

Context for Policies, Sites & Places Plan

Why do we need a new plan?

The “big” strategic development issues facing the area up to 2027 have been identified and addressed in the Core Strategy. These include:

- The overall amount of new housing
- The location and timing of new large scale development
- Changes to the Green Belt boundary
- The major infrastructure (transport, schools, green spaces, etc) needed to serve new development

However, the non strategic policies are currently still within the South Gloucestershire Local Plan (SGLP) and the Minerals and Waste Local Plan (MWLP). These plans were produced before the new National Planning Policy Framework (NPPF) was published in 2012. The NPPF makes it clear that without an up to date development plan which is in conformity with NPPF guidance, communities will have less control over the way planning decisions are made in their local area. The SGLP and MWLP are now very outdated and we need to replace the policies which are not covered by the Core Strategy. The Policies, Sites & Places Plan will achieve this.

What will be in the Policies, Sites and Places Plan?

The Plan must be in line with the NPPF and the policies in the Core Strategy and the Joint Waste Core Strategy.

The document will be in two parts:

Part 1 – Policies -This will contain development management policies which will set out criteria against which planning applications will be considered, for example, barn conversions, heritage assets, biodiversity, traffic impact, waste management, self builds;

Part 2 – Sites and Places -This will cover geographically specific policies and site allocations identifying sustainable development, where appropriate. For example:

- In rural areas, changes to settlement boundaries where a need for small scale housing has been identified through collaborative working with local communities;
- In all areas, new community buildings, education, open space and employment identified by the community; and
- Any land allocations the council is required to provide for particular development needs e.g. new retail floorspace, Gypsy and Traveller sites where there is evidence of need and land for mineral working to maintain production.

Where does the Plan fit with other planning policy?

The Plan fits into the following planning policy hierarchy:

- **National guidance:** which is set out in the National Planning Policy Framework (NPPF) and various Acts, Regulations and Ministerial Statements
- **South Gloucestershire Local Plan:** which will comprise the Core Strategy, the Joint Waste Core Strategy and the Policies, Sites & Places Plan.
- **Neighbourhood Planning:** which each community can prepare if it wishes where they want additional growth over and above that identified in the Core Strategy.

In addition to the above:

- **Supplementary Planning Documents:** support policies in the Local Plan, and
- **Parish Plans and village design statements:** can be taken into consideration in making planning decisions where they have been endorsed by the council.

Planning applications are judged against policies in all these documents,