

Frequently Asked Questions (FAQs): Call for Sites update 2023

What is the purpose of the call for sites?

The call for sites ran from 7 February 2022 and closed on 4 April 2022. Further information about the call for sites, including FAQs, can be found [here](#).

The purpose of the call for sites was to help to identify sites that may have the potential for development and that might ultimately be allocated for development through the Local Plan, by inviting the submission of sites.

You can learn more about our new Local Plan in this [short video](#).

Can I still submit new information on an existing site or a new site for consideration?

Yes, we will accept updated information on existing call for sites or new call for sites at any point, however, recognising the resources required to process sites and information submitted outside of our official call for sites exercises we will now charge a fee to process these.

Call for sites exercises will be open during Local Plan consultations and during this time we will waive the fee. To find out when the next call for sites will take place please see our [Local Plan delivery Programme](#) for the next Local Plan consultation.

If I want to submit information outside of the call for sites is there a charge?

Promoters wishing to submit call for sites outside of a formal consultation period or to submit additional technical information to support their existing call for sites should contact our Planning Policy Team using the details below. We will confirm if we are able to accept the submission. Details of the cost of the charge can be found on our [New Local Plan](#) page under the **Evidence base and Call for Sites** heading.

What has happened to the sites submitted through the call for sites?

All of the sites submitted have been registered and added to the 'call for the sites list' which can be viewed on our interactive map [here](#).

Where relevant, work is underway to cross-check any updated information submitted through the call for sites against previous submissions to ensure that the correct sites are identified. As a result, there may be minor updates and changes to the call for sites list and accompanying map in the coming months, as any errors or duplicated information is identified and removed.

Do I need to own the land to submit a call for sites?

No, anyone can submit land for potential development regardless of land ownership, although demonstrating ownership of the land/landowner support, is a key part of assessing and evaluating sites submitted and whether these should go forward for further consideration. Going forward we will now require proof of landownership or landowner agreement. This is important as we progress the local plan and require assurance that sites received form now on are available for development.

Can a landowner request the removal of their land from the call for sites map?

Subject to proof of ownership, a landowner may request in writing the removal of their land from the Call for Sites map. The decision to remove Call for Sites will be taken into consideration by officers in assessing the suitability, availability and achievability of sites being promoted.

Will all the sites submitted for assessment (shown on the call for sites map) be allocated for development?

No. The call for sites map shows the sites that have been submitted to the Council by a person or organisation who considers it may have potential to be allocated for development.

The inclusion of a site on the call for sites map does not mean the site will be allocated or provide any indication of the outcome of any assessment process through the Local Plan or any subsequent planning application.

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The actual number of sites that are finally allocated in the Local Plan will be a small number of the total number of call for sites submitted as the council will carefully select the sites it considers are appropriate to allocate as explained below.

Is the call for sites list and accompanying map subject to public consultation now?

No. Consultation does not take place on the submitted sites as no decisions have been made about the appropriateness of the sites for development. The opportunity to comment on sites will follow through future stages of preparing the Local Plan. See below (under 'How does the call for sites inform the Local Plan?') for further details.

What happens next?

The sites will be assessed to determine which sites have potential to be allocated through the Local Plan.

The overarching method for assessing the sites submitted to us is set out in national planning guidance, and is called the [Housing and Economic Land Availability Assessment \(HELAA\)](#) process. We will publish full details of the approach we will take to the HELAA in due course. The HELAA process assesses whether each individual site would be potentially suitable for development. It does not decide which sites should be proposed for allocation through the Local Plan. That is a decision which South Gloucestershire Council will make drawing upon technical evidence from the HELAA and other information too, when it considers the next and subsequent stages of its Local Plan.

How does the call for sites inform the Local Plan?

When the HELAA process has been completed the Council will publish a schedule of the analysis to inform which sites might be considered further in the plan-making process.

The Council will also need to consider how those sites which pass through the HELAA process fit with new strategy options for the Local Plan. The spatial strategy for growth is being developed alongside and as part of the West of England Combined Authority Spatial Development Strategy (SDS), and in our new Local Plan.

Our Local Plan Phase 1 consultation document set out our emerging thinking about choices and options for where we should grow and change. You can watch a short video on our Plan's early thinking '[Strategy – where will development go](#)'.

Any sites which pass through the HELAA **and** fit with emerging spatial strategy options will then be included in the next stage of preparing our new Local Plan and presented as options for consideration. This work will be published for public consultation in due course.

Information on the stages of the Plan preparation can be viewed in the Local Plan Delivery Programme (LPDP) at www.southglos.gov.uk/LPDP.

What do we mean by allocation?

Our new Local Plan will eventually contain a map showing the sites 'allocated' to meet the need for new homes and jobs over the next 15 years.

When the new Local Plan is adopted the sites 'allocation' will confirm that the principle of the development of that site for a particular use or purpose is acceptable.

It is important to note, however, that sites that are allocated will still be required to obtain planning permission, and proposals for development will therefore be assessed against Local Plan policies. Notwithstanding this, the site's allocation should make this a more straightforward process and provides certainty about where growth and development will come forward over the next 15 years.

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How does this fit with the Council's declared Climate Change Emergency?

To help contribute to our ambition to achieve carbon neutrality by 2030 a key role of our new Local Plan 2020 will be to bring forward the new homes, jobs and infrastructure needed in a way that supports our commitment to ensure that wildlife and nature are thriving and we transition to a low carbon future. In assessing call for sites, we will be particularly interested to understand the role they can potentially play in addressing the climate emergency, make space for nature and helping prevent on going biodiversity loss through 'nature based solutions' such as offsetting carbon emissions, managing floods, improving water quality, improving biodiversity, and improving human health and wellbeing.

How does this relate to the West of England Combined Authority Spatial Development Strategy (SDS)?

The Council is working with the West of England Combined Authority (WECA) in developing a Spatial Development Strategy (SDS) for the WECA area, which covers Bath and North East Somerset, Bristol City and South Gloucestershire.

This will be a strategic level plan setting the spatial strategy for development and growth which each council will need to be consistent with in developing their individual Local Plans.

The information gathered for Local Plans will form part of the evidence base for the West of England SDS and vice versa, as appropriate.

Whilst the SDS is not looking to identify specific locations for growth, information gathered through the call for sites process will help provide understanding of the capacity and supply of land potentially suitable for development and its deliverability across the West of England Combined Authority area.

Further information about the SDS can be found [here](#).

If you have a question about the call for sites which is not covered in these FAQs, please contact planningpolicy@southglos.gov.uk.

Keeping up to date

If you would like to be kept informed on progress with the Local Plan 2020 and other planning policy documents in South Gloucestershire, you can request to be added to our consultation database by emailing policy.consultation@southglos.gov.uk.

FAQs updated January 2023