- **Streetscape Manual SPD (April 2005)** supplements saved Policy D.2 in the Bath & North East Somerset Local Plan
- **Walcot Street Works (1997), Cherishing Outdoor Places (1994), and External Building Materials Local Design Guide** supplement the Bath & North East Somerset Local Plan.

APPENDIX B GLOSSARY OF TERMS

- AAP** An **Area Action Plan** can be used to provide a planning framework for areas of change and areas of conservation. Area Action Plans will have the status of Development Plan Documents.
- AMR** The **Authority's Monitoring Report** will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.
- CS** **Core strategy:** sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a *Development Plan Document*.
- DP** **Development Plan:** as set out in Section 38(6) of the Act, an authority's development plan consists of the relevant *Regional Spatial Strategy* and the *Development Plan Documents* contained within its *Local Development Framework*.
- DPD** **Development Plan Document:** spatial planning documents that are subject to independent examination, and together with the relevant Regional Spatial Strategy, will form the *development plan*. They can include a *Core Strategy*, *Site Specific Allocations of land*, and *Area Action Plans* (where needed). Other Development Plan Documents, including generic Development Control Policies, can be produced. They will all be shown geographically on an *adopted Proposals Map*.
- Generic development control policies:** these will be a suite of criteria-based policies which are required to ensure that all development within the areas meets the spatial vision and spatial objectives set out in the *Core Strategy*. They may be included in any *Development Plan Document* or may form a standalone document.
- LDF** **Local Development Framework:** the name for the portfolio of *Local Development Documents*. It consists of *Development Plan Documents*, *Supplementary Planning Documents*, a *Statement of Community Involvement*, the *Local Development Scheme* and *Annual Monitoring Reports*. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area.
- LDD** **Local Development Document:** the collective term for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.
- LDS** **Local Development Scheme:** sets out the programme for preparing *Local Development Documents*.

LEP Local Enterprise Partnerships: locally-owned partnerships between local authorities and businesses and play a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs.

NPP Neighbourhood Planning Protocol: sets out mechanisms for:

- Neighbourhood Fora,
- Neighbourhood Referenda
- Neighbourhood Development Orders
- Community Right to Build

It will also include a review of the Council's Statement of Community Involvement.

RSS Regional Spatial Strategy: sets out the region's policies in relation to the development and use of land and forms part of the *development plan* for local planning authorities. Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act.

Saved policies or plans: existing adopted development plans are saved for three years from the date of commencement of *the Act*. Any policies in old style development plans adopted after commencement of the Act will become saved policies for three years from their adoption or approval.

SA Sustainability Appraisal: tool for appraising policies to ensure they reflect sustainable development objectives. Sustainability Appraisals are required in the Act to be undertaken for all local development documents.

SEA Strategic environmental assessment: a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.

SPD Supplementary Planning Document: provide supplementary information in respect of the policies in *Development Plan Documents*. They do not form part of the Development Plan and are not subject to independent examination.

This document can be made available in a range of community languages, large print, Braille, on tape, electronic and accessible formats from the Planning Policy Team Tel (01225 477548) Fax (01225 477617), Minicom (01225 477535).