

## **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 278**

**SUBJECT: Local Development Scheme 2018-2021 December 2018 update**

**KEY DECISION: NO**

### **BACKGROUND:**

The Local Development Scheme (LDS) is the programme for the preparation of the Council's suite of planning policy documents. It sets out details of which documents will be produced, in what order and when. It is the starting point for residents and other stakeholders to find out what planning policies relate to their area and how these will be reviewed. The preparation of a Local Development Scheme is a requirement of Section 15 of the Planning and Compulsory Purchase Act 2004, as amended by Section 111 of the Localism Act 2011.

### **DECISION:**

That the Local Development Scheme 2018-21 December 2018 update be approved and published on the Council's website

### **REASONS:**

To comply with Section 15 of the Planning and Compulsory Purchase Act 2004, as amended by Section 111 of the Localism Act 2011.

### **OPTIONS CONSIDERED:**

No alternative options considered the requirement to publish an up to date LDS is set out in Section 15 of the Planning and Compulsory Purchase Act 2004, as amended by Section 111 of the Localism Act 2011.

### **FINANCIAL IMPLICATIONS:**

No direct financial implications. Production of plans can be met from existing budget.

**LEGAL POWERS AND IMPLICATIONS**

The preparation of a Local Development Scheme is a requirement of Section 15 of the Planning and Compulsory Purchase Act 2004, as amended by Section 111 of the Localism Act 2011.

**CONSULTATION**

No consultation on the LDS is required. Plans will be subject to separate consultation arrangements.

**RISK MANAGEMENT**

Without an approved LDS there could be legal challenges to plan production

**EQUALITY IMPLICATIONS**

Have you undertaken an Equality Impact Assessment? No

**CORPORATE IMPLICATIONS**

The Plans will identify the overall scale and distribution of development across North Somerset to 2036 and therefore has significant corporate implications across a wide range of service areas

**BACKGROUND PAPERS**

None

SIGNATORIES:

DECISION MAKER(S):

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

Date: .....

WITH ADVICE FROM:

Signed: ..... Assistant Director (Placemaking and Growth) Development and Environment. In accordance with paragraph 1.5 of the Council's constitution (May 2018), officer authorisations and delegations

Date: .....

**North Somerset Council**

**LOCAL DEVELOPMENT SCHEME  
2018 - 2021**

**The Council's project plan for the  
preparation of new planning  
policy documents.**

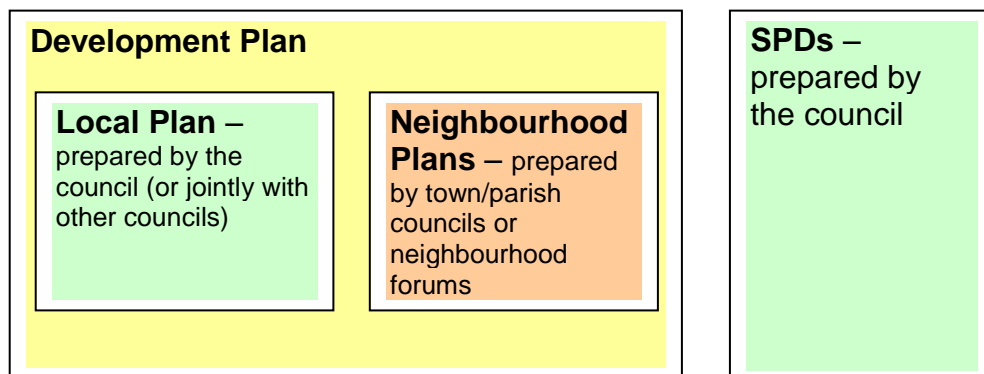
**December 2018**

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## 1.0 INTRODUCTION

- 1.1 The Local Development Scheme (LDS) is the programme for the preparation of the Council's suite of planning policy documents. It sets out details of which documents will be produced, in what order and when. It is the starting point for residents and other stakeholders to find out what planning policies relate to their area and how these will be reviewed. The preparation of a Local Development Scheme is a requirement of Section 15 of the Planning and Compulsory Purchase Act 2004, as amended by Section 111 of the Localism Act 2011.
- 1.2 Local planning policy documents prepared by the council comprise the Local Plan which sets out the main policies, and Supplementary Planning Documents (SPDs), which add further detail. The Local Plan currently comprises a number of separate documents, principally the Development Management Policies 2016 and the North Somerset Core Strategy (2017) and the Site Allocations Plan (2018).
- 1.3 Along with Neighbourhood Plans prepared by parish or town councils, the Local Plan forms part of the Development Plan. Section 38(6) of the Planning and Compulsory Purchase Act stipulates that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. This gives considerable weight to the documents that comprise it. Supplementary Planning Documents (SPDs) are not part of the Development Plan but carry weight as a material consideration in determining planning applications. The diagram below explains the relationship. Documents forming part of the Development Plan follow a more formal preparation process and are subject to independent examination.



- 1.4 The Development Plan for North Somerset currently comprises:
- North Somerset Core Strategy (2017)
  - West of England Joint Waste Core Strategy (2011)
  - Development Management Policies (2016)
  - Backwell Neighbourhood Plan (2015)

- Long Ashton Neighbourhood Plan (2015)
- Claverham Neighbourhood Plan (2017)
- Site Allocations Plan (2018)

## 2.0 **PLAN PRODUCTION 2018-2021**

### 2.1 **Joint Spatial Plan**

The unitary authorities of Bath and North East Somerset, Bristol, North Somerset and South Gloucestershire are jointly preparing a [Joint Spatial Plan \(JSP\)](#). This is a strategic development plan which will provide a new planning context for the new Local Plans for those areas. The JSP was submitted for examination in April 2018.

2.2 The plan area is the combined areas of the four unitary authorities. The Plan covers the period 2016-2036. The JSP will not include site allocations; these will be identified within detailed local plans.

2.3 The Joint Spatial Plan sets out:

(i) The overall housing requirement for the West of England and its district apportionment.

(ii) The spatial strategy for the West of England.

(iii) The affordable housing target and its delivery.

(iv) The employment land requirement and the identification of key strategic employment locations.

(v) Place shaping principles to ensure the delivery of high quality and sustainable places.

(vi) The strategic infrastructure requirements in respect of transport and other strategic infrastructure.

(vii) The site requirements required to deliver the twelve strategic development locations identified in the JSP.

(viii) A Key Diagram.

### **Local Plan 2036**

2.4 A new NSC local plan is being prepared in parallel with the emerging Joint Spatial Plan to cover the period 2018-2036.

2.5 It will

- set out how the housing requirement will be met to 2036 in accordance with the Joint Spatial Plan and allocate sites to fulfil this requirement.
  - Incorporate and allocate sites to meet the employment land and infrastructure requirements of the Joint Spatial Plan
  - Allocate sites for other land uses where these are known
  - Carry forward from the existing Local Plan documents or update where appropriate, policies and designations for the protection of natural and built environment
  - Contain policies to guide the use of land and buildings where planning consent is required in relation to uses including retail, employment, residential, design, flooding, drainage, local waste and minerals, community facilities, transport, infrastructure.
- 2.6 The plan will update and replace the existing Core Strategy (2017), Development Management Plan (2016) and Site Allocations Plan (2018).
- 2.7 A Pre-Commencement Document was published in early 2016 and an Issues and Options document in September 2018.

### **Neighbourhood Plans**

- 2.16 The Localism Act introduced [Neighbourhood Plans](#). As these are prepared by local communities and not the Council, they are not listed as part of the Local Development Scheme. However, the policies contained in any Neighbourhood Plan will form part of the Development Plan once it has been formally adopted by North Somerset Council following an examination and a positive referendum.
- 2.17 Three neighbourhood plans have been made in North Somerset : Backwell, Long Ashton and Claverham Neighbourhood Plans.
- 2.18 Progress on other Neighbourhood Development Plans and more information can be found [here](#). Plans are being prepared for Yatton (currently at examination), Congresbury, Easton-in-Gordano and Abbots Leigh, Hutton, Bleadon parishes as well as for Clevedon town.

### **Other documents**

- 2.19 [Supplementary Planning Documents](#) (SPDs) do not have Development Plan status. They add detail and are used where they can help applicants make successful planning applications or aid infrastructure delivery. The Appendix lists the existing and proposed SPDs in North Somerset.
- 2.20 Following an examination the council introduced a [Community Infrastructure Levy](#) (CIL) in January 2018. This enables the council to



secure contributions from new development in order to support infrastructure provision .

- 2.21 The council also has a [Statement of Community Involvement \(SCI\)](#) adopted in March 2015. It sets out the consultation procedures which should be followed when the council prepares local planning policy documents, including Supplementary Planning Documents, and in the consideration of planning applications.
- 2.22 The [Annual Monitoring Report \(AMR\)](#) monitors plan preparation and the extent to which policies in local planning documents are being implemented. It monitors key data such as housing completions, growth in office space and losses in industrial space. The AMR is based upon the period 1 April to 31 March each year.
- 2.23 The [Policies Map](#) illustrates all the allocations and designations set out in the Local Plan. It will be revised when a new plan is formally adopted where there are specific allocations or designations. Proposed amendments to the Policies Map will be publicised alongside the appropriate plan.

#### **Other issues**

- 2.24 **Waste:** Strategic Waste policies and proposals are set out in the adopted West of England Joint Waste Core Strategy which covers the period to 2026. There are currently no proposals to review the plan, although this will be kept under review.

### 3.0 DEVELOPMENT PLAN PROFILES

3.1 The following tables provide a schedule of the Local Plan documents to be prepared during the next three years, with individual profiles for each plan.

<b>NORTH SOMERSET LOCAL PLAN 2036</b>	
Role and Content	The purpose will be to review and roll-forward policies and allocations in existing development plan documents (Core Strategy and Sites and Policies Plan parts 1 and 2, including minerals) and to deliver the strategic requirements of the Joint Spatial Plan. It will be consistent with the JSP in terms of delivering the higher level vision and objectives, delivering as appropriate any strategic locations/allocations and the North Somerset residential and economic development requirements.
Status	Development Plan Document
Chain of conformity	National Planning Policy
Geographic Coverage	North Somerset
<b>TIMETABLE AND MILESTONES</b>	
Pre Commencement Document	June 2016
Local Plan 'Generating Ideas' consultation Strategic Development Location Consultation	Nov 2017 Dec 2017
Issues and Options consultation	Sept-Dec 2018
Publication of consultation draft (s)	October 2019
Publication of proposed submitted plan	March 2020 (subject to JSP progress)
Submission to Secretary of State	June 2020
Examination Hearings Period	Sept/Oct 2020
Inspector's Report	Jan/Feb 2021
Adoption	March 2021
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Planning Policy in conjunction with other relevant services
Community and stakeholder involvement	In accordance with the Town and Country Planning (Local Development) (England) Regulations.
<b>POST-PRODUCTION</b>	

Monitoring and Review	The implementation of the objectives and policies will be monitored as part of the Annual Monitoring Report.
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<b>WEST OF ENGLAND JOINT SPATIAL PLAN</b>	
Role and Content	Identifies the housing requirement for the West of England, the broad locations to meet housing and employment land needs and the infrastructure required to deliver the growth.
Status	Development Plan Document
Chain of conformity	National Planning Policy,
Geographic Coverage	Four UAs of North Somerset, Bristol, South Gloucestershire and Bath and North East Somerset
<b>TIMETABLE AND MILESTONES</b>	
The milestones for the Joint Spatial Plan are set out below.	
Pre Commencement Document	Jan - March 2015
Issues and Options	Nov 2015
Publication of draft Joint Planning Strategy	Nov 2016
Publication of proposed submitted Joint Planning Strategy	Nov 2017
Submission to Secretary of State	April 2018
Examination Hearings Period	May 2019
Inspector's Report	September 2019
Adoption	November 2019
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	The JSP is being prepared jointly by the four UAs and with a joint governance procedure.
Community and stakeholder involvement	In accordance with the Town and Country Planning (Local Development) (England) Regulations.
<b>POST-PRODUCTION</b>	
Monitoring and Review	The implementation of the objectives and policies of the Joint Spatial Plan will be monitored as part of each Unitary Authority's AMR.
Joint working	<ul style="list-style-type: none"> <li>The four unitary authorities are committed to continued joint working on strategic issues including housing, employment and key infrastructure.</li> </ul>

## APPENDIX: SUPPLEMENTARY PLANNING DOCUMENTS

Supplementary planning documents (SPDs) and other guidance provide greater detail on policies in the Local Plan and support decisions on planning applications. Adopted SPDs carry more weight than other guidance.

### Adopted SPDs

Name	Scope	Date adopted	Notes
Accessible Housing Needs	North Somerset	April 2018	Cover detailed design matters relating to accessible housing needs
<a href="#">Affordable Housing SPD</a>	North Somerset	2013	The purpose of this SPD is to advise applicants on how the council applies its affordable housing policies, setting out guidance on the detailed approach. It also informs applicants on nil public subsidy arrangements and sets out the council's definition of affordable housing and preferred methods for ensuring delivery. The SPD is supplementary to policies CS16 (Affordable Housing) and CS17 (Rural Exception Schemes) of the Core Strategy.
<a href="#">Biodiversity and Trees SPD</a>	North Somerset	2005	The purpose of this SPD is to guide those submitting planning applications by supplementing the policies and proposals relating to biodiversity in the Development Management Policies Plan
<a href="#">Creating Sustainable Buildings and Places SPD</a>	North Somerset	March 2015	Sets out various measures relating to renewable energy and low carbon development. Supports Development Management Policy DM2
<a href="#">Development Contributions SPD</a>	North Somerset	Nov 2014	Sets out the process and principles behind Development Contributions.
<a href="#">Employment Delivery in Weston-super-Mare SPD</a>	Weston-super-Mare	Nov 2014	Sets out the requirements of the Core Strategy employment led approach and how residential developments

			will be linked to associated employment development and job provision.
Landscape Character Assessment SPD	North Somerset	2018	This document sets out the various landscape characteristics of different areas within North Somerset.
North Somerset and Mendip Bats Special Area of Conservation Guidance	Bat Consultation Zone	January 2018	How development activities can impact the SAC and the steps required to avoid or mitigate any impacts.
Parking Standards SPD	North Somerset	2013	The SPD provides a clear framework and guidance on the council's approach to parking in new developments within North Somerset and provides further clarification and interpretation of Core Strategy Policy CS11: Parking.
Residential Design Guide Section 1	North Somerset	2013	This SPD has been prepared to support policies of the Development Management Policies Plan and Core Strategy and also has regard to national planning guidance. The purpose of the SPD is to provide consistency and detailed guidance for those involved in designing proposals for residential development within existing residential areas.
Residential Design Guide Section 2 SPD	North Somerset	April 2014	The purpose of this document is to provide consistency and detailed guidance for those involved in designing proposals for house extensions.
Solar Photovoltaic Arrays SPD	North Somerset	2013	The SPD provides a clear framework and guidance on the development of solar photovoltaic arrays in North Somerset. This supports the adopted Core Strategy policies CS1: Climate change and CS2: Sustainable Design and construction and Policy

			DM2 in relation to renewable and low carbon energy generation in the Development Management Policies Plan
Travel Plans SPD	North Somerset	2010	This SPD supports Policy CS10 of the Core Strategy.
Weston Villages SPD	Weston Villages, Weston-super-Mare	2012	The Weston Villages SPD supplements Policy CS30 of the North Somerset Core Strategy by providing more detailed guidance to support the delivery of sustainable development through a masterplan-led approach.
Weston Town Centre Regeneration SPD	Weston-super-Mare	Feb 2017	Sets out the vision and objectives for regenerating Weston Town Centre
Wind Turbines SPD	North Somerset	July 2014	Supports Development Management Plan policy DM2. Examines the various planning issues that need to be addressed in determining planning applications for Wind Turbines.

Draft SPDs in the course of preparation

Name	Scope	Notes
Horse related development	North Somerset	Give guidance in relation to siting, environmental health and transport issues of horse related development.

This document can be made available in a range of community languages, large print, Braille, on tape, electronic and accessible formats from the Planning Policy Team. Tel (01934) 426177.