

**LDF Progression:  
South West  
Update**

**DLP BRIEFING NOTE 33**

Prepared by  
**DLP Planning Ltd**

May 2010

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## **LDF PROGRESSION: SOUTH WEST UPDATE 1<sup>st</sup> NOVEMBER 2010**

Following the Secretary of State's revocation of Regional Spatial Strategies (RSS) in July 2010, the Coalition Government has issued no further guidance beyond that contained in the Chief Planner, Steve Quartermain's letter of the 6<sup>th</sup> July 2010, advising how local planning authorities should set targets for housing and Gypsy and Traveller sites. As a result, many LPAs are seeking to amend or are delaying progress with their Local Development Frameworks (LDFs) pending further clarification.

DLP Planning (Bristol) has recently completed a monitoring exercise of its operational areas to find out at what stage each local planning authority is at with the preparation of its Core Strategy.

The research shows there to be great variation between LPAs, not just in their overall progression, but also in their future intentions. It is noted that whilst some LPAs have decided to continue as previously programmed, and consider that the growth numbers in the former Draft RSS (as Proposed to be Approved by the Secretary of State) remain valid for their areas, others have decided that the former '*requirement figures*' do not reflect what is needed or, equally, and in the light of the forthcoming '*Localism Bill*', what is wanted. In effect these LPAs, as a matter of strategy, are returning to the drawing board, and will now move to determine the levels of development required, based on locally derived assessments. There are also a number of authorities that have not yet made this decision.

### **Summary Timetable**

The following provides a brief summary of the main Core Strategy milestones currently timetabled for the relevant LPAs in the immediate operational area of the Bristol Office of DLP Planning Ltd. The Table Appendix 1 sets out a comparison between the level of housing set out for each LPA in the Draft RSS as proposed to be approved by the Secretary of State in October 2008 and the LPA's position on this if published.

#### West of England (Avon)

**Bristol City Council's** Core Strategy is currently undergoing its Public Examination. The period for consultation on the Site Allocations and Development Management Options Document ended on 29th October 2010.

**South Gloucestershire Council** is due to consider the representations made to its Pre-Submission Draft Core Strategy on 6<sup>th</sup> December 2010. No date has been set yet for the start of the Independent Examination.

**North Somerset Council** consulted on its Draft Core Strategy Consultation between November 2009 and February 2010. Further consultation on 'Key Changes is currently taking place with the closing date set as 22<sup>nd</sup> November 2010.

**Bath and Northeast Somerset Council** is due to consider a Pre-Submission Draft Core Strategy on 2<sup>nd</sup> December 2010 with a view to publishing it for consultation in the Spring of 2011.

#### Gloucestershire

**Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council** are

preparing a Joint Core Strategy (JCS). Public consultation on 'Developing Options' was undertaken between 14<sup>th</sup> June and 9<sup>th</sup> August 2010. The three Authorities have subsequently decided to review development requirements locally, and have yet to review the timetable for the preparation of the JCS pending the outcome of this work.

**Stroud District Council** undertook public consultation on "alternative strategies" for its Core Strategy between 8th February and 22nd March 2010. It is currently anticipated that the Preferred Strategy will be published for consultation in June 2011.

**Forest of Dean District Council** currently anticipates that a Pre-Submission Draft Core Strategy will be published in January 2011, following the conclusion of technical work with neighbouring LPAs on housing requirements, with a view to submission for Examination in March/April.

**Cotswold District Council** will be considering a Second Issues and Options Paper on 4<sup>th</sup> November with a view to its publication before Christmas for consultation purposes. This does not include the results of technical work on reviewing housing requirements which is currently being undertaken in concert with neighbouring authorities and likely to be the subject of further consultation next June.

#### Wiltshire

**Swindon Borough Council** is in the process of reviewing the evidence base for the Core Strategy and preparing a revised Proposed Submission Draft for public consultation. It is currently anticipated that consultation on this will take place early in 2011.

The new **Wiltshire Council** comprises the former District Councils of **North Wilts, Kennet, West Wilts** and **Salisbury**. Public Examination of the South Wiltshire Core Strategy (covering the former Salisbury Area) has been suspended by the Inspector until 9<sup>th</sup> November pending a review of housing and employment forecasts. A Pre-Submission Draft of the Wiltshire Core Strategy (building on the work already undertaken by the former district councils) is not expected to be published until Autumn 2011 at the earliest.

#### Somerset

**Mendip District Council** is in the process of reviewing its evidence base on housing before publishing a Preferred Strategy for Consultation in February 2011.

**Sedgemoor District Council** is currently consulting on its Pre-Submission Draft Core Strategy with the closing date set for 22 November 2010.

**Taunton Dean District Council** is currently reviewing its evidence base with a view to publishing a Pre-Submission Draft Core Strategy in March 2011.

**West Somerset District Council** is currently still working towards publishing a Preferred Strategy for consultation early in 2011.

**South Somerset District Council** is currently consulting on a Draft Core Strategy including Preferred Options with the deadline for responses set for 3<sup>rd</sup> December 2010. It is anticipated that a Pre-Submission Draft Core Strategy will be not be considered by the Council until September 2011.

DLP Planning Ltd actively monitors development plan preparation across England and Wales and would be pleased to advise on any aspect of this.

**TABLE 1: COMPARISON BETWEEN FORMER RSS HOUSING TARGETS (AS PROPOSED TO BE APPROVED BY THE SECRETARY OF STATE IN OCTOBER 2008 AND EACH LPA'S LATEST**

<u>Local Planning Authority</u>	<u>RSS Housing Target (As Proposed to be Approved by the Secretary of State)</u>	<u>LPA's Latest Thinking</u>	<u>Comparison with RSS Target (As Proposed to be Approved by the Secretary of State)</u>	<u>Notes</u>
<b>WEST OF ENGLAND (AVON)</b>				
Bristol	36,500	30,000 aspiration 26,400 minimum delivery target	Reduction of between 6,500 and 10,100.	As proposed during the Public Examination of the Core Strategy.
South Gloucestershire	32,800	21,500	Reduction of 11,300	As proposed in Pre-Submission Draft Core Strategy
North Somerset	26,750	13,400	Reduction of 13,350	As proposed in Consultation on Key Changes to Draft Core Strategy
Bath and North East Somerset	21,300	Not Known	NA	Review expected to be published late November 2010
<b>GLOUCESTERSHIRE</b>				
Gloucester	11,500	Not Known	NA	Currently under Review
Cheltenham	8,100	Not Known	NA	Currently under Review
Tewkesbury	14,600	Not Known	NA	Currently under Review
Stroud	9,100	9,100*	0	* Pending outcome of Joint Review between Gloucestershire LPAs
Cotswold	6,900	Not Known	NA	Currently under Review
Forest of Dean	6,200	6,200	0	Pre-Submission Draft Core Strategy (September 2010)

<b>WILTSHIRE</b>				
Swindon	34,200	Not Known	NA	Currently under Review
Wiltshire	44,400	Not Known	NA	Currently under Review
Formerly: North Wilshire 13,700 Kennet 6,000 West Wiltshire 12,300 Salisbury 12,400		Not Known  12,400	NA  0	Review expected to be published by 9 <sup>th</sup> November 2010
<b>SOMERSET</b>				
Mendip	8,300	Not Know	NA	Currently under Review
Sedgemoor	10,200	10,100	Reduction of 100	Pre-Submission Draft Core Strategy
Taunton Dean	21,800	Not Known	NA	Currently under Review
West Somerset	2,500	2,500	0	Core Strategy Options Paper
South Somerset	19,700	16,600	Reduction of 3,100	Draft Core Strategy including Preferred Option

**POSITION ON THIS (WHERE PUBLISHED)**

DLP Planning would be pleased to discuss the implications of the above for your business and how to manage the change should the provisions outlined come into being. Furthermore, our monitoring of emerging policy and legislation and experience in making representations thereon, make DLP the natural choice to help you make the planning system effective for you.

If you would like more information or have any queries please feel free to get in touch with us at:

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