Bath & North East Somerset Council

Improving People's Lives

Bath and North East Somerset Local Development Scheme 2025 - 2028



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1. INTRODUCTION

The Local Development Scheme

1.1 The Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011, requires all local planning authorities to prepare and maintain a Local Development Scheme (LDS). The LDS is a timetable for the production of the Local Plan, Development Plan Documents and Supplementary Planning Documents that the Council is preparing or intends to prepare. These documents are known collectively as Local Development Documents (LDDs). 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 A review of the LDS is warranted by the need to set out a revised programme for Local Plan preparation in light of the government's revisions to the National Planning Policy Framework (NPPF) and standard method housing figure. This revised LDS also responds to the Ministry for Housing, Communities and Local Government request for an updated preparation timetable set out in their letter of 12 December 2024. This LDS will come into effect in November 2026.
A Glossary of terms used in this document is set out at **Appendix C**

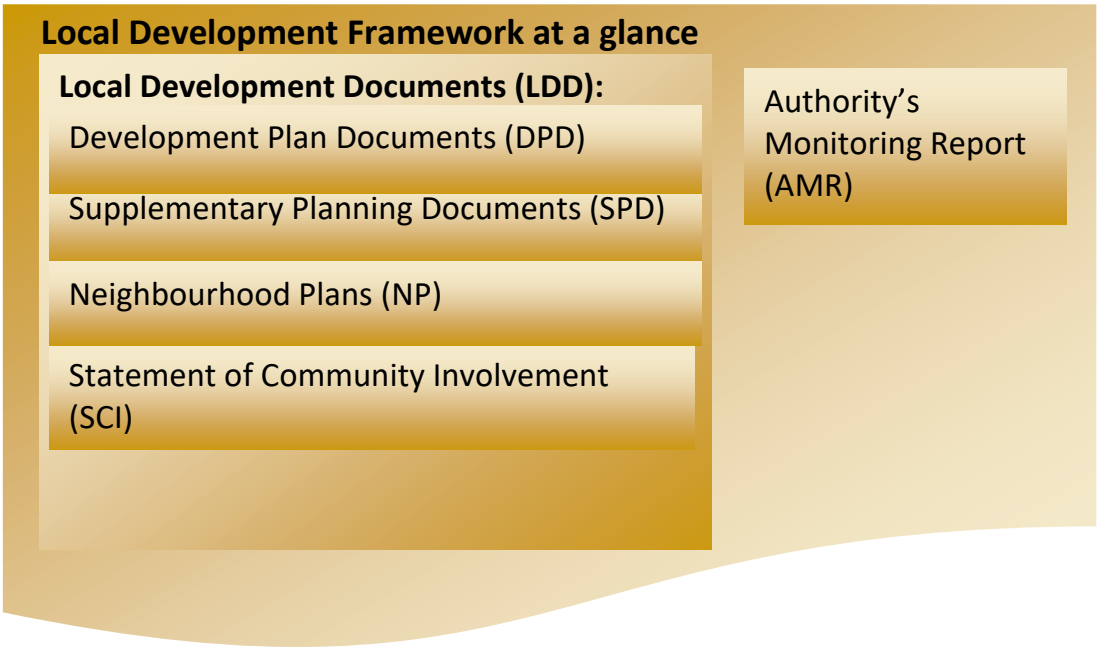
Local Development Framework

1.4 The Local Development Framework comprises a portfolio of locally prepared planning documents (Local Development Documents). It also includes related documents such as the Authority's Monitoring Report (AMR) and the Statement of Community Involvement (SCI).

1.5 Local Development Documents (LDD) include:

Development Plan Documents (DPD). These set out the Council's adopted policies and proposals and have development plan status and therefore have full weight in the determination of planning applications. They will be subject to community involvement and Sustainability Appraisal/Strategic Environmental Assessment throughout their preparation and will be subject to independent examination. They include Local Plans and Neighbourhood Plans. The Policies Map illustrates geographically the Local Plan policies.

***Supplementary Planning Documents (SPD)*:** Supplementary Planning Documents do not have statutory Development Plan status but are useful in providing more detailed guidance and support for policies and proposals in Development Plan Documents. They are quicker to prepare as they are not subject to independent examination. Whilst they supplement adopted policy and constitute a material consideration in the determination of planning applications they cannot be used to formulate planning policy or designate sites. They will however be subject to community involvement and where appropriate Sustainability Appraisal during preparation.



The Development Plan for Bath & North East Somerset

1.6 Section 38(6) of the Planning and Compensation Act stipulates that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. This gives considerable weight to Development Plan Documents.

1.7 The Development Plan for Bath and North East Somerset comprises:

The B&NES Development Plan

Document	Description
Bath & North East Somerset Core Strategy adopted July 2014	The Core Strategy sets out the policy framework for the location and level of new housing and other development and includes four Strategic Site Allocations. It forms Part 1 of the Local Plan 2011 - 2029.
Bath & North East Somerset Placemaking Plan adopted July 2017: – Volume 1 - District-wide Strategy and Policies – Volume 2 - Bath – Volume 3 - Keynsham – Volume 4 - Somer Valley – Volume 5 - Rural Areas – Volume 6 - Appendices	The Placemaking Plan complements the Council's Core Strategy and forms Part 2 of the Local Plan 2011 - 2029. It is a six volume document focussed on creating the conditions for better places, and on providing greater clarity to enable the right developments to be delivered. It allocates a range of sites for development for a variety of uses; facilitates the delivery of key sites with planning requirements; sets out development management policies which will be used to determine planning applications; and safeguards and enhances the quality and diversity of places in Bath and North East Somerset. Some policies in the Placemaking Plan superseded some policies in the Core Strategy under the Town & Country Planning Regulations 2012 8(5).
Bath & North East Somerset Local Plan Partial Update adopted Jan 2023	The Local Plan Partial Update (LPPU) updates parts of the adopted Core Strategy and Placemaking Plan, primarily focussing on additional site allocations to replenish housing land supply and policies to help better address the Council's climate and ecological emergency declarations. Some policies in the LPPU superseded some policies in the Core Strategy and Placemaking Plan under the Town & Country Planning Regulations 2012 8(5). NB: on the Council's website composite volumes have been published showing the currently adopted and extant Core Strategy, Placemaking Plan and LPPU policies. This is available at: https://beta.bathnes.gov.uk/policy-and-documents-library/development-plan-core-strategy-placemaking-plan-and-local-plan-partial

Joint Waste Core Strategy DPD (JWCS) adopted March 2011	The JWCS 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.
The **Policies Map** (previously known as the Proposals Map)	This 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 Policies Map gives geographical expression to the Core Strategy, the Placemaking Plan and Local Plan Partial Update. Proposed amendments to the Policies Map will be publicised alongside the appropriate DPD.
Neighbourhood Plans	Eleven Neighbourhood Plans have been made and form part of the Development Plan; **Chew Valley, Claverton, Clutton, Englishcombe, Freshford & Limpley Stoke, High Littleton & Hallatrow, Publow & Pensford, Stanton Drew, Stowey Sutton, Westfield and Whitchurch Village.**

1.8 In addition to the eleven made (adopted) Neighbourhood Plans and one Community Right to Build Order in B&NES there are a number of neighbourhood plans currently under preparation. Please see paragraph 2.12 for a description of these.

1.9 Emerging DPDs will carry weight as set out in the NPPF Annex 1.

Other related planning documents

1.10 Other key planning related documents the Council is required to produce are a Statement of Community Involvement, an Authority Monitoring Report and a Policies Map as explained below.

1.11 Local planning authorities must set out in their Statement of Community Involvement (SCI) how they will engage communities on the preliminary stages of plan-making. The SCI 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.

1.12 The Council's SCI was adopted in September 2022 and can be found here: https://beta.bathnes.gov.uk/sites/default/files/jsna/statement_of_community_involvement_sep_2022_0.pdf

1.13 The SCI outlines the ways communities can get involved in planning issues. This includes:

- Community involvement in Planning Applications
- Heritage Assets
- Community involvement in Planning Policy
- Neighbourhood Planning
- Protection of Trees

1.14 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. The AMR is published annually and is based upon the period 1st April to 31st March each year. The Council is also required to publish for each financial year an **Infrastructure Funding Statement** (IFS). The IFS sets out the types of infrastructure the Community Infrastructure Levy (CIL) will be allocated to fund, the amount of funds collected from CIL and Planning Obligations and how these funds have been spent to support infrastructure provision.

Bath & North East Somerset's Local Development Framework

Local Development Documents Current

Development Plan Documents

- Core Strategy (2014)
- Placemaking Plan (2017)
- Local Plan Partial Update (2023)
- Joint Waste Core Strategy (2011)
- B&NES Policies Map

Supplementary Planning Documents

See Annex A for full list

Other documents

- Authority's Monitoring Report
- Statement of Community Involvement
- Community Infrastructure Levy
- Infrastructure Delivery Plan
- Infrastructure Funding Statement

Local Development Documents Under preparation or review

Development Plan Documents

- Local Plan 2025-2043
- Neighbourhood Plans

Supplementary Planning Documents (under review)

- Planning Obligations SPD (review linked to preparation of Local Plan 2025-2043)

2. LOCAL DEVELOPMENT FRAMEWORK PRODUCTION 2025-2028

Progress

Development Plan Documents

2.1 The **Core Strategy** (adopted July 2014) sets out the long term strategic planning framework for Bath & North East Somerset and includes a spatial vision and spatial objectives looking ahead to 2029. The Core Strategy forms **Part 1 of the Local Plan 2011 - 2029** to comply with the NPPF requirement to produce a Local Plan (see below regarding the review of the Core Strategy).

2.2 The **Placemaking Plan** complements the Core Strategy and forms **Part 2 of the Local Plan 2011 - 2029.** The Placemaking Plan identifies development site allocations, reviews designations and makes changes to and introduces new Development Management policies. It sets out the development parameters for site allocations in the context of their surroundings. The Placemaking Plan was formally **adopted on 13 July 2017**.

2.3 The Council was previously preparing **a new Local Plan (2016-2036**) within the context of and to deliver **the West of England Joint Spatial Plan (JSP).** However, following the withdrawal of the JSP, preparation of the **new Local Plan (2016-2036)** was paused.

2.4 The West of England Combined Authority (WECA) subsequently started to prepare a **Spatial Development Strategy** (SDS) with B&NES, Bristol and South Gloucestershire. B&NES was due to undertake a full review of its Local Plan alongside the SDS and in general conformity with it. However, in May 2022, the WECA Mayor decided to halt the preparation of the Spatial Development Strategy (SDS). Following the decision of the WECA Mayor to stop all work on the West of England Combined Authority Spatial Development Strategy (SDS), the Local Plans for Bath & North East Somerset, Bristol and South Gloucestershire will provide the strategic planning framework for the WECA area until such time as a SDS is prepared and adopted. The issue of housing need will be addressed through individual Local Plans (prepared under the 'legacy system' – see below) for each of the Local Councils. The Councils will continue their longstanding history of joint working and cooperate with each other and with other key bodies on strategic, cross boundary matters as they prepare their Local Plans. The WECA is now re-commencing work on the SDS and the programme for its preparation and proposed scope is set out in reports to its Joint Committee and on the WECA website at https://www.westofengland-ca.gov.uk/what-we-do/planning-housing/spatial-development-strategy/

2.5 In the shorter term, following a review in 2019, a programme was established for changes to planning policies to respond to the Climate and Nature Emergency Declaration, regulatory changes such as the Environment Bill and a select number of other issues. These Priorities were included in the Council's reviewed corporate strategy. The Council's overriding purpose is to improve people's lives and its core policies are addressing the climate and ecological emergency and giving people a bigger say. As **the Local Plan Partial Update** is an update to the existing Plan (Core Strategy and Placemaking Plan), and not a new Plan, the plan period was not altered (remained up to 2029) and the scope of the changes was confined to those areas that could be addressed without significantly changing the strategic policy framework of the adopted Plan i.e. the spatial priorities; the spatial strategy; or the strategic housing and job growth requirements in the Core Strategy & Placemaking Plan.

The scope of the Local Plan Partial Update (LPPU) was therefore, confined to:

- Updating policies in order that they better address the climate and ecological emergencies
- Replenish housing supply in order that the Core Strategy housing requirement can be met and the necessary supply of housing land maintained with an appropriate degree of flexibility
- Addressing a limited range of other urgent local issues e.g. related to the 'green recovery'
- Amending policies for clarity and to ensure they are aligned with up to date national policy

2.6 Following examination in 2022 the LPPU was formally adopted on 19 January 2023.

2.7 Along with the other West of England UAs (as referenced in paragraph 2.4 above), B&NES has commenced preparation of a **new Local Plan** for the District which will entail a full review of existing planning policies and proposals. The new Local Plan will now cover the period up to 2043 in order to ensure the plan period extends to at least 15 years from the date of adoption. The council published a Local Plan 2022-2042 Launch document in October 2022 and an Options document was published for consultation under Reg 18 in February 2024. Following publication of proposed revisions to the NPPF and the standard method housing figure, B&NES Cabinet agreed that the Local Plan preparation needed to be reset because the implications were so significant (mainly arising from a more than doubling of the standard method figure of housing need) and meant that the then transitional arrangements could not be met. Following the re-setting of Local Plan preparation the council published a further Options document for consultation under Reg 18 in October 2025. The Pre-Submission Draft Local plan was published under Reg 19 for public consultation in September 2026.

2.8 The Levelling up and Regeneration Act (2023) and supplemented by The Town and Country Planning (Local Planning) (England) Regulations 2026 has introduced a new plan-making system. This includes a requirement to prepare new-style Local Plans which must conform with a sub-regional SDS. Transitional arrangements were introduced enabling councils to continue preparing Local Plans under the current system (or now termed the 'legacy system') as long as they are submitted for examination before 31st December 2026. A recent Ministerial Statement has extended the deadline for submission to 31st March 2027. This council's Local Plan 2025-2043 is being prepared under the 'legacy system' and the council is intending to submit it for examination before the government's deadline. Once the Local Plan 2025-2043 has been adopted the council will establish and implement a programme for preparing a new-style Local Plan which will be contingent upon progress of the WECA SDS.

2.8 The LDF documents are supported by an **Infrastructure Delivery Plan** to ensure the strategic proposals are deliverable and aligned with infrastructure needs. Linked to this is the Planning Obligations SPD (most recently revised in February 2026). Delivery of the Core Strategy, the Placemaking Plan and the LPPU are also underpinned by the **Community Infrastructure Levy (CIL)** to address infrastructure funding issues and ensure growth happens in a planned way. The CIL will be updated associated with preparation of the Local Plan 2025-2043.

2.9 The **Joint Waste Core Strategy** was adopted by the West of England Unitary Authorities in 2011 and, in conjunction with adjoining UAs, it will be reviewed to ascertain whether any changes are necessary and if so, the most appropriate means of addressing waste planning issues.

2.10 The **Travellers' Sites Plan** (formerly Gypsies, Travellers and Travelling Showpeople Site Allocations DPD) reached Preferred Options consultation stage in July 2012. Further progress was affected by a number of factors including the need for further site assessment work; the requirement to work jointly with adjoining authorities (Duty to Cooperate) to ensure that all non-Green Belt options are fully explored; and changes to national policy.

2.11 In the context of changes to national policy the assessment of Gypsies, Travellers and Travelling Showpeople accommodation needs that underpinned the emerging Travellers' Sites Plan was updated in 2021. This assessment was updated further in 2025 and 2026 to provide a more accurate assessment of the need in B&NES. The updated requirements for gypsies, travellers, travelling showpeople and boat dwellers will be considered through the Local Plan.

2.12 **Neighbourhood Plans** are being prepared by Town/Parish Councils or Neighbourhood Forums under the auspices of the Local Authority and once 'made' i.e. approved they will form part of the Development Plan.

2.13 The current position on Neighbourhood Plans (NPs) within Bath and North East Somerset Council is summarised below:

- **Chew Valley, Claverton, Clutton, Englishcombe, Freshford & Limpley Stoke, High Littleton & Hallatrow, Publow & Pensford, Stanton Drew, Stowey Sutton, Westfield and Whitchurch NPs** have been 'made' (adopted) and form part of the Development Plan.
- **Radstock and Farrington Gurney** are preparing Neighbourhood Plans and are at Regulation 14 stage or at a more advanced stage.
- **Bathampton, Batheaston, Bathford, Keynsham, Paulton, Timsbury and Midsomer Norton** are designated Neighbourhood Planning Areas and are at early stages of plan preparation (e.g. evidence gathering or initial policy development).

2.14 The Community Right to Build Order for the redevelopment of Freshford Village Memorial Hall was made in June 2021.

Current Key Supplementary Planning Documents

2.15 The **Planning Obligations SPD** is a key document in setting out a coordinated approach to securing contributions from development. It is a 'living document' and has been 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 and Placemaking Plan, it has been revised together with the new **Community Infrastructure Levy (CIL)**. The CIL and Planning Obligations SPD came into effect on 6th April 2015. This SPD was amended in relation to the provision of green space required to mitigate the impact of individual development proposals in August 2019. A limited review and update subsequently took place alongside the LPPU and was adopted in January 2023 setting out obligations related to policies in the LPPU including on Biodiversity Net Gain and sustainable/net zero carbon construction. A further review and update of the Planning Obligations SPD was adopted in February 2026, primarily relating obligations for home to school transport, SEND facilities and health facilities. A review of Planning Obligations and CIL will take place as part of and alongside the preparation of the new B&NES Local Plan and following its adoption.

2.16 **The Energy Efficiency Retrofitting and Sustainable Construction SPD** was adopted in January 2022. It aims to provide simple, practical guidance on

retrofit and sustainable construction for all building types (including listed buildings and undesignated historic buildings) whilst having regard to statutory legislation. It reflects on the recent guidance from Historic England and follows the Climate Emergency declared by the Council.

2.17 **The Sustainable Construction Checklist SPD** (adopted in 2018 with minor amendments in 2020) sets energy efficiency standards for certain types of development. This SPD was updated in2023 to supplement the LPPU policies related to net zero carbon development. This SPD contains the Checklist with key assessment tables which should be submitted with applications for new build residential properties and major new non - residential buildings as well as major works on existing buildings. The SPD was further updated in 2024 to reflect an updated, more accurate energy summary tool utilising the Standard Assessment Procedure and enabling this updated tool to be used for applications up to 25 dwellings (containing no more than 9 flats). The SPD also provides guidance on the information required and how to fill in the Checklist.

2.18 There are a large number of buildings, structures, monuments and other features in the District which, while not statutory listed, are of architectural and historic interest or make a significant contribution to the character and appearance of an area. **The Locally Listed Heritage Assets SPD** was prepared and adopted in July 2021. It aims to raise the profile of and give recognition to buildings and structures and their settings that contribute to the special character of Bath and North East Somerset and provides information and guidance on these assets.

2.19 The **Houses in Multiple Occupation SPD** was adopted in 2013 alongside an Article 4 Direction removing permitted development rights for the change of use of a dwelling (C3 use class) to a small HMO (C4 use class) in Bath and reviewed in 2017. Following analysis of information collated from the extension of the HMO licencing scheme to cover the whole of Bath and updating of Policy H2 in the LPPU the SPD was reviewed and adopted in February 2023. The main changes in the SPD since its original adoption in 2013 comprise:

- removal of the census output area test previously used to assess applications,
- provision of guidance on assessing flatted developments using the sandwich test, and;
- provision of additional guidance relating to updates to policy H2 set out within the Local Plan Partial Update.

2.20 **Biodiversity Net Gain:** The Environment Act 2021 aims to improve air and water quality, tackle waste, improve biodiversity and make other environmental improvements. All new development is required to deliver a 10% increase in biodiversity and this has now become mandatory nationally. Biodiversity Net Gain (BNG) is the achievement of measurable gains for biodiversity through new development and occurs when a development

leaves biodiversity in a better state than before development. The National Planning Policy Framework requires planning policies and decisions to contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. Prior to the mandatory BNG requirements coming into effect the Council's LPPU BNG policy NE3a adopted in January 2023 reflects the proposed mandatory measures, use of the DEFRA metrics and emerging national guidance. The Council's BNG Guidance Note and the amended **Planning Obligations SPD** set out the process required to deliver BNG and the method for calculating the change in biodiversity.

2.21 **The Transport and Developments SPD** provides additional details and guidance on how we expect proposals for new development to plan for the transport needs of users. It outlines the Council's approach and expectations for developments in relation Walking and Cycling, Parking Standards, Ultra Low Emission Vehicles (ULEV) and Travel Plans. The SPD was formally adopted in January 2023.

Other related planning documents

2.22 In order to progress delivery of **the Somer Valley Enterprise Zone** the Council has prepared **a Local Development Order (LDO)** which has been approved and outlines the uses that will be permitted on the site. The LDO sets out the principles to which development must adhere and these will reflect the requirements of the site allocation policy in the Adopted Development Plan.

2.23 The Council has prepared a **Community Infrastructure Levy (CIL)**. The CIL came into effect on 6th April 2015. It enabled the Council to raise funds from new development in order to fund the timely delivery of infrastructure. The CIL includes a charging schedule and a spending regime based on development proposals in the LDF. Its preparation entailed viability assessments so as not to inhibit development and input from stakeholders. The CIL will need to be updated associated with the preparation of a new Local Plan and to reflect changes to national policy.

2.24 **The Infrastructure Delivery Plan**, which will need to be kept up-to-date alongside Local Plan preparation, identifies infrastructure provision that is required to support growth and which CIL can help fund. The Localism Act requires the allocation of a proportion of CIL revenues raised back to neighbourhoods where development takes place. In accordance with the Community Infrastructure Levy Regulations any authority that receives a contribution from development through the levy or section 106 planning obligations must prepare an infrastructure funding statement. **The Infrastructure Funding Statement** will be published annually in December.

2.25 **Historic Environment:** There are 35 conservation areas in the District and 15 of the areas outside Bath have conservation area character appraisals but some of these are in need of updating. Keynsham Conservation Area also has a management plan and a number of other more recent appraisals address management opportunities.

2.26 With regards to Bath Conservation Area an urban character assessment of the city was carried out in 2005 (Bath Citywide Character Assessment SPD) as a precursor to more detailed Conservation Appraisals across Bath which are being undertaken as resources allow. A framework for the character appraisal for the city has been prepared dividing the conservation area into 16 character areas. Characterisation of 11 character areas has been completed in draft.

2.27 Generally, skills exist in-house for undertaking conservation area character appraisals, however internal resources are limited and further work on appraisals is not being progressed at present.

2.28 Progress on the delivery of conservation area appraisals is therefore dependent on resource availability and some funding. Funding could allow consultant engagement to draft appraisals and is also needed for the graphic design of the documents which are not printed but are available on line and can be printed individually in certain circumstances on request.

2.29 The City of Bath World Heritage Site Setting SPD was published in 2013. Its purpose is to provide information and tools needed for the effective protection and appropriate management of the setting of the World Heritage Site.

Natural Environment and strategies

2.30 The Environment Act 2021 aims to improve air and water quality, tackle waste, improve biodiversity and make other environmental improvements and it has been introduced to support the delivery of the 25 Year Environment Plan published in January 2018. It also sets out the Government's approach to some of the key issues being raised by the public around climate change, loss of biodiversity and environmental risks to public health. There will be new opportunities to and obligations on the Council. The West of England Nature Partnership (WENP) exists to deliver more for nature's recovery in the West of England by working in partnership on the natural environment. Established in 2012, WENP is the designated Local Nature Partnership (LNP) for the West of England (Bristol City, South Gloucestershire, North Somerset and Bath & North East Somerset). The WENP priority is to facilitate investment in and delivery of projects that will deliver the West of England Nature Recovery Network.

2.31 The WENP has recognised that to reverse the declines in biodiversity and realise nature's recovery at scale, we need to work together and at a landscape-scale to embed the Lawton principles of 'Bigger, Better, More and Joined Up' into our policies and strategies. This means protecting and enhancing our existing natural habitats, but also making them bigger, creating new areas of species-rich habitat, and, critically, ensuring they join up to create functional and resilient ecological networks that enable nature and people to thrive. WECA and the four West of England UAs are currently preparing a Local Nature Recovery Strategy (LNRS) as required by the Environment Act 2021. The national network of LNRS will develop the national Nature Recovery Network which is intended to help deliver the national policy goal, to become nature positive.

2.32 The Draft WoE LNRS was published for consultation in Spring 2024 and the final version was approved in November 2024. Key elements of the LNRS will be reflected in and facilitated through the B&NES Local Plan.

Ecology

2.33 The Government's 25 Year Environment Plan (2018) commits to development of a Nature Recovery Network to protect and restore wildlife, allied to this the NPPF sets out the requirement to minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks. The WENP West of England Ecological Network will be the WoE Nature Recovery Network with targets identified and will be used by B&NES to identify and priorities areas for habitat creation and restoration, including the identification of local nature recovery targets. The Environment Act 2021 requirements for Biodiversity Net Gain, are significant, and will enable the planning process to deliver habitat enhancements with secured long-term management and monitoring. As referenced in para 2.31 above a LNRS has been prepared and approved covering the West of England. The LNRS identifies priorities for investment in Nature Recovery as well as defining areas of strategic significance for Biodiversity Net Gain calculations. The council will consider the evidence and requirements to support the strategy and set out its approach, including through the Local Plan and other policy guidance as necessary.

Green Infrastructure Plan

2.34 The NPPF recognises the importance of conserving and enhancing our natural, built and historic environment including green infrastructure. NPPG defines GI as 'a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.' The Government's 25 Year Environment Plan published in 2018 references the need to create more and effective green infrastructure and policy choices to be informed by the natural capital approach.

2.35 The Joint West of England GI Strategy (JGIS) provides evidence for identifying the approach to be taken by the Council, primarily delivered through and reflected in the

policy framework established in the Local Plan, but also a reviewed Green Infrastructure Plan for B&NES, Green Space Strategy and other relevant strategies.

2.36 The Council's Green Infrastructure (GI) Strategy was approved in 2013. The Council reviewed the GI Strategy and replaced it through the approved Greener Places Plan which is aligned with Natural England's GI Framework.

Landscape

2.37 One of the core principles of the NPPF is that planning should recognise the intrinsic character and beauty of the countryside. Landscape Character Assessment is the tool that informs judgements on the value of landscapes and should be undertaken at a scale appropriate to local and neighbourhood plan-making. The Rural Landscapes of B&NES, is a Landscape Character Assessment that was carried out in 2003 and is an extant SPD.

2.38 In 2021 a Landscape Character Assessment (LCA) was undertaken to update the 2003 Rural Landscape of B&NES SPD. The landscape character of the setting of the Bath World Heritage Site was assessed in 2017 through the Bathscape LCA. The complete updated LCA for Rural B&NES is published on the Council's website in two parts i.e. the 2017 Bathscape LCA covering the Bath WHS setting area and the 2021 LCA covering the remainder of rural B&NES. Whilst it is not currently a SPD the 2017 and 2021 LCA was undertaken in accordance with up to date guidance and included stakeholder consultation as part of its preparation. It is a material consideration in determining planning applications and the weight to be applied to it will be determined on a case by case basis.

2.39 As set out above the City of Bath World Heritage Site Setting SPD was published in 2013 in order to provide information and tools needed for the effective protection and appropriate management of the setting of the World Heritage Site.

Tree and Woodland Plan

2.40 A Tree and Woodland Delivery Plan was produced in 2021 with a focus on Council land in urban areas and the contribution that can make to delivering the Council commitment to plant 100,000 trees by 2023.

2.41 The Council is committed to delivery of the West of England Tree and Woodland Strategy (Forest of Avon Plan). Subject to resources becoming available it intends to produce a District-wide Tree and Woodland Strategy which will enable more effective B&NES-focused delivery of the WoE Tree and Woodland Strategy. It will ensure the principle of "Right tree / woodland, right place" is achieved, with Council's 2020 Woodland Opportunity Mapping and Tree and Woodland sensitivity assessment at its heart.

LDD Content and Key Milestones

2.42 The **LDS Summary timetable** sets out an overview of the programme and key milestones for the production of Bath & North East Somerset Local Development Framework and provides a schedule of the LDDs to be prepared during the next 3 years. It is located after the risk assessment table following para 4.9 and is followed by an individual profiles for each LDD.

3. THE EVIDENCE BASE

3.1 Section 13 of the Planning and Compulsory Purchase Act 2004 requires that the local planning authority must keep under review the matters which may be expected to affect the development of their area or the planning of its development. The strategies, policies and proposals in the Local Development Documents must be founded on a robust evidence base. A considerable amount of data is available at national and sub-regional level.

3.2 A number of bespoke studies have been prepared to inform the preparation of the Local Development Framework and other Council strategies. There are also opportunities for the Council to improve its data collection and management strategies. B&NES is working with other West of England UAs to ensure an up-to-date evidence base to inform planning policies. The evidence base covers a range of subjects including those listed below:

- Economic Development Needs Assessment
- Housing Needs (principally a Local Housing Needs Assessment)
- Housing and Economic Land Availability Assessment (or HELAA)
- Infrastructure Delivery Plan
- Recreation, Cultural and Services
- Retail/town centres
- Sustainability – Sustainable construction, energy efficiency and renewable energy
- Flood Risk
- Transport
- Urban Design
- Landscape
- Heritage
- Biodiversity and Nature
- Waste
- Green Infrastructure
- Open Spaces Assessment

Evidence studies undertaken to support the Local Plan 2025-2043 will be published on the council's Local Plan website at appropriate stages of plan preparation.

PRODUCTION ARRANGEMENTS FOR THE LOCAL DEVELOPMENT FRAMEWORK

Sustainability Appraisal and Strategic Environmental Assessment

4.1 The development of DPDs and SPDs in the Bath & North East Somerset Local Development Framework 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 crucial to the successful delivery of the spatial vision and objectives of the LDF and will be undertaken on a continuous pro-active basis. The **Authority's Monitoring Report** is prepared for each financial year. It has a dual purpose which is to:

- monitor progress of preparation of planning documents against agreed milestones in the LDS
- assess the implementation of DPD policies against targets which will influence policy review and other decisions

Resources and Arrangements for Production

4.4 The Planning Service co-ordinates the preparation of Local Development Documents in liaison with other relevant Services across the Council. The document profiles (page 20 onwards) outline the responsibilities for document preparation.

Joint Working (formerly a legal Duty to Co-operate)

4.5 The Planning and Compulsory Purchase Act 2004 (amended by Section 33A of the Localism Act) placed a legal duty on local planning authorities, county councils in England and other prescribed bodies to engage constructively, actively and on an ongoing basis to develop development plan documents, including activities that prepare the way or support the activities of preparing development plan documents, in respect of strategic matters. This is known an as the 'Duty to Co-operate'

4.5 However, a Written Ministerial Statement issued on 27 November 2025 identified that the new plan-making system provided by the Levelling-Up and Regeneration Act 2023 does not include the Duty to Co-operate that was inserted into the Planning and Compulsory Purchase Act 2004 through the Localism Act 2011 to help bridge the gap in cross-boundary co-operation resulting from the abolition of regional planning.

4.6 Instead, the new system will rely on revised national policy and the new tier of strategic planning to ensure effective co-operation between plan-making authorities. As such the WMS states that *"to help drive local plans to adoption as quickly as possible and progress towards our objective of universal local plan coverage, we have decided not to 'save' the Duty, thereby removing this requirement for plans in the current system*". Therefore, the Duty to Co-operate is no longer a legal requirement, but remains as a policy requirement in the NPPF (2024).

4.7 Bath & North East Somerset Council works jointly with Bristol, North Somerset and South Gloucestershire Unitary Authorities (UAs) and the West of England Combined Authority (WECA) on sub-regional (West of England) and strategic, cross boundary issues. In addition to the other West of England UAs referred to above the Council engages actively and on an on-going basis with the neighbouring authorities of Somerset Council and Wiltshire Council on strategic, cross boundary issues. The 'duty to co-operate' (as a NPPF requirement) applies to all local planning authorities and a number of other public bodies including:

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

4.6 These bodies are required to co-operate with Councils on issues of common concern to develop sound Development Plans. The NPPF requires that in preparing DPDs strategic policymaking authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address them.

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. Similarly, the Council is committed to working collaboratively with the West of England Nature Partnership (WENP) which accords with advice in the NPPF.

Member Arrangements and the LDF

4.8 A bespoke Spatial Planning Advisory Group guides the production of the Council planning policies and advises the Cabinet Member for Built Environment, Housing and Sustainable Development. Decisions on the adoption of DPDs are made by Full Council in accordance with the Council constitution and other LDDs are agreed as appropriate. Climate Emergency and Sustainability Policy Development and Scrutiny Panel also monitors and reviews the activity of the Cabinet and also assists them in developing policy.

Risk Assessment

4.9 It is often difficult to anticipate all potential risks which could affect the Local Development Framework programme. There are a number of factors that could affect the Council's ability to deliver the Local Development Framework in accordance with the programme outlined for each of the LDD Profiles. Actions to manage these risks have been identified.

Area of Risk	Likelihood/Impact	Mitigation Measures
Programme slippage	**Medium/High** Failure to meet the key milestones for LDDs in the LDS is detrimental to the reputation of the local planning authority. Absence of an up to date Development Plan likely to lead to unplanned developments across the district. The deadlines for preparing LDDs are very challenging given the greater emphasis on community consultation. **High** Political process lead to delays	Ensure that progress is carefully monitored and that priority is given to achieving the key milestones set out in the LDS. Allow for contingency in the programmes. Use efficient project management. Ensure elected members are properly briefed throughout the plan preparation process including through the LDF Steering Group.
Adequate staff resources	**Medium/Medium** Should cuts to local government funding impact on the Planning Services, the potential loss of experienced staff would impact on the preparation of LDDs and heightens the risk of programme slippage.	Ensure that sufficient staff resources with the necessary experience and expertise are available for the production of LDDs. Consider seconding staff from other Services in the Council and/or joint working with neighbouring authorities. Subject to the availability of financial resources, employ temporary staff or consultants.
Financial resources	**Medium/High** It is important that there are sufficient financial resources available to prepare LDDs, including for consultants (where necessary), to secure and maintain robust evidence base, community consultation and engagement, and for the Examination process in the case of DPDs.	Ensure the LDS influences budgetary decisions to provide sufficient resources including a suitable level of contingency. However, cuts to local government funding are outside the Council's direct control.

Competing work priorities	**Medium/High** The Policy Team is involved in a wide range of spatial policy work. Planning applications for major unplanned developments are resource-heavy. There is a risk that the Team's work is diverted from plan making by other unforeseen work pressures such as involvement in planning appeal inquiries, regeneration projects and responding to consultation on emerging Government policies.	Ensure that progress on the Local Development Framework remains a high priority and at certain times other work will have to take a much lower priority. Consideration may then need to be given to outsourcing work to prevent delays in progress.
Evidence base	**Low/Medium** Lack of an up to date evidence base will affect the soundness of a DPD. Preparing DPDs/SPDs also requires evidence base prepared by other key services. Delay in evidence preparation will have an impact on the LDD timetable and affect the soundness if not prepared as planned.	Maintain a proportionate and up to date evidence base prepared by the Planning Policy Team as well as other key services. Ensure all policies and proposals can be fully justified with evidence.
Level of public interest in plan making	**Medium/High** Historically the level of public interest in LDDs has been high during previous consultations and engagement exercises. An unanticipated high level of responses could result in a delay in the programme.	Ensure that resources/processes are in place at appropriate times to ensure representations are dealt with promptly and efficiently.
Neighbourhood Planning	**Medium/High** An additional requirement on staff resources is the requirements to provide professional and technical advice to support Parish and Town Councils in progressing Neighbourhood Plans.	Maintain close liaison with Parish and Town Councils to monitor the scale of work required. Consider to what extent neighbourhood planning aspirations can be delivered through LDDs to reduce costs

LDS SUMMARY TIMETABLE

BATH & NORTH EAST SOMERSET LOCAL DEVELOPMENT SCHEME 2025 - 2028

DOCUMENT	2025												2026												2027												2028											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
The Development Plans																																															
B&NES Local Plan 2025-2043 & Policies Map										O											D				S							H						A									
Joint Waste Core Strategy DPD																	R																															
New-style Local Plan																																									To be confirmed							
Other Policy Documents																																															
CIL Charging Schedule																																		D					S					A				
Neighbourhood Development Plans				•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	on going					•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Authority Monitoring Report											P											P													P											P	
Infrastructure Delivery Plan review																					P																		P								
Infrastructure Funding Statement											P											P													P											P	
Green Infrastructure Plan (Greener Places Plan)											A																																				
Somer Valley Design Code SPD										D							A																														

Local Plans/SPDs etc

C	Commencement	S	Submit	P	Publication
O	Options	H	Hearings	R	Review
D	Draft Consultation	A	Adoption/Approval	•	Ongoing

4. LOCAL DEVELOPMENT DOCUMENT PROFILES

PART 1: DEVELOPMENT PLAN DOCUMENTS

Local Plan (2025-2043)

Role and Content	The Plan area will be the whole administrative area of B&NES Council. The primary purpose of the Local Plan 2025 – 2043 is to address the local authority's priorities for the development and use of land in the district, and set out an overall strategy for the pattern, scale and design quality of development in order to deliver sustainable and healthy places. As a result of the government's proposed revisions to the NPPF and standard method housing figures the Local Plan preparation has been reset to enable further consideration of options to accommodate additional development. The Council works with our communities and stakeholders to identify the key challenges in B&NES, and the objectives and policies we need in place to address these. The starting point will be the Council's Corporate Strategy and the One Shared Vision, as well as other key strategies such as the Economic Strategy, the Cultural Strategy, and the Health and Well-being Strategy.
Status	Development Plan Document
Geographic Coverage	District wide

TIMETABLE & MILESTONES

Commencement	September 2022
Options/Preferred consultation **(Reg 18)** Second stage of options consultation **(Reg 18)** necessary due to revised NPPF/standard method housing figures published by government	February - April 2024 October-November 2025
Publication Draft **(Reg 19)** and draft SA report for consultation	September-October 2026
Submission to Secretary of State **(Reg 22)** with final SA Report	January/February 2027
Examination Hearings Period	July - September 2027
Inspector's Report	December 2027/January 2028
Adoption	February 2028

ARRANGEMENTS FOR PRODUCTION

Resources required and management arrangements	Cross Service Officer Steering Groups, Planning Policy Team, LDF Budget & other funding streams available. LDF Governance arrangements
Key Evidence:	LHNA, HELAA, Economic Development Needs and Land Supply Assessment; student accommodation requirements, infrastructure & viability studies, Transport Modelling and Assessments, Flood Risk Assessments, Environmental Assessments, Renewable Energy Study, Sustainable Construction, Nature Recovery, Green Infrastructure and Sustainability Appraisals. (see section.3)
Community/ stakeholder involvement	In accordance with Regulations 18 and 19 of the Town and County Planning (Local Planning) (England) Regulations 2012 and the Statement of Community Involvement

POST-PRODUCTION

Monitoring & Review	The implementation of the objectives and policies of the Local Plan will be monitored as part of the AMR as set out in the submission Local Plan.

PART 2: SUPPLEMENTARY PLANNING DOCUMENTS (SPD)

Alongside preparation and adoption of the Local Plan Partial Update the Council prepared and adopted the following SPDs.

- Transport and Development SPD.
- Planning Obligations SPD (limited review)
- Sustainable Construction Checklist SPD review

Due to changes in the plan-making system enacted through the Levelling Up and Regeneration Act (2023) and supplemented by The Town and Country Planning (Local Planning) (England) Regulations 2026 council's will be unable to amend existing or adopt new SPDs after 30th June 2026. Therefore, the approach to updating the content of current SPDs is being reviewed.

Related to the preparation of the Local Plan 2025-2043 under the legacy system and to continue to supplement current adopted policies it is anticipated that most of the council's SPDs will be retained until such time as a new-style Local Plan is prepared, whilst others (or elements of others) may be superseded e.g. through content to be included in the Local Plan 2025-2043. The latter approach is taken in relation to the Planning Obligations SPD. Clarity is provided through publication of the Draft Local Plan under Reg 19 for consultation in accordance with the summary programme above.

The Council has also prepared and adopted design guidance/coding for the Somer Valley before government's 30 June 2026 deadline. The programme for preparing and adopting the Somer Valley Design Code SPD is outlined in the summary programme above for

information. The approach to preparing other design guidance/coding continues to be explored and will be confirmed in a future Local Development Scheme.

PART 3: OTHER LOCAL DEVELOPMENT DOCUMENTS

POLICIES MAP

Role and Content	The Policies 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
Conformity	Conformity with other Development Plan Documents (DPDs).
Geographic Coverage	District-wide

TIMETABLE & MILESTONES

The production of the Policies 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 18 and 19 of the Town and County Planning (Local Planning) (England) Regulations 2012 and the Neighbourhood Planning Protocol.

POST-PRODUCTION

Monitoring & Review	An amendment to the Policies Map is contingent on the outcome of the monitoring and review of DPDs.

Statement of Community Involvement

The Statement of Community Involvement (SCI) sets out how the community, stakeholders and interested parties are involved in the production of plans and proposals for the District and the determination of planning applications. The SCI reflects the localism agenda and sets out the engagement processes, guidance for the establishment of Neighbourhood Fora, preparation of Neighbourhood Plans and Neighbourhood Development Orders.

The SCI was approved in September 2022. It is not currently anticipated that it will be reviewed during this Local Development Scheme period.

APPENDIX A
Current Supplementary Planning Documents and Guidance
https://beta.bathnes.gov.uk/index-supplementary-planning-documents-spds

Accessibility standards for affordable housing (guidance note)
Agricultural Building Design Guidelines for the Mendip Hills AONB (published 2001, revised 2013).
Archaeology in Bath & North East Somerset SPG (May 2004) and **Archaeology in the City of Bath SPG** (May 2004)
Bath City-wide Character Appraisal (August 2005)
Bath Conservation Area Character Appraisals
Bath Conservation Area Design and Conservation - Commercial signage and tables and chairs on the highway (July 2016)
Bath Shopfronts: Guidelines for Design and Conservation (1993)
Bath Western Riverside SPD (March 2008)
Bathscape Landscape Character Assessment
Energy efficiency, retrofitting, and sustainable construction (Jan 2022)
Energy Efficiency Retrofitting & Renewables Permitted Development Check List & Guidance Note
Existing Dwellings in the Green Belt SPD (October 2008)
External Building Materials
First Homes Interim Position Statement
Gull and Pigeon Control and Protection in the Historic Environment
High Street, Twerton: Historical Survey
Guidelines for Horse-related Development for the Mendip Hills AONB (published 2004, revised 2012)

Houses in Multiple Occupation Supplementary Planning Document (February 2023)
Industrial Land: Guidance Note on the Implementation of Placemaking Plan Policy ED2B (January 2020)
Keeping Horses and Ponies in the Cotswolds AONB
Keynsham Shopfront and Façade Survey and Conservation Guidance
Local List Sustainable Construction Checklist
Locally Listed Heritage Assets SPD
Paint Colours and Finishes for Historic and Traditional Shopfronts
PBSA Clarification Note (February 2024)
Permitted Development Checklist for Energy Efficiency and Domestic Renewables
Planning Obligations SPD (last updated in 2026)
Priston Village Design Statement Supplementary Planning Document (2018)
Renewable Energy in the Green Belt in Bath and North East Somerset
Rural Landscapes of Bath & North East Somerset: A Landscape Character Assessment (February 2003)
SouthGate Guidance for Shopfront Design
Streetscape Manual SPD (April 2005)
Sustainable Construction Checklist Supplementary Planning Document (2018)
Sustainable Construction Checklist SPD: Heat networks guidance note (2018)
The Climate Emergency and the Historic Environment
The Setting of the City of Bath, World Heritage Site
Transport and Development SPD 2023
Walcot Street Works (1997), **Cherishing Outdoor Places** (1994), and **External Building Materials Local Design Guide**
West of England Sustainable Drainage Developer Guide (March 2015)

Conservation Area Appraisals

The Council has a number of conservation areas, the following of which are SPD or a material consideration.

- Chew Magna Conservation Area Statement (2003)
- Claverton Conservation Area Appraisal (2007)
- Combe Hay Conservation Area Appraisal (2014)
- Hinton Blewett Conservation Area Appraisal (2014)
- Freshford and Sharpstone Conservation Area Appraisal (2007)
- Hinton Blewett Character Appraisal (2014)
- Keynsham Conservation Area Appraisal and Management Plan (2016)
- Midsomer Norton and Welton Character Appraisal (2018)
- Paulton Conservation Area Statement (2003)
- Pensford Conservation Area Appraisal (2008)
- Queen Charlton Character Appraisal (2018)
- Radstock Conservation Area Appraisal (1999)
- Saltford Character Appraisal (2018)
- South Stoke Conservation Area Appraisal (2014)
- Wellow Conservation Area Appraisal (2007)
- Woollard Conservation Area Appraisal (2008)

Village Design Statements

- Bathford Village Design Statement (2005)
- Chew Magna Village Design Statement (2006)
- Hallatrow & High Littleton Design Statement (2003)
- Larkhall Character Statement and Development Principles (1998)
- Paulton Village Design Statement (2003)
- Peasedown St. John Village Statement (2001)

APPENDIX B
GLOSSARY OF TERMS

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. Previously known as an Annual Monitoring Report.

CIL Community Infrastructure Levy

CS **Core Strategy:** sets out the long-term spatial vision for the local planning authority area, the spatial objectives and a strategic policy framework to deliver that vision. The Core Strategy will have the status of a *Development Plan Document* and will form Part 1 of the new style Local Plan.

DP **Development Plan:** as set out in Section 38(6) of the Act, an authority's development plan consists of the relevant *Development Plan Documents* contained within its *Local Development Framework.*

DPD **Development Plan Document:** spatial planning documents that are subject to independent examination 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 Policies Map*.

FRA **Flood Risk Assessment:** an assessment of the risk of flooding from all flooding sources, identifying flood mitigation measures to reduce the impact of flooding to the site and surrounding area and recommendations on actions to be taken before and during a flood.

IFS Infrastructure Funding Statement

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 Neighbourhood Planning Protocol.

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

This includes a review of the Council's Statement of Community Involvement.

NPPF **National Planning Policy Framework** sets out the Government's planning policies for England and how these are expected to be implemented. It replaces all previous planning policy guidance notes and planning policy statements.

PMP **Placemaking Plan:** a Development Plan Document being prepared to complement the strategic framework in the Core Strategy by setting out detailed development principles for identified sites and other policies for managing development across Bath & North East Somerset. It will form Part 2 of the new style Local Plan.

Policies Map: previously referred to as the **Proposals Map** and illustrates geographically the policies and proposals in the Development Plan Documents (DPD) on an Ordnance Survey map. Inset Maps show policies and proposals for specific parts of the district. It will need to be revised each time a new DPD is adopted.

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.

SDS Spatial Development Strategy

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.

WECA West of England Combined Authority

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).

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