

NORTH SOMERSET COUNCIL DECISION

DECISION OF: COUNCILLOR ELFAN AP REES. THE EXECUTIVE MEMBER FOR STRATEGIC PLANNING, HIGHWAYS, ECONOMIC DEVELOPMENT AND HOUSING.

WITH ADVICE FROM: THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT.



DECISION NO: 18/19 DE 168

SUBJECT: Authority to consult on the North Somerset Council Landscape Character Assessment SPD update 2018

KEY DECISION: YES

BACKGROUND: The original Landscape Character Assessment was adopted as SPD in 2005 and has been used extensively in relation to planning applications and appeals. It is a broad-brush document which identifies broad areas of landscape character within North Somerset, setting out the main characteristic features of each area. This has enabled officers to make judgements as to whether or not a proposal respects the general landscape form, including materials and style.

The 2018 update has been carried out by Wardell Armstrong Landscape consultants and follows the same format as the previous document.

Although there has been little change to the character areas themselves there has been a need to:

- update references
- map any increases in urban areas to reflect planning consents and new built development for each landscape area
- and consequently boundaries and descriptions updated
- note any changes in condition since the original assessment
- update photo's for each landscape type and character area

Main changes

Maps

- The main visual difference is that the original character areas excluded the towns but "washed over" the villages, whereas the refreshed study works to the Core Strategy settlement boundaries for the larger villages
- Character area boundary change south of Yatton and north and west of Locking.
- Expansion of settlements, notably Weston-super-Mare Villages, Yatton (north), Nailsea (south-west).

Text

- Landscape Character Types and Area names remain the same (as does colour coding) for consistency.
- Landscape character area text amended as necessary, to reflect changes.
- Maps have been revised for clarity (particularly to aid locating sites).
- Photos updated.
- Document re-organised with retained maps and methodology from 2005 assessment in Appendices.
- Introduction of a Landscape Character Area Evaluation and Strategy table, replacing previous maps.
Table shows J2 Area now of Moderate/Weak Character (down from Moderate) and Condition now Good/Declining down from Good.
Table shows A4 Area now of Moderate/Weak Character (down from Moderate).
- List of GIS Datasets used added.

It is the intention that the updated document be publicised for a four week period of consultation with the intention of adopting the updated document as SPD.

DECISION: The Updated Landscape Character Assessment 2018 be subject to a period of formal consultation with the intention of adopting it as a Supplementary Planning Document

REASONS: It is a requirement of adoption as an SPD that the document be subject to consultation as this will allow comments on the changes by other parties.

OPTIONS CONSIDERED: Consultation is required in order for the document to be adopted by the Council as a Supplementary Planning Document and therefore have full weight in decision making within the planning process.

FINANCIAL IMPLICATIONS:

Costs The cost of preparing the updated assessment has been met through the planning policy budget for 2017.

Funding The cost of consultation will be met within the normal planning policy budget.

LEGAL POWERS AND IMPLICATIONS

The power for a Local Authority to prepare a Supplementary Planning Document and to review it is defined in the Town and Country Planning Act 1990 (as amended) and set out procedurally in the Town and Country Planning (Local Planning (England) Regulations 2012 (as amended).

CONSULTATION

Before the updated Supplementary Planning Document can be adopted for use it must be subject to a minimum period of public consultation of four weeks.

RISK MANAGEMENT

There are no perceived risks associated with this decision. The alternative is that the existing Landscape Character Assessment 2005 becomes increasingly outdated and of limited use in relation to the assessment of planning applications and appeals.

EQUALITY IMPLICATIONS

Have you undertaken an Equality Impact Assessment? ~~Yes~~/ No

CORPORATE IMPLICATIONS None

BACKGROUND PAPERS

North Somerset Landscape Character Assessment 2005

North Somerset Landscape Character Assessment Update 2018

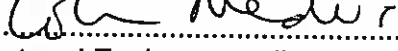
SIGNATORIES:

DECISION MAKER(S):

Signed:  Executive Member for Strategic Planning,
Highways, Economic Development and Housing

Date: 25/6/2018

WITH ADVICE FROM:

Signed:  Head of Highways and Transport
Development and Environment (in accordance with Minute No: COU11 Council Meeting 8
May 2018)

Date: 25/6/2018

