

SOUTH GLOUCESTERSHIRE LOCAL PLAN

Delivery Programme 2025-2028

OCTOBER 2025 UPDATE



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What is the Local Plan Delivery Programme?

Following the planning reforms introduced by the Government in 2010 that encouraged local planning authorities (LPAs) to refer to their Development Plan as the Local Plan (rather than the Local Development Framework (LDF)), and the introduction of neighbourhood planning arrangements, we are now more commonly referring to the Local Development Scheme (LDS) as the council's Local Plan Delivery Programme (LPDP).

South Gloucestershire Council has prepared this update to its LPDP to identify which Local Development Documents will be produced, in what order and when. It also provides information regarding subject matter and the geographical areas which the documents will cover.

What period does it cover?

This Local Plan Delivery Programme (LPDP) covers the period October 2025 to October 2028 and replaces the Local Plan Delivery Programme published in February 2025.

How often is it reviewed?

The LPDP is reviewed at least annually but may be subject to more frequent reviews to keep the published programme up to date and ensure a 3 year rolling programme is maintained.

Current Local Plan

The adopted Development Plan for South Gloucestershire comprises the following Local Plan documents:

- The **Core Strategy** (adopted December 2013);
- The **Policies, Sites and Places (PSP) Plan** (adopted November 2017); and
- The **Joint Waste Core Strategy** (adopted March 2011).

This is supported by the following:

- The **Policies Map** – an interactive map that displays the policies of the adopted Development Plan that apply to specific geographical locations and is available via our website at: [Policies map | BETA - South Gloucestershire Council \(southglos.gov.uk\)](https://www.southglos.gov.uk/policies-map)

It will be amended every time a local plan document containing a site specific policy or proposal is adopted or we receive mapping updates from our partners such as the Environment Agency and Natural England, which require the environmental data we hold to be updated;

- The **Statement of Community Involvement** (SCI) (adopted January 2010 (refreshed 2015)); and March 2021. Our SCI is available at: [Statement of Community Involvement | BETA - South Gloucestershire Council \(southglos.gov.uk\)](https://www.southglos.gov.uk/statement-of-community-involvement)

The council has published and keeps under review a suite of Supplementary Planning Documents (SPD) which provide more guidance on Local Plan policies. A list of the Council's Supplementary Planning Documents (SPDs) and other planning guidance which have been adopted can be found [online](#).

The **Authority's Monitoring Report (AMR)** monitors plan preparation and the extent to which policies in local planning documents are being implemented. It monitors key data such as housing completions, growth and losses in office and in industrial space. The AMR is based upon the period 1 April to 31 March each year. Our AMR is available at [Local plan monitoring | BETA – South Gloucestershire Council \(southglos.gov.uk\)](#)

Future Programme and Other Documents

The LPDP needs to ensure it supports the Council's objectives and priorities. These are currently set out in the [Council Plan 2024 to 2028 | BETA - South Gloucestershire Council \(southglos.gov.uk\)](#) with particular responsibility for the following two Council Plan Goals:

- Goal 2 Help reduce inequalities
- Goal 5 Build better places with secure affordable housing and good sustainable transport links

At the heart of delivering these Goals is the requirement to ensure the Council has an up-to-date Local Plan. By preparing the Local Plan the council is setting out a clear statement of intent for the development of our area to be plan-led. As many aspects of land use/ spatial planning cross local authority boundaries, they will also require a strategic cross-boundary approach to be taken. Accordingly, the preparation of an up-to-date Local Plan will need to ensure it has been undertaken in accordance the Duty to Co-operate.

Profiles of the documents identified in the LPDP to be prepared/ adopted during the period 2025 – 2028, including timetables for their preparation, are set out in **Appendix A**. A brief summary of each is set out below.

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 in accordance with the NPPF 2024 and the Government's planning reform programme.

Development Plan

South Gloucestershire Local Plan

In November 2023 Cabinet approved a revised timetable and programme, for the preparation of the Council's new Local Plan to replace, in due course, the current Core Strategy and the Policy, Sites and Places Plan.

The new SGLP will be a development plan document (DPD) covering the whole administrative area of the District for the plan period 2026/27 to 2040/41. The Plan will replace policies in the Core Strategy and the Policies, Sites and Places Plan. It provides the opportunity for the council to set out its blueprint for how it intends to deliver on its goals of achieving carbon net zero, supporting nature's recovery, and reducing cost of living inequalities, while also setting out how the council intends to support the delivery of the homes and jobs people need. The new Local Plan will set out strategies and sites for where the new homes we need to build, jobs, key services, facilities, and many other types of infrastructure should be located. It also sets out the planning policies needed to guide new developments so they are designed and delivered in a way that will have a positive

impact on delivering homes that are genuinely affordable, the climate emergency, ecological crisis, cost of living pressures, and help to close inequalities gaps within South Gloucestershire.

The Council is committed to work in partnership with and for communities, developers, utilities providers, and key interest groups to make the important choices about where the new homes and jobs could be located, what areas should be protected, and where to enhance for nature and renewable energy. The intention is for this document to firmly build on and incorporate the key principles, approaches, policies, sites and evidence consulted on and published in the previous informal stages of the Local Plan undertaken in 2020 to 2024 through the completion of the Regulation 18 consultation Phases 1 to 4.

We will also confirm which policies in our adopted Local Plan (the CS and PSP) will be saved for the time being until replaced by national development management policies and or a future development plan. Once this is clearer, we may need to further update our Local Development Scheme (LDS).

For updates on the Local Plan programme and timetable visit www.southglos.gov.uk/newlocalplan

Community Infrastructure Levy (CIL) Refresh

The decision to progress a CIL review is currently pending further clarity on the Government's intended Planning and CIL reforms following the passing of the Levelling Up and Regeneration Act. In the interim the Council has updated its approach to s106s to better reflect the new regulatory policy landscape following changes to the CIL regulations made in September 2019 and has published a refresh of its Developer Contributions (CIL/S106) SPD. Details are available at: [Community Infrastructure Levy \(CIL\) | BETA - South Gloucestershire Council \(southglos.gov.uk\)](http://Community Infrastructure Levy (CIL) | BETA - South Gloucestershire Council (southglos.gov.uk))

Supplementary Planning Documents (SPDs)

Supplementary planning documents (SPDs) build upon and provide more detailed advice and guidance on policies in an adopted local plan. As they do not form part of the Development Plan, they cannot introduce new planning policies, however, they are a material consideration of significant weight in decision-making. To help manage the transition to the council having an up to date Development Plan in place since 2021 12 new SPDs have been prepared. Details of all our SPDs are available at: [Supplementary planning documents | BETA - South Gloucestershire Council \(southglos.gov.uk\)](http://Supplementary planning documents | BETA - South Gloucestershire Council (southglos.gov.uk))

To support the council's new Local Plan a further programme of SPDs is also proposed to be prepared. Further details will be included in the LPDP as programmes for these documents to come forward for preparation.

Conservation Area Character Appraisal and Management Plan Refresh Programme

Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("LBCA 1990") requires periodic review of conservation areas and for authorities to consider further designation as appropriate. Additionally, section 71(1) LBCA 1990 places a duty on the local planning authority *"from time to time to formulate and publish proposals for the preservation and enhancement"* of their conservation areas. To support this, work has commenced with updates to the Conservation Area Character Appraisal and Management Plan Programme, beginning with Almondsbury Conservation Area that was published in May 2024 and Tockington Conservation Area in June 2025.

Previously the conservation area appraisals were being taken forward as SPDs. However, following a review of the processes for the preparation of SPDs, there was concern that any proposed boundary extensions could exceed the legal scope of what was permissible within an SPD. Therefore, to

comply with the requirements of Regulation 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012, refreshes of conservation area character appraisals will be prepared as non-Local Development Documents (LDD) guidance documents on which public consultation will be sought.

Other Technical Documents

Technical Advice Notes (TANs)

These are considered helpful to explain matters of technical and procedural nature. For example how South Gloucestershire Council expects appropriate evidence through parking surveys to be gathered where parking issues need to be considered as part of the application determination process. The list of current TANs is available at [Planning policy guidance | BETA - South Gloucestershire Council \(southglos.gov.uk\)](#) We will continue to keep our TAN programme under review alongside our priority to ensure the Council has an up to date Local Plan.

Introducing Article 4 Directions to withdraw specified permitted development rights to convert dwelling houses (C3) to a small Houses in Multiple Occupation (HMO) (C4) without planning permission

In accordance with statutory powers and procedures set out in the Town and Country Planning (General Permitted Development) Order 2015 (GPDO) and the NPPF at paragraph 54 the Council brought a non-immediate Article 4 Direction into force on 10th January 2024. This withdraws specified permitted development rights to convert dwelling houses (C3) to a small Houses in Multiple Occupation (HMO) (C4) without planning permission within specifically defined areas of Filton and Stoke Park & Cheswick wards through a direction made under Article 4 of the Town and Country Planning (General Permitted Development) Order 2015. This doesn't mean that HMOs within A4D areas are unacceptable, rather it brings these into the planning system to allow consideration of the proposed development against the Council's adopted Local Plan policies. Further details are available at: [Houses in multiple occupation | BETA - South Gloucestershire Council](#)

Green Spaces Strategy

In November 2021 we published our Green Infrastructure Strategy. The aim of this new strategy is to strengthen the way we work together to plan, design and manage Green Infrastructure towards a shared vision for 'greener places where people and nature thrive'. The strategy explains why we need to improve the network of green spaces and water courses (green infrastructure) across our area and the action we plan to take. It shows the 'green thread' which links our work to regional, national and global commitments to protect the environment and how important that is. The Council's new Local Plan and our approach to delivering green infrastructure will give spatial expression to putting into action the objectives of the Council's Green Infrastructure Strategy.

The West of England authorities Joint Green Infrastructure Strategy (JGIS) – was published in June 2020 and is available to view on the West of England Combined Authority's website <https://www.westofengland-ca.gov.uk/west-of-england-joint-green-infrastructure-strategy/>. This document sets out our priorities and will be the basis for identifying opportunities for enhancing and delivering green infrastructure and will be a shared evidence base for each council to bring forward SPDs and for their new Local Plans. The JGIS also complements the Council's Green Spaces Strategy.

Heritage and Conservation – the Council is undertaking a review of its Local List. The Local List will be brought forward as a supplementary planning document. Further information is available at <https://www.southglos.gov.uk/environment-and-planning/historic-environment/>. The Council is also as explained above, updating its Conservation Areas.

High Street Regeneration and Master Planning

The Council is working with WECA and other key partners and stakeholders on a number of master planning initiatives at Kingswood, Yate, Parkway Station, Bristol North Fringe, Bristol East Fringe

and Severnside. These provide a vision, clear criteria and information, generated with community involvement, to effectively inform the approach and policies needed for these areas in the Local Plan. The work supports as appropriate designation of site allocations, approach to defining areas for high density development, design and public realm enhancements, key routes, green infrastructure provision and any transport schemes.

Neighbourhood Plans

The Localism Act 2011 introduced neighbourhood plans, to be prepared by parish and town councils/neighbourhood forums, with the support of the Local Planning Authority, to guide development in their local communities. Neighbourhood plans are required to be in general conformity with the Development Plan for their area and will, themselves, form part of the Development Plan following a public examination/ inquiry process and a positive outcome at the referendum stage. 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. There are currently 3 made (adopted) neighbourhood plans in South Gloucestershire: Charfield NP (September 2021), Oldbury-on-Severn (May 2022) and Thornbury (May 2022). Further details about how the Council supports neighbourhood plans and plans that are under preparation can be found on the [Neighbourhood Planning](#) webpage.

Resources and Waste

Since the West of England Joint Waste Core Strategy (JWCS) was adopted in 2011, there has been significant change to the context of waste arisings and waste management in South Gloucestershire. At a national level, this includes updates to the NPPF and PPG, neither of which were material considerations at the time of adoption of the JWCS, and the enactment of the Environment Act 2021 and associated emerging regulations, which bring in statutory targets for residual waste, recycling and waste collections. At a local level, the 'Resource and Waste Strategy 2020 and beyond' was agreed at Cabinet in March 2020, which sets out an ambitious vision for Waste services to: reduce consumption, particularly of single-use items; increase recycling to 70% by 2030, from a current rate of 59.9%; and reduce waste going to landfill to an ambitious net zero. Relevant policies within the JWCS will therefore be updated for the new Local Plan to ensure these operate consistently with national policy and remain effective throughout the course of the SGLP.

Appendix A

Local Development Document Profiles

Title of the LDD	South Gloucestershire new Local Plan
Document Details	
<i>Role and subject of document</i>	Producing a new Local Plan is a key priority for the council. It provides the opportunity for the council to set out its blueprint up to 2041 for how it intends to deliver on its goals of achieving carbon net zero, supporting nature's recovery, and reducing cost of living inequalities, while also setting out how the council intends to support the delivery of the homes and jobs people need. It also sets out the planning policies we need to guide new developments so they are designed and delivered in a way that will have a positive impact on delivering homes that are genuinely affordable, the climate emergency, ecological crisis, cost of living pressures, and help to close inequalities gaps within South Gloucestershire. The new Local Plan, which will replace the spatial strategy, strategic policies and key local level policies in the Core Strategy and Policies, Sites and Places Plan. Further updates on the programme and timetable for the Council's new Local Plan is available at www.southglos.gov.uk/newlocalplan
Geographical Coverage	Whole of South Gloucestershire
Status	Development Plan Document
Chain of Conformity	General conformity with national planning policy and the South Gloucestershire Council Plan.
Timetable for Production	
Confirmation of the intent and commitment for South Gloucestershire Council to prepare a new Local Plan (SGLP) Regulation 18 (1)	<i>October 2022</i>
Informal draft Local Plan (Regulation 18) - South Gloucestershire Local Plan Phase 3: Towards a preferred spatial strategy.	<i>Completed 6th December 2023 to 16th February 2024</i>
Additional informal draft Local Plan (Regulation 18) .	<i>Completed 19th July to 13th September 2024</i>
Preferred Spatial Strategy and supporting policy framework (Regulation 19 Publication stage)	<i>Completed 28th February to 11th April 2025</i>
Submission of the Plan to Secretary of State (Regulation 22)	<i>24th October 2025</i>
Examination Hearings Period (Regulation 24)	<i>April to September 2026</i>
Inspector's Report (Regulation 25)	<i>October 2026</i>
Adoption of the Plan (Regulation 26)	<i>December 2026</i>
Arrangements for Production	

<i>Which organisation/ directorate of the Council will lead the process?</i>	Planning Service, Division of the Place Department.
<i>Management arrangements</i>	Executive Member for Planning, Regeneration and Infrastructure and South Gloucestershire Cabinet with Full Council for Preferred Spatial Strategy (Reg.19) and Adoption (Reg.26) stages.
<i>Resources</i>	Strategic Planning Policy & Specialist Advice Team
<i>Community Involvement</i>	In accordance with Statement of Community Involvement.
Post Production	
<i>Monitoring and Review Arrangements</i>	Authority's Annual Monitoring Report. The document will be reviewed if monitoring highlights such a need.

<i>Title of the LDD</i>	Guidance for Delivering Houses in Multiple Occupation Supplementary Planning Document Refresh
<i>Document Details</i>	
Role and subject of document	The SPD was adopted in October 2021 to provide advice and guidance relating to the achievement of good standards of design that need to be addressed when submitting a planning application for HMOs. The SPD also identifies steps that can be taken to avoid the harmful concentrations of HMO impacting on the residential amenity, character and social cohesion of surrounding areas. To take account of the availability of 2021 Census data, experience of applying the SPD through the development management process and other factual revisions, the SPD is being refreshed. This will ensure householders, builders and developers are aware of planning policies and information needed to support planning applications for this type of development.
Geographical Coverage	Whole of South Gloucestershire
Status	Supplementary Planning Document
Chain of Conformity	The South Gloucestershire Core Strategy, Policies Sites and Places DPD and conformity with national planning policy.
<i>Indicative Timetable for Production</i>	
Preparation of revised draft of SPD	June to August 2025
Public consultation and invite representations.	12 th September to 26 th October 2025
Review representations and revise document	November 2025
Adoption and publication of SPD	December 2025
<i>Arrangements for Production</i>	
<i>Which organisation/ directorate of the Council will lead the process?</i>	Planning Service of the Place Department
<i>Management arrangements</i>	Executive Member for Planning, Regeneration and Infrastructure
<i>Resources</i>	Strategic Planning Policy and Specialist Advice Team
<i>Community Involvement</i>	In accordance with Statement of Community Involvement.
<i>Post Production</i>	
<i>Monitoring and Review Arrangements</i>	Annual monitoring. The document will be reviewed if monitoring highlights such a need.