

**SOUTH WEST UPDATE
FEBRUARY 2011**

DLP BRIEFING NOTE 45

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LDF PROGRESSION: SOUTH WEST UPDATE FEBRUARY 2011

The following provides a brief summary of the main LDF milestones currently timetabled for the relevant LPAs in the immediate operational area of the Bristol Office of DLP Planning Ltd. Table 1 below 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)

South Gloucestershire Council's consultation on its Proposed Changes to the Draft Core Strategy ended on 18th February 2011. The Submission Core Strategy will be submitted to the Secretary of State on 24th March 2011 for independent examination. In the meantime, SGC will continue to update the evidence base which supports the CS. In terms of other DPDs, the four authorities in the West of England are working together to produce a Joint Waste Core Strategy. Following an Examination in November 2010, the Inspector has found the Core Strategy 'sound' subject to some wording changes. It is likely that this will be adopted by SGC in late March 2011. Preparation of a Site Allocations DPD will follow on from the CS work.

Bristol City Council has recently completed consultation on its Potential Significant Changes to the Core Strategy which arose from the Examination process. In light of the comments received, the Inspector may convene some further hearings before completing his report. The Site Allocations and Development Management DPD was the subject of consultation in June-October 2010 and publication will be dependent upon the progress of the CS. The Options Consultation in respect of the Bristol Central Area Action Plan is likely to take place in early Summer 2011.

North Somerset Council's Core Strategy Publication Version was published for consultation purposes on 9th February 2011. The consultation period runs until 23rd March 2011. This is supported by a Draft Infrastructure Delivery Plan. Publication of the Site Allocations DPD and the Development Management DPD is expected to be in December 2011.

Bath and Northeast Somerset Council's consultation on its Draft Core Strategy closed on 3rd February 2011 and the Council is in the process of considering the responses. The Issues and Alternative Options stage of the Site Allocations DPD and Development Management DPD are currently scheduled for October/November 2011.

Gloucestershire

Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council are producing a Joint Core Strategy. They will be producing a 'Developing the Preferred Option' document at the end of Summer 2011, with the consultation period running in September 2011. The need for Site Allocations for each of the local authorities will be assessed once the Core Strategy has been adopted.

Stroud District Council's consultation on its Alternative Strategies ended in March 2010. Its draft Preferred Strategy is expected to be published in Autumn 2011 and this

will be subject to a 6 week consultation period. The Council envisages submitting its finalised Core Strategy to the SoS in Spring 2012. It is expected that preparation of the Site Specific Allocations of Land DPD will commence shortly after the Preferred Strategy consultation period has expired.

Forest of Dean District Council's Core Strategy Pre-Publication Draft is likely to be submitted to the SoS in June/July 2011 and will incorporate Development Management policies. There is currently no timetable set for publication of a Site Allocations DPD.

Cotswold District Council is currently carrying out consultation on its Core Strategy Second Issues and Options paper which is due to run until 31st March 2011. There is currently no timetable set for publication of the Site Allocations and Development Management DPDs.

Wiltshire

Swindon Borough Council is due to publish its Revised Proposed Submission Document in relation to its Core Strategy and accompanying Development Management Policies Document at the end of March 2011. These will be subject to an 8 week consultation period.

Wiltshire Council is in the early stages of producing its Core Strategy. Consultation on draft policy options is due to begin in Spring 2011. The current timetable envisages submission of the Wiltshire Core Strategy to the SoS for Examination at the beginning of 2012. The Examination into the soundness of the South Wiltshire Core Strategy (Salisbury District) was suspended in late July 2010 to allow the Council to undertake a review of the housing and employment figures in light of the Government's stated intention to abolish Regional Spatial Strategies. Following a Procedural Meeting on 28th January 2011, officers took a report to Full Council on 22nd February recommending Proposed Changes to the SWCS. The next step will be to submit these to the Inspector and for the Examination to be re-opened. Although this document will proceed to adoption, it will eventually be superseded by the Wiltshire Core Strategy once this document is adopted.

Somerset

Mendip District Council's consultation on its Draft (Preferred Options) Core Strategy document is taking place from 17th February 2011 to 31st March 2011, with submission to the SoS in December 2011. Work is progressing on the Site Allocations DPD which is likely to be adopted in 2012. There is currently no timetable for work on the Development Management DPD.

Sedgemoor District Council submitted its Core Strategy to the SoS on 3rd March 2011 with the Examination expected during June/July 2011. It is envisaged that a Bridgwater Town Centre Area Action Plan and a series of Supplementary Planning Documents (SPDs) will be prepared following the adoption of the CS. SPD topics will include Planning Obligations and Affordable Housing.

Taunton Deane District Council's Draft Core Strategy is likely to be published for consultation purposes in July/August 2011. There is currently no timetable set for the production of the Site Allocations and the Development Management DPDs.

West Somerset District Council's consultation on its Preferred Strategy took place between 13th January and 26th February 2011. The Site Allocations Preferred Strategy Consultation is likely to take place in June 2011. There is currently no timetable for the Development Management DPD.

South Somerset District Council is likely to submit its Draft Core Strategy to the SoS at the end of 2011 following consultation on its Preferred Options which ended in December 2010. There is currently no timetable for the Site Allocations or Development Management DPDs.

Cornwall

Cornwall Council's Core Strategy Options Paper is currently being consulted on from 7th February 2011 to 28th April 2011. Preparation of the Site Allocations DPD and the Development Management DPD will follow on from the CS.

Devon

East Devon District Council's consultation on its Core Strategy Preferred Approach ended in late 2010. Revisions to the CS will be made this year with consultation likely to take place in Autumn 2011. It is envisaged that evidence gathering and consultation on the Land Allocations and Development Management DPD will take place throughout 2011.

Exeter City Council's Core Strategy Submission version was submitted to the SoS on 28th February 2011 and will be subject to examination by the Planning Inspectorate during Summer 2011. Work is only just starting on the Council's Site Allocations DPD and its Development Management DPD.

Mid Devon District Council adopted its Core Strategy in July 2007. It also adopted an Allocations and Infrastructure DPD in October 2010. Consultation on the Development Management DPD Issues and Options report is likely to start in April 2011.

North Devon District Council and Torridge District Council are producing a Joint Core Strategy. A revised Pre-Publication document is expected to be published in June 2011. There is currently no timetable for the Site Allocations or Development Management DPDs for either local authority.

Plymouth City Council adopted its Core Strategy on the 23rd April 2007. A Sustainable Neighbourhoods DPD Issues and Preferred Options is currently the subject of consultation, until 30th March 2011. The consultation period for the Derriford and Seaford AAP Pre-Submission Document also runs until 30th March 2011.

South Hams District Council adopted its Core Strategy on the 21st December 2006. The Affordable Housing DPD was adopted in September 2008 and the Development Policies DPD was adopted in July 2010. The Council has recently adopted its five Site Allocations DPDs for Dartmouth, Kingsbridge, Ivybridge, Totnes and the Rural Areas, on 10th February 2011. A Plymouth Urban Fringe DPD is being prepared in conjunction with Plymouth City Council and Devon County Council. This will consider ways to

protect and enhance the landscape setting of Plymouth, as well as opportunities for development.

Teignbridge District Council expects to publish their Preferred Options Core Strategy Document for consultation in Autumn 2011. Work on the Site Allocations and Development Management DPD is currently on hold until the Core Strategy has been published.

Torbay Council produced their Vision, Objectives and Options for Growth in Torbay document in September 2009. It is expected that a more detailed document will be produced around June 2011. The Core Strategy will include Generic Development Control Policies. The Site Allocations DPD is on hold while work progresses on the Core Strategy.

West Devon Borough Council's consultation on their Recommended Changes to its Core Strategy ended on 3rd February 2011. The Inspector's Report is expected by 28th March 2011. A Tavistock and Southern Area DPD and an Okehampton and Northern Area DPD will be prepared following adoption of the CS. A Core Development Management Policies DPD is also due to be prepared although a timetable for this has not yet been published.

Dorset


Poole Borough Council adopted its Core Strategy in February 2009. Development management policies are to be incorporated into the Site Specific Allocations DPD. Formal pre-submission consultation is due to begin on this DPD at the end of March 2011.

Bournemouth Borough Council's anticipates submission of its Core Strategy (known as the Bournemouth Plan) to the SoS in Summer 2011. An Affordable Housing DPD was adopted in December 2009 and a Town Centre AAP is currently being prepared (consultation on the Council's Preferred Option ended on 7th January 2011).

Christchurch Borough Council and **East Dorset District Council** are producing a Joint Core Strategy. The Core Strategy Options for Consideration consultation period ended on 14th January 2011. The Preferred Options consultation is likely to take place in Autumn 2011 before submission to the SoS. These local authorities are also producing a joint Site Allocations DPD, which is set to proceed once work on the Core Strategy has been progressed.

North Dorset District Council's New Plan for North Dorset is the Council's Core Strategy and Development Management Policies Development Plan (Preferred Options). Consultation was undertaken on this document in 2010 and another round of consultation is to take place in Autumn 2011. The Council envisage being a Submission stage by the end of 2011. The Council adopted Managing Housing Land Supply SPD in July 2007.

Purbeck District Council is currently deciding whether to submit the Core Strategy to the Secretary of State or undertake consultation on further changes. A decision is expected by the end of February 2011. There is currently no timetable for the Site Allocations or Development Management DPDs.



West Dorset District Council's work on its Core Strategy is currently on hold. Two neighbourhoods are being identified to undertake a Neighbourhood Plan. The work programme is due to be reported to Committee in March 2011. There is currently no timetable for the Site Allocations or Development Management DPDs.

Weymouth and Portland Borough Council's Management Committee will be considering a further draft of the Core Strategy for consultation in March 2011. There is currently no timetable for the Site Allocations or Development Management DPDs.

A Joint Gypsy and Traveller DPD is currently being prepared which will cover the whole of the County.

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 HOUSING FIGURES

Local Planning Authority	RSS Housing Target (As Proposed to be Approved by the SoS)	LPA's Latest Thinking	Comparison with RSS Target	Notes
West of England (Avon)				
South Gloucestershire Council	32,800	21,500	Reduction of 11,300	Draft Core Strategy, Proposed Changes December 2010
Bristol City Council	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
North Somerset Council	26,750	13,400	13,350	Core Strategy Publication Version January 2011
Bath and North East Somerset Council	21,300	11,000 (excludes "windfall" housing developments)	Potential reduction of 10,300	Draft Core Strategy Publication Version December 2010
Gloucestershire				
Gloucester City Council	11,500	Unknown	N/A	Issues and Key Questions Core Strategy Document November 2009-February 2010
Cheltenham Borough Council	8,100	Unknown	N/A	Issues and Key Questions Core Strategy Document November 2009-February 2010
Tewkesbury Borough Council	14,600	Unknown	N/A	Issues and Key Questions Core Strategy Document November 2009-February 2010

Stroud District Council	9,100	9,100 as interim measure; under review	N/A	Core Strategy Alternative Strategies Consultation Document February 2010
Forest of Dean District Council	6,200	5,162	1,038	Core Strategy Pre-Publication Draft February 2011
Cotswold District Council	6,900	6,000 as interim measure; under review	N/A	Core Strategy Second Issues and Options Paper December 2010
Wiltshire				
Swindon Borough Council	36,000	25,000	11,000	Core Strategy Revised Proposed Submission Document Full Council Report 17 th February 2011
Wiltshire Council	44,400	Unknown	N/A	Currently under review
South Wiltshire	12,400	9,900	2,500	Proposed Changes to South Wiltshire Core Strategy Full Council Report 22 nd February 2011
Somerset				
Mendip District Council	8,300	9,130	Increase of 830	Draft (Preferred Options) Core Strategy February 2011
Sedgemoor District Council	10,200	10,100	Reduction of 100	Core Strategy Proposed Submission Document March 2011
Taunton Deane District Council	21,800	At least 16,000	Potential reduction of 5,800	Draft Core Strategy 2011-2027
West Somerset District Council	2,500	2,500	0	Core Strategy Options Paper, 2010
South Somerset District Council	19,700	16,600	Reduction of 3,100	Draft Core Strategy including Preferred Option October 2010

Cornwall				
Cornwall Council	48,800	Minimum 38,000 Maximum 57,000	Dependant on option progressed	Core Strategy Options Paper February 2011
Devon				
East Devon District Council	17,100	16,400 but under review	Reduction of 700 but under review	Core Strategy Preferred Approach September 2010
Exeter City Council	15,000	12,000	3000 reduction	Proposed Submission Core Strategy July 2010
Mid Devon District Council	7,400	6,400	1000 reduction	Core Strategy 2026, adopted July 2007
North Devon District Council	10,900	10,900	0	Pre-publication Core Strategy Jan 2010
Torrige District Council	10,700	10,700	0	Pre-publication Core Strategy Jan 2010
Plymouth City Council	33,000	31,500	Reduction of 1500	Adopted Core Strategy
South Hams District Council	12,300	8,350 up to 2016.	Housing provision to 2026 unknown	Adopted Core Strategy
Teignbridge District Council	15,900	14,800 but under review	Reduction of 900	Core Strategy Issues and Alternative Options Report June 2010
Torbay Council	15,000	15,000	0	Core Strategy Vision, Objectives & Options September 2009
West Devon Borough Council	4,400	4,410	Increase of 10	Core Strategy Proposed Submission 2009 & Focussed Changes April 2010
Dorset				
Poole Borough Council	10,000	10,000	0	Adopted Core Strategy Feb 2009
Bournemouth Borough Council	16,100	14,600	Reduction of 1500	Preferred Options Consultation Document June 2010

Christchurch Borough Council	3,450	Under review	N/A	Core Strategy Options for Consideration October 2010
East Dorset District Council	6,400	Under review	N/A	Core Strategy Options for Consideration October 2010
North Dorset District Council	7,000	7,000	0	Draft Core Strategy and Development Management Policies DPD March 2010
Purbeck District Council	5,150	2,400	Reduction of 2,750	Core Strategy Pre-Submission Consultation 2010
West Dorset District Council	12,500	Under review	N/A	Currently under review
Weymouth and Portland Borough Council	5,600	5,600	0	Core Strategy Options Consultation Document June 2009

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.

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