

# South Gloucestershire Council

## REPORT TO: CABINET

**REPORT TITLE (AND WARD(S)):** Update to the South Gloucestershire Council Local Plan Delivery Programme (LPDP) 2020 to 2023

### **Purpose of Report**

In preparing this report officers have had regard to the present COVID-19 circumstances. Where possible the report identifies any impacts arising from this and takes them into account in the assessment of issues and recommendations made.

1 To consider an update to the Local Plan Delivery Programme (LPDP) which sets out the programme for the preparation and review of the Council's planning policy framework for the next 3 years.

### **Recommendation**

1. That the LPDP Update April 2020 – March 2023 as set out in Appendix 1 is approved for publication setting out the council's planning policy work programme for the next three years.
2. The Director of Environment and Community Services in consultation with the ECS Executive Member for Planning, Transport and Strategic Environment be given delegated authority to:
  - (i) to make editorial amendments to ensure the LPDP is up-to-date and correct any errors before publication; and
  - (ii) approve any necessary and appropriate amendments to the timetable of any documents within the LPDP Update as requested by officers in the Strategic Planning Policy & Specialist Advice Team.

### **Policy**

2 Local Authorities are required under the Planning and Compulsory Purchase Act 2004 to keep up to date a three-year rolling work programme for preparing planning policy framework documents. This is referred to in the formal regulations as the Local Development Scheme (LDS), although a simpler description would be the Local Plan Delivery Programme (LPDP). The LPDP sets out the work programme and timetable for preparing the council's Local Plan and supporting planning guidance and documents. This enables local communities, the development industry and others with an interest in the development process to engage in plan preparation with some certainty. Plans must be included in the LPDP and prepared in accordance with the published timetable in order to be found sound at examination. The LPDP can be updated at any time, with the

Government's expectation that it is keep regularly reviewed.

## **Background**

3 The LPDP needs to ensure it supports the Council's new objectives and priorities. At the heart of this is the requirement to ensure the Council has an up to date Local Plan that can respond to the challenges of delivering future homes, jobs and infrastructure to support a vibrant and prosperous local economy in accordance with the Council's objectives for sustainable communities. Achieving these objectives will require the development of policy frameworks that operate at both the West of England, district and local community levels. As many aspects of land use/ spatial planning cross local authority boundaries, they therefore require strategic cross-boundary approach to be taken. The preparation of an up to date Local Plan will need to take into account the Duty to Co-operate.

4 The LDS was last updated in February 2019, with a minor update in January 2020 to include the Waste Management SPD. Following the formal withdrawal of the JSP on 7<sup>th</sup> April and the council declaring a Climate Emergency and associated nature emergency in July 2019, these changes in circumstances warrant the current review. It will also be important for the council to have clearly established its strategic and local policy framework priorities, so it can do everything practically possible to support the post Covid-19 economic and community recovery in accordance with the council's objectives for delivering sustainable development. The key changes needed to the LPDP are described below along with delegation sought to finalise and publish a revised LPDP to cover the next three years to 2023. It is also important to recognise that the timetables proposed seek to balance the requirement to ensure the council has an up to date Development Plan and supporting documents in place as quickly as possible, while managing the impacts of the COVID-19 circumstances. Appropriate references to this are made for documents introduced below. Any further impacts which might delay the work programmes will need to be considered and appropriate adjustments made at that time.

## **The Issues**

5 The following planning policy documents are identified in the LPDP to be prepared/adopted during the period April 2020 to March 2023 as follows:

### **a) Spatial Development Strategy (SDS)**

The JSP was formally withdrawn on the 7<sup>th</sup> April. The four authorities and West of England Combined Authority (WECA), remain committed to working together on the best way forward on strategic planning policies for the sub-region to positively address its strategic planning needs including the Climate Emergency. Accordingly, following changes introduced in the NPPF in 2019, the council is now collaborating on the scoping of a potential Spatial Development Strategy (SDS) with WECA and the Combined Authority UAs, while at the same time working under the duty to co-operate with North Somerset Council who will prepare their own Local Plan, as they are not part of WECA.

It will be important that this process is evidence led, and undertaken in an open-minded way, that doesn't start with the answer, and ensuring that we test the reasonable alternatives against the evidence. It is also important to note this process would be different to the joint working under the JSP. Whereas previously

the approach was a shared approach to address shared issues, now there are likely to be two separate processes – an SDS and a North Somerset Local Plan.

A detailed report setting out the outcome of this work is intended to be presented to the WECA Committee for decision at its meeting in June. This report will set out measures to ensure alignment and parallel working between plans to reduce the risk of not getting agreement through the Duty to Cooperate process and meeting any new performance requirements that may be introduced through future NPPF/ Planning reforms. It will also identify any additional impacts to the timetable for preparing the SDS in light of the COVID-19 circumstances.

Any SDS would be expected broadly to cover the following:

- **Strategic priorities** - principles that inform all aspects of strategic planning including cleaner and inclusive growth to respond to the climate change emergency declarations.
- **Spatial vision** – setting out the nature of places and relationships between them (objectives focussed);
- **Spatial strategy** broad pattern and scale of (housing, employment inc retail, infrastructure) development relative to existing assets etc inside and outside the area needed to achieve the spatial vision.
- **Housing and jobs requirements** - the overall quantum of housing and employment growth within the West of England Combined Authority Area and the distribution as per the spatial strategy and any other cross boundary agreements.
- **Other thematic policies:** e.g. Affordable housing etc

#### **b) South Glos Local Plan 2020**

The programme and scope of the preparation/ review of the South Gloucestershire Local Plan (which will replace the Core Strategy and Policies, Sites and Places Plan) will be a key corporate document for realising the council's spatial and place led objectives. It will also be a key delivery strategy for how the council is going to achieve sustainable growth in accord with its declared Climate Emergency and give statutory spatial expression to the council's urban regeneration objectives for Kingswood, Yate and other urban communities.

As explained above the Local Plan will be prepared alongside the SDS. When adopted the SDS and new SGC LP will be the up to date development plan for South Gloucestershire.

As the LPDP explains, the Local Plan timetable (2020 onwards) has been devised, that focuses on making progress during this year, prior to further clarify on the SDS.

#### **LPDP & Relaunch (2020)**

The Local Plan 2020 will commence with the publishing of the updated LPDP which will reset and launch the Local Plan timetable supported by a GDPR compliance check on the Local Plan consultation database which is intended to be undertaken in May and opening the Local Plan Call for Sites in June subject to the impact of Covid 19. The council plans to submit a Phase 1 Local Plan Consultation Document to be presented to its Cabinet in July. This is dependent on resources, competing workstreams, and impact of Covid 19. Otherwise this will be deferred to Cabinet in Autumn 2020 for consultation during Autumn/Winter 2020. The intention is to then

undertake targeted consultation on issues, capacity building and awareness raising of the choices the council potentially faces to deliver the growth in homes and jobs expected to be required and what communities will need for this to take place, prior to SDS consultation.

### **Phase 1 Consultation (2020)**

It is expected the council's new Local Plan Phase 1 document will cover the following:

- Key issues and priorities
- Emerging spatial strategy principles, with separate sections on;
- Council's key approaches and policy areas required to achieve Urban Lifestyles, including high street regeneration and master planning work at Kingswood and Yate and other opportunities which may come forward
- Council's commitment to supporting a hierarchy of sustainable rural villages
- Local policies aligned with strategic plan and more detailed thematic policies & local standards e.g. design and local distinctiveness, climate change and energy management, local retailing policies, open space & recreation, meeting the needs of the travelling community

### **Phase 2 Consultation (2021 – 2022)**

Following analysis of the Phase 1 consultation and preparation of associated technical updates, a Phase 2 document will be produced for consultation in 2021. The release of this document will be linked to progress on the SDS.

The 2021 Phase 2 consultation will present potential site allocations for the first time, this will require a range of community involvement and stakeholder events, techniques and supporting technical evidence to be produced.

The Phase 2 document is intended to consult on the following content:

- Key Issues & Priorities
- Growth targets – established through SDS process
- Draft spatial strategy principles, and;
  - Options for Large Scale growth, areas and allocations
  - Urban Lifestyles - draft allocations and policies
  - Sustainable Rural Villages – draft allocations and policies
- Policy Framework – Draft policies for strategic and local level policies.

The high volume of likely responses, technical assessment and engagement required for phase 2, will require work and analysis on the phase 2 document to continue into 2022.

### **Draft Plan/Phase 3 (2022-2023)**

During 2022, dependent on progress with the sub regional SDS document, the intention would be for a Draft Local Plan (formal consultation, Regulation 19) to be produced and consulted on. This would confirm the preferred spatial growth strategy, set out growth allocations and full range of draft policies. This would allow progress towards a Local Plan submission document to government during 2023.

## **c) Neighbourhood Plans**

There are currently 4 Neighbourhood Plans in South Gloucestershire under preparation, with three of these Plans – Oldbury, Thornbury and Charfield expected

to progress to Examination in the next 12-18 months with Pucklechurch currently pausing to review the options available to before taking their plan forward. The Council has a duty to support local communities in this work. Accordingly, officers have established liaison arrangements to work with and support local communities undertaking neighbourhood plans.

#### **d) Supplementary Planning Documents (SPDs)**

Supplementary planning documents (SPDs) build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making. To help mitigate the impact of delays created through having to reset the Local Plan timetable, a targeted number of SPDs are considered to add further detail to the policies in the adopted development plan while not adding unnecessarily to the financial burdens on development. Officers are satisfied that this programme is achievable subject to no further unforeseen impacts of COVID-19. A list, (which may be subject to change) of the SPDs to be prepared and why they are considered necessary is set out below.

##### **i. Responding to Council's declared Climate Change Emergency**

The preparation and review of a number of Supplementary Planning Documents will support the delivery the council's Climate Emergency and associated nature emergency pledge by adding further detail and guidance to the policies in the development plan on particular issues. The proposed programme of SPD preparation is to include:

- **Green Infrastructure SPD** – will provide South Gloucestershire's expression into SPD of WoE GI strategy guidelines and to include an overarching GI Strategy and an interactive map. The purpose of the document is to provide practical guidance and advice on how green infrastructure can be incorporated into new development, conserving and enhancing the existing ecological networks, preserving landscape features and attributes and improving footpath and cycle accessibility within a scheme. It will also help to deliver South Gloucestershire's commitment to improved design quality and to the wider West of England GI Strategy and the Government's national GI Framework requirements
- **Biodiversity and Planning SPD** – will provide South Gloucestershire's expression of WoE biodiversity guidelines, climate change, biodiversity net gain, district newt licencing, protected species, procurement biosecurity, cross referencing to the GI Asset Management Plan, GI SPD and provide a technical advice on the application of the DEFRA 10% Matrix Biodiversity Net Gain (BNG).
- **Trees and Development SPD** - The Trees and Development SPD will reference best practice and include details of how to assess the quality and value of the tree stock of a site and the requirements to achieve a net gain in canopy cover. The SPD will reference site design taken from our adopted Design Checklist SPD and include elements from the GI SPD, previous Landscaping and Trees and Hedgerows SPDs, as appropriate and still current.
- **Sustainable Drainage Systems SPD** – To cover water management, flood and drought resilience and to ensure compliance with sector best practice including the Building with Nature benchmark.

ii. **Supporting the Council's commitment to place led development**

- **A review of the CIL SPD** – The new Regulations which came into effect in September 2019 removed the restriction on the pooling of five or more s106 contributions towards the same piece of infrastructure and removed the requirement on the council to produce a schedule (under regulation 123) of all the infrastructure intended to be contributed to by CIL, replacing it with a requirement to produce an Infrastructure Funding Statement. Accordingly, the Council can now use planning obligations through the s106 process, subject to justifying they are necessary, reasonable, and directly related to the development required to provide additional funding towards infrastructure needs. It is proposed to address these matters through updating technical operational advice in the CIL SPD on relationship between CIL and s106 agreements.
- **Household Extensions and Barn Conversion SPDs** - By setting out clear guidance on what policy and national guidance expects, this will establish a baseline of the quality that developments will need to achieve. This in turn will help provide some clarity and certainty into the determination process as officers, members, applicants and their agents understand in more detail what is expected. With a greater understanding of what a policy compliant scheme requires, the SPD will make the determination process more efficient by raising the standard of submissions, aid negotiations or add robustness to refusals.
- **Self-build and Custom Housebuilding SPD** – To support how we deliver self-build and custom housebuilding in South Gloucestershire by elaborating and providing further explanation on potential plot sizes to meet demand and affordability, marketing of plots, valuation, increasing the eco-credentials of self and custom build homes, and delivery through a self-build partnership (in the pipeline). The SPD will also expand on topics raised in our Self-build Delivery Statement – design codes, plot passports, and delivery models.
- **Housing in Multiple Occupation (HMO) SPD** -This SPD is currently being scoped and a further update to the LPDP will be provided to confirm the SPD profile. Subject to confirming SPD programme, the SPD would aim to provide further guidance on the key issues and approach to considering application for HMOs, to support adopted planning policy on this issue. The SPD would provide clarity as to where Article 4 Directions will remove Permitted Development Rights (PD) for HMOs in the district. A separate work stream will be needed if Article 4 directions, removing permitted development rights for HMO, are to be enacted in the district.
- **Affordable Housing SPD 2015 Refresh** – Since this SPD was adopted, changes to the NPPF and other regulatory changes have been introduced. A refresh of this SPD is currently being scoped and a further update to the LPDP will be provided to confirm the SPD profile.

e. **Other statutory documents and strategies**

- **i) Statement of Community Involvement Refresh** - Section 18 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to produce a

Statement of Community Involvement. This should explain how they will engage local communities and other interested parties in producing their Local Plan and determining planning applications. The current South Gloucestershire Statement of Community Involvement was adopted in 2015 and is published on the local planning authority's website here: <http://www.southglos.gov.uk/environment-and-planning/planning/planning-policy/statement-of-community-involvement>. Planning Regulations require SCIs to be reviewed every five years, starting from the date of adoption of the statement of community involvement. A refresh of the 2015 SCI is in the process of being undertaken, which takes account of, updated regulations, new digital solutions and benchmarking of other authorities. The work programme for preparing the SCI is set out in the LPDP at Appendix 1. The SCI Refresh will be subject to public consultation in accordance with the decision of the ECS Executive Member for Planning, Transport and Strategic Environment.

**ii) Community Infrastructure (CIL) Charging Schedule Review** - CIL Charging Schedule was adopted on 6th April 2015 and the charging of CIL on planning applications commenced on 1st August 2015. The CIL allows local planning authorities to raise funds from developers who are undertaking new development projects in their area. Where planning permission is granted for a development that is CIL chargeable, CIL is levied as a charge per square metre of net additional floorspace. When CIL was adopted it was the intention to review it every 3 years. This review was also intended to take account of the expected outcomes of the JSP and establishment of a new strategic housing requirement and locations for strategic growth in South Gloucestershire. The Council's current Local Plan Delivery Programme was updated to include a new CIL timetable and programme for its production.

Notwithstanding the above, with the current Covid-19 emergency, the ability to set a revised CIL Charging Schedule with any certainty and confidence is considered to be impractical given the commercial development sector and residential housing market is experiencing uncertainty. It is therefore proposed to postpone any decision to progress a CIL review for 6 months until the economic and social impacts on the pandemic are clearer and officers can reassess how development finance, viability and consumer confidence has been impacted in relation to what could be considered going forward to be a return to 'normal market conditions'. As it will be effectively the assessment and consideration of 'normal market conditions' that determines the ability to set CIL charges.

However, in the interim it will be important first, to continue to review the existing CIL rates and their implementation/ collection and ensure the technical case for any proposed amendments is undertaken. This will ensure the council can respond positively and flexibly starting an earlier partial review of the charging schedule if necessary, if it is apparent this option would be the best way of addressing this and other issues, more effectively. Secondly, it is considered appropriate to update the council's approach to s106s to better reflect the new regulatory policy landscape following changes to the CIL regulations made in September 2019. This is being co-ordinated through the ECS Executive's portfolio responsibilities. The s106 and Planning Obligations Supplementary Planning Document (SPD) will also need to be updated as soon as practicable, as detailed in this report.

**iii. Maintaining an up-to-date Policies Map** - to reflect the changing policy framework and to incorporate new spatial mapping constraints and other key datasets,

the Council's Policies Map will be updated as appropriate and necessary. This is now fully supported as a digital document enabling updates to be made effectively.

## **Consultation**

6 Requirements to engage local communities, statutory undertakers and other bodies are embedded in the planning acts and regulations. The production of all planning documents entails public engagement, as set out in the Council's Statement of Community Involvement (SCI) ([www.southglos.gov.uk/planningsci](http://www.southglos.gov.uk/planningsci)). The arrangements for public consultation on each Plan are set out in the LPDP. It is the role and responsibility of South Glos Cabinet/ Executive Members to set the policy direction and take forward the business of the council. This is the forum for how the policy framework of the development plan will be developed and taken forward in accordance with the council's constitution. However, it is also important to ensure appropriate mechanisms are in place to ensure all members are kept informed and have an opportunity to comment on the emerging planning policy framework to be effective in discharging their duty to their constituents. It is therefore proposed to establish a cross-party Policy Advisory Group (PAG) to support the LPDP programme of work. This will be the primary mechanism for ensuring political groups are informed of, and engage in how policy framework is being prepared, particularly regarding the timetable and key stages. It will also enable the impacts of COVID-19 to be considered and any appropriate adjustments made to the Local Plan and support supplementary and technical documents.

## **Equalities Considerations**

7 By ensuring the LPDP is up to date it enables local communities, the development industry and others with an interest in the development process to engage in plan preparation with some certainty. In preparing the documents identified in the updated LPDP a range of consultation methods and techniques will be utilised to engage with different stakeholder groups in accordance with the council's SCI.

## **Alternative Options Considered**

8 As explained in the report, the council is required under the Planning and Compulsory Purchase Act 2004 to keep up to date a three year rolling work programme for preparing planning policy framework documents. The council has the option not to proceed with the LPDP update given the COVID-19 situation. However, this would then expose the council to the LPDP being increasingly out of date and failing to reflect the spatial requirements of the council's new corporate policy agenda, particularly around its recently declared Climate Change Emergency and its place making and community led design objectives. The timetable programmes for each document therefore also reflect the need to address any impacts arising from the COVID-19 situation.

## **Risk Assessment**

9 Risks associated with not having an up to date LPDP and how these will be mitigated are set out at paragraphs 17 and 18 Documents in the LPDP contain planning policies which have implications relating to equalities, sustainability, natural environment,



planning, public health and equalities, including legal requirements. However, the LPDP itself does not have any direct implications on these matters. Notwithstanding this, members are advised that preparation of the SDS is a new kind of development plan in terms of its purpose and function. As such, risks are associated with its preparation and by association the council's new Local Plan, would not have previously been identified for statutory plan making tasks. The management and oversight of such potential risks will be carefully reviewed as part of the SDS preparation. A separate report on the SDS which is intended to be presented to the WECA Committee in June will cover this in more detail. Likewise, the impact of COVID-19 will also need to be carefully considered as explained in this report.

### **Financial Implications (includes tax implications such as VAT)**

10 To deliver the documents set out in the updated LPDP in accordance with the milestone work programmes set out at Appendix 1 for each DPD/ SPD, this will require a significant staff resource and budget commitment to ensure this work programme can be resourced. In recognition of the long-term nature of plan making and the peaks and troughs in expenditure as different stages are reached, the Council has made provision for this both through its annual Local Plan studies budget and the local development framework long term reserve financial planning (LDF LTR). As at Quarter 1 2020/21 based on the existing LDF base budget continuing and monies available in the LDF LTR, sufficient budgetary provision is available to resource the LPDP. Should additional budgetary pressures be identified this position will need to be reviewed.

Steve Strange Finance Business Partner (ECS/CECR) 01454863122

### **Legal Implications**

11 The LPDP is a statutory requirement. Therefore, it is important to keep it under review and regularly updated to demonstrate how the Council is taking forward its policy framework as part of its Local Plan Review, including joint working on the SDS in order to contribute to the Council's compliance with the Duty to Co-operate and to be found sound at Examination.

Lorraine Neve – Planning Solicitor – Legal & Democratic Services - 01454-866120

### **Human Resources Implications**

12 The staff resources needed to prepare the documents in the LPDP will be drawn in large part from existing staff within the Strategic Planning Policy team, supported as required by colleagues within other teams across the council and consultancy where the necessary expertise does not exist in-house. The team have the skills to support Neighbourhood Development Plans (NDPs) should any communities wish to bring any forward over the next 2-3 years but beyond a relatively low level of input, this would require a rescheduling of existing work programmes, or additional resource provision to be established.

Gaynor Fisher – Human Resources Business Partner – 01454 868193

## **Climate Emergency and Environmental Implications**

13 Ensuring the council has an up to date development plan, supporting SPD programme and other statutory documents and strategies has significant climate emergency and environmental implications. As of July 2019 all 4 West of England authorities and the West of England Combined Authority have declared climate emergencies' committing to area wide carbon neutrality by 2030. The future location of housing, population, jobs and infrastructure has a significant impact on the delivery of these Climate Emergency commitments. These policies in turn have significant implications for nature and communities, in terms of enabling the recovery of our local natural environment and for residents and businesses to lead lives that have minimal environmental impact. It is therefore essential that an up to date development plan and supporting policy framework documents are in place as soon as possible for South Gloucestershire which are consistent with these commitments and ensures that new development is consistent with the 2030 target. Furthermore, given there is only 10 years left until 2030, the timeframe for getting a strategic and local planning framework in place that responds to the Climate Emergency declaration is therefore crucial.

Lucy Rees, Senior Environmental Policy and Climate Change Officer - 01454 862224

## **Social Implications**

14 The council's development plan and supporting policy framework documents has significant implications for a wide range of Council services in terms of, for example, the future location of population, jobs and infrastructure. These factors are essential in supporting individuals, families and communities in reducing inequality of all types and providing the best chances in life and this will need to be considered as the new planning policy documents are developed

Mark Pullin, Strong, Safer Communities Manager – 01454 868480

## **Economic Implications**

15 The council's development plan and supporting policy framework documents has significant implications for supporting a strong and prosperous economy. These factors are essential in supporting individuals, families and communities in reducing inequality of all types and providing the best chances in life and this will need to be considered as the new planning policy documents are developed

Ian Steele - 01454 868202

## **Privacy Impact Assessment**

16 In preparing to council's development plan and supporting policy framework documents the council will ensure full consideration to its data protection responsibilities. All relevant and necessary steps, including removing personal contact details from correspondence received and ensuring all parties are advised of how their personal contact information will be used, will be undertaken. Officers are therefore satisfied that any impacts of the Plan itself on specific individuals or groups, will be appropriately addressed.

## **Risks, Mitigations & Opportunities**

17 The maintenance of an LPDP is a statutory requirement under the Planning and Compulsory Purchase Act 2011. It is the starting point for residents and stakeholders to find out what planning policies relate to their area and how they will be reviewed. Setting out publicly the Development Plan work programme through the LPDP establishes clarity for residents, businesses and other bodies and sets out a clear programme to enable stakeholder engagement at key stages in the process. By publishing the council's new LPDP it is significantly reducing the risk that the council will be challenged for not having an up to date local plan review programme in place.

18 It is also important to demonstrate that the council is undertaking its local plan programme, in accordance with the principles of the Duty to Co-operate (DtC). Failure to engage with our neighbouring local authorities actively, constructively and on an ongoing basis will make it difficult for the Council to demonstrate to the government that the UAs are delivering robust, strategic planning consistent with the DtC and ultimately the Plan could be found unsound. By setting out a clear commitment to prepare the SDS and the South Gloucestershire Local Plan, the council is greatly reducing the potential challenge that its plan making programme has failed to comply with the duty to co-operate and that there is no effective mechanism to provide a strategic review of the housing requirement by 2023 and set any site specific allocations or policy designations for its delivery. As also explained in this report, the timetables proposed seek to balance and take into account the requirement to ensure the council has an up to date Development Plan and supporting documents in place as quickly as possible while managing the impacts of the COVID-19 circumstances. Any further impacts which might cause delays to work programmes will need to be considered and appropriate adjustments made at that time.

## **Other Implications**

19 The Local Plan and supporting policy framework documents play a key part in delivering the council's corporate ambitions and objectives. It is therefore important that the Plan gives the necessary spatial expression to the council's Corporate Plan. In achieving this it will be important that the Chief Executive & Corporate Resources and Children, Adults & Health Directorates, as well as the Council's key partners are kept informed and participate in its preparation. This will aim to be achieved through the governance arrangements established to deliver each of the plans and documents included in the council's LPDP as set out at Appendix 1.

## **Reasons for Decision**

20 The documents which are set out in the LPDP for 2020 – 2023 reflect the Council's priority to ensure that it has an up to date development plan, both in respect of managing land use change and in applying development management policies. This will ensure the Council minimises its reliance on out of date Local Plans and therefore reducing the risk of planning by appeal where there is no up to date development plan. It also helps to ensure that the local authority prioritises its objective to address key issues such as the pressure

of housing growth, driving sustainable economic growth and maintain the quality of life for existing and future residents and ensures appropriate resources and other supporting arrangements are available to over the next 3 financial years, in accordance with its declared Climate Emergency and the expected post Covid-19 economic and community recovery planning.

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### **Background Papers**

#### **Background Papers**

South Gloucestershire Local Development Scheme 2019 – 2022

#### **Appendices**

Appendix 1 - South Gloucestershire Council Local Plan Delivery Programme (April 2020 – March 2023) update