

NORTH SOMERSET COUNCIL DECISION

DECISION OF: COUNCILLOR JAMES TONKIN. THE EXECUTIVE MEMBER FOR PLANNING, BUILDING CONTROL, HIGHWAYS AND TRANSPORT



WITH ADVICE FROM: THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT.

DECISION NO: 19/20 DE 290

SUBJECT: NORTH SOMERSET PLAN: APPROVAL OF LOCAL DEVELOPMENT SCHEME AND APPROVAL OF LOCAL PLAN PRE-COMMENCEMENT DOCUMENT FOR CONSULTATION.

KEY DECISION: NO

REASON:

This is not a key decision as it will not result in the Local Authority incurring expenditure or making savings of £500,000 or over and it will not result in significant effects on communities living or working in an area comprising two or more wards in North Somerset. It is seeking approval to publish two documents which are procedurally necessary to begin the process of producing the new Local Plan.

BACKGROUND:

The North Somerset Plan (Local Plan) will provide the spatial land use framework to deliver the corporate objectives of making North Somerset a thriving and sustainable place through working transparently with residents, businesses and partners to deliver a broad range of new homes to meet our growing need with an emphasis on quality and affordability. It will include policies which aim to address inequalities, tackle the climate change challenge, create safe and healthy places to live and protect and enhance our environment.

DECISION:

To agree the Local Development Scheme 2020-2023 which sets out the timetable for the North Somerset Plan and approve the Pre-commencement Document for the North Somerset Plan to go out for consultation in February 2020.

REASONS:

The Local Development Scheme (LDS) sets out the timetable for the Local Plan for North Somerset and any other development plan documents that the council will be producing over the next three years. All local planning authorities are required to produce an LDS and keep it updated. Following the withdrawal of North Somerset Council from the JSP process on 7 January 2020 it is necessary to publish a new LDS which sets out the timeframe for the production of the new development plan documents. This will be published on the North Somerset Council website for information.

The pre-commencement document sets out the scope and programme for the production of the new Local Plan. It identifies the administrative area covered by the plan and time period as well as outlining proposed strategic policies, evidence base and other

documents that will be produced as part of the local plan process. It sets out how we will work with neighbouring authorities, relevant stakeholders and local communities through close working with town and parish councils, in line with the Statement of Community Involvement (2019). It is proposed to undertake a 'soft' consultation on this document in February 2020 for six weeks inviting comments on whether the scope and timetable are appropriate and whether the document covers all elements related to Local Plan production.

Throughout the Local Plan process we will also be using the Planning Advisory Service Toolkit which helps to ensure that all the correct processes and procedures have been followed and should ensure the examination process runs more smoothly. We have therefore completed Part 1 of the toolkit which sets out why we need to undertake a new Local Plan. This is for information only and we are not seeking an Executive Member Decision on this document as producing it is best practice, rather than a statutory requirement. It is included as a background document.

OPTIONS CONSIDERED:

No other options have been considered. The production and publication of these documents are necessary as part of the statutory Local Plan making process.

FINANCIAL IMPLICATIONS:

There are no costs associated with producing these documents other than staff time.

Costs

None.

Funding

None.

LEGAL POWERS AND IMPLICATIONS

The Planning and Compulsory Purchase Act 2004, (as amended by section 111 of the Localism Act 2011) requires local planning authorities to prepare and maintain a Local Development Scheme (LDS).

CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

Tackling the climate change challenge will be a key consideration throughout the new plan-making process in relation to both strategic to non-strategic policies. The pre-commencement document identifies 'addressing the climate change challenge' as one of the strategic policies to be included within the Local Plan.

CONSULTATION

It is proposed to undertake a 'soft' consultation on this document in February 2020 for six weeks inviting comments on whether the scope and timetable are appropriate and whether the document covers all elements related to Local Plan production.

RISK MANAGEMENT

Not producing a Local Development Scheme or Pre-commencement document may increase the risk of a legal challenge to the Local Plan that the correct process and procedure has not been undertaken.

EQUALITY IMPLICATIONS

An Equality Impact Assessment will be undertaken on the Local Plan itself.

CORPORATE IMPLICATIONS

The new North Somerset Plan has implications for many service areas including education, transport, sustainability, environment, equalities, regeneration, adult social services and public health. An officer working group has been established to engage all service areas from the outset.

APPENDICES

North Somerset Local Development Scheme 2020-2023
North Somerset Plan Pre-commencement Document (Jan 2020)

BACKGROUND PAPERS

None

SIGNATORIES:

DECISION MAKER(S):

Signed:  Executive Member for Planning, Building Control, Highways and Transport

Date: *2nd March 2020*

WITH ADVICE FROM:

Signed:  Director of Development and Environment

Date: *28/02/20*

North Somerset Council

LOCAL DEVELOPMENT SCHEME 2020-2023

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

January 2020

Foreword

This Local Development Scheme has been prepared by North Somerset Council in its role as Local Planning Authority (LPA). The Planning and Compulsory Purchase Act 2004, (as amended by section 111 of the Localism Act 2011) requires local planning authorities to prepare and maintain a Local Development Scheme (LDS).

This LDS identifies the development plan documents to be produced 2020 - 2023.

It explains:

- The new Development Plan Documents the Council intends to produce;
- The subject matter and geographical area for each of the documents;
- The timetable for the preparation and the revisions of each document; and
- How the Council will resource the preparation of the documents.

This LDS was approved by the Executive Member for Planning and Transport on X January 2020 and was brought into effect from this date. It is available on the Council website.

Should you have any queries about the LDS, please contact the Planning Policy Team via e-mail planning.policy@n-somerset.gov.uk or via post at:

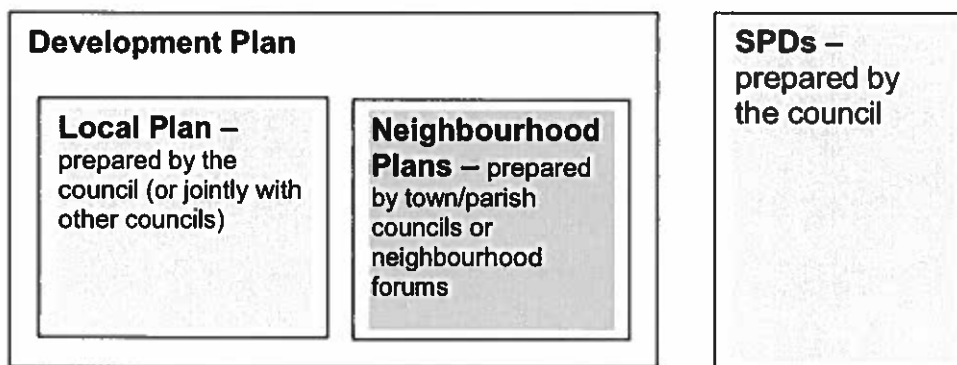
Planning Policy Team
Post point 15
North Somerset Council
Town Hall, Walliscote Grove Road
Weston-super-Mare
BS23 1UJ

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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.
- 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 which include:
- The North Somerset Core Strategy (2017)
 - The Site Allocations Plan (2018)
 - The Development Management Policies (2016)
- 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)

- Site Allocations Plan (2018)
- Backwell Neighbourhood Plan (2015)
- Long Ashton Neighbourhood Plan (2015)
- Claverham Neighbourhood Plan (2018)
- Yatton Neighbourhood Plan (2019)
- Congresbury Neighbourhood Plan (2019)
- Policies Map

2.0 PLAN PRODUCTION

North Somerset Plan 2023 – 2038

- 2.1 A new Local Plan is being prepared by North Somerset Council to cover the period 2023 - 2038.
- 2.2 It will
- Set out how the housing requirement will be met to 2038 through its spatial strategy and allocate sites to fulfil this requirement.
 - Incorporate and allocate sites to meet the employment land and infrastructure requirements needed to support economic growth and facilitate housing delivery.
 - 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 and infrastructure.
- 2.3 The plan will update and replace the existing Core Strategy (2017), Development Management Plan (2016) and Site Allocations Plan (2018).

Duty to Co-operate and Statement of Common Ground

- 2.4 Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended) requires local authorities to engage constructively, actively and on an ongoing basis in any process by means of which development plan documents are prepared. This is termed the 'duty to cooperate'. It states that cooperation should take account of the most appropriate functional geographies, which would include Housing Market Areas (HMAs) and Functional Economic Market Areas (FEMAs).
- 2.5 The NPPF (2019) now requires local authorities to 'maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these'. The accompanying Planning Practice Guidance outlines what a Statement of Common Ground should contain and explains that it should be 'maintained on an on-going basis throughout the plan making process'.
- 2.6 A statement of common ground can identify matters that are agreed, yet to be agreed, or further information that is required before matters

can be agreed. It will identify those areas where cooperation is required to deliver the strategic policies of both authorities.

- 2.7 Statements of Common Ground will be prepared between North Somerset Council and neighbouring authorities and relevant agencies. This could include the West of England Combined Authority, Bristol City Council, Bath and North East Somerset Council, South Gloucestershire Council, Somerset County Council, Mendip District Council, Sedgemoor District Council as well as statutory consultees such as the Environment Agency, Historic England and Natural England.

Neighbourhood Plans

- 2.8 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.
- 2.9 Neighbourhood plans must be in general conformity with the strategic policies contained in the development plan and must not promote less development than is set out in the strategic policies for the area. Whilst the new Local Plan is being prepared any new neighbourhood development plans will have to be in general conformity with the strategic policies in the Core Strategy as this is still the adopted development plan. However, this would result in any neighbourhood development plans that are “made” in the next three years becoming out of date as soon as the new Local Plan is adopted.
- 2.9 Five neighbourhood plans have been made in North Somerset. These are Backwell, Long Ashton, Claverham, Yatton and Congresbury Neighbourhood Plans.
- 2.10 Progress on other Neighbourhood Development Plans and more information can be found here.

3.0 OTHER DOCUMENTS

- 3.1 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. Appendix 1 lists the existing and proposed SPDs in North Somerset.
- 3.2 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.
- 3.3 The council also has a Statement of Community Involvement (SCI) adopted in September 2019. 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.
- 3.4 The Authority 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.
- 3.5 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

- 3.6 **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.

4.0 DEVELOPMENT PLAN PROFILES

4.1 The following table provides a schedule of the Local Plans to be prepared during the next three years:

NORTH SOMERSET PLAN 2023-2038	
Role and Content	<p>The Local Plan will set out the overall development strategy for North Somerset for the period 2023-2038 to meet the district's growth requirements through the plan period. It will include both strategic and non-strategic policies. The plan will identify site allocations for different forms of land use such as housing, employment, infrastructure, leisure, open spaces, health, education and community uses.</p> <p>The Local Plan will provide a policy context for Neighbourhood Plans. An adopted Policies Map will sit alongside the Local Plan.</p> <p>The current plan period runs until 2026. A new Local Plan is needed to plan for future growth and to conform with the updated requirements set out in the NPPF (2019).</p>
Documents to be replaced	The North Somerset Plan will fully supersede the Core Strategy (2017), Site Allocations Plan (2018) and the Development Management Policies (2016).
Status	Development Plan Document
Chain of conformity	National Planning Policy
Geographic Coverage	North Somerset
TIMETABLE AND MILESTONES	
Pre-Commencement Document (Reg 18)	January 2020
Issues and Options Consultation (Reg 18)	May – June 2020
Consultation on Draft Plan (Reg 18)	January 2021
Consultation on Pre-Submission Plan (Reg 19)	September 2021
Submission to Secretary of State (Reg 22)	December 2021
Examination Hearings Period (Reg 24)	April 2022
Inspector's Report (Reg 25)	October 2022
Adoption (Reg 26)	January 2023
ARRANGEMENTS FOR PRODUCTION	
Resources required and management arrangements	Prepared by Planning Policy in conjunction with other relevant services

North Somerset Local Development Scheme
2020-2023

Community and stakeholder involvement	In accordance with the Town and Country Planning (Local Development) (England) Regulations.
POST-PRODUCTION	
Monitoring and Review	The implementation of the objectives and policies will be monitored as part of the Authority Monitoring Report.

APPENDIX 1: 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.

List of adopted SPDs:

Name	Scope	Date adopted	Notes
Accessible Housing Needs Assessment SPD	North Somerset	April 2018	Provides details to support policy DM42 including the proportion of dwellings required to be provided to the standard set out in the policy.
Affordable Housing SPD	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.
Biodiversity and Trees SPD	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
Creating Sustainable Buildings and Places SPD	North Somerset	March 2015	Sets out various measures relating to renewable energy and low carbon development. Supports Development Management Policy DM2
Development Contributions SPD	North Somerset	Nov 2014	Sets out the process and principles behind Development Contributions.

			Supports Core Strategy Policy CS34 and Development Management policy DM71.
Employment Delivery in Weston-super-Mare SPD	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. Supports Core Strategy policy CS20.
Landscape Character Assessment SPD	North Somerset	2018	This document sets out the various landscape characteristics of different areas within North Somerset. Supports policies CS5 and DM10.
North Somerset and Mendip Bats Special Area of Conservation Guidance on Development SPD	Bat Consultation Zone	January 2018	How development activities can impact the SAC and the steps required to avoid or mitigate any impacts. Supports Development Management policy DM8.
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.

North Somerset Local Development Scheme
2020-2023

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. Supports policy
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
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North Somerset Local Development Scheme
2020-2023

Travel Plans SPD - update	North Somerset	Updating Travel Plan guidance that supports Policy CS10 of the Core Strategy.
Parking Standards SPD - update	North Somerset	Updating the 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.
Affordable Housing SPD	North Somerset	Update needed to reflect new policy in the Local Plan.
Development Contribution SPD	North Somerset	Potential update to reflect new processes.

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.

North Somerset Plan

**A Local Plan for North Somerset 2023-
2038**

Pre-commencement Document

North Somerset Plan

Pre-commencement document

An initiation document setting out the proposed scope and programme for the preparation of the North Somerset Plan 2023-2038

North Somerset Council

January 2020

Introduction

1. The existing timeframe for planning documents within North Somerset is to 2026. This is the end period for the strategic policies contained in the Core Strategy and the more detailed Site Allocations and Development Management Policies plans. The Core Strategy included a commitment to an early review of the housing requirement by the end of 2018.

Background

2. The West of England Joint Spatial Plan (JSP), a joint statutory development plan document covering the four authorities of Bristol, Bath and North East Somerset and South Gloucestershire, was being prepared to cover the period from 2016-2036. It set out the strategic policies for the West of England area and was submitted for examination in April 2018. Following the first round of hearings which took place in July 2019 the Inspectors wrote to the four authorities involved in the JSP stating that they do not consider the JSP to be sound, primarily due to concerns with the spatial strategy, they considered the issues they had identified as being too difficult to overcome through modifications of the plan and therefore recommended that withdrawal of the JSP was the most appropriate option.
3. On 7 January 2020 North Somerset Council formally withdrew from the JSP process and the Council will now prepare a new Local Plan for North Somerset covering strategic and non-strategic policies whilst continuing to work with neighbouring planning authorities and other bodies under the duty to cooperate. This presents a fresh start for the local plan and an opportunity to step back and reassess the strategic context and spatial strategy options for North Somerset.
4. Prior to the withdrawal of the JSP North Somerset Council had begun preparing a Local Plan in parallel with the JSP process. As such a Local Plan Issues and Options document, based on the strategic context set out in the JSP, was consulted on in September 2018. Much of the evidence and feedback from this consultation remains relevant, but the withdrawal of North Somerset Council from the JSP process allows

for a new approach. Therefore, a new options document will be consulted on in Spring 2020 which will re-launch the new Local Plan for North Somerset.

Purpose of a pre-commencement document

5. This Pre-commencement document is the notice of intent that a new Local Plan will be prepared for North Somerset for the period 2023 – 2038 and sets out its scope, methodology and programme. It will be a development plan document prepared in accordance with Regulation 18(1) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Duty to co-operate

6. The Council has a duty to co-operate on planning issues that cross administrative boundaries. Strategic policy-making authorities should collaborate to identify the relevant strategic matters which need to be addressed. Effective and on-going joint working is integral to the production of a positively prepared and justified strategy. The Council will prepare and maintain a statement of common ground documenting the cross-boundary matters and progress in co-operation.

Scope of the North Somerset Plan

7. The plan area will be the administrative area of North Somerset Council and the plan period will be 2023-2038. This time period is consistent with the NPPF requirement for strategic policies within Local Plans to look ahead over a 15 year period from adoption. This time period may need to be reviewed dependent on progress.
8. The purpose of the Local Plan will be to deliver the number of homes needed for the district over the plan period including the necessary supporting facilities and infrastructure. There will also be a strong focus on tackling the climate change challenge, creating healthy places and addressing inequalities. The Local Plan will also review the policies and allocations in existing development plan documents (Core Strategy and Sites and Policies Plan parts 1 and 2, including waste and minerals).
9. The Local Plan will identify the spatial strategy, strategic policies and non-strategic policies. This will involve a review of the existing approach as set out in the current development plan, taking account of new priorities (such as addressing climate change), evidence and guidance (such as the housing requirement standard method) and with continuing effective co-operation on strategic planning matters.
10. The proposed strategic policies which will be contained in the Local Plan are as follows:

- **Housing Requirement:** The overall housing requirement to be accommodated in North Somerset using the standard method as the starting point
- **Addressing Climate Change:** Maximise sustainability, carbon reduction, renewable energy, focus on active travel and public transport, flood risk and coastal change, food production, greening.
- **Spatial Strategy:** The broad strategic distribution of housing and employment land/floorspace, including strategic locations and key sites.
- **Infrastructure:** Identification of strategic infrastructure proposals, including transport.
- **Green Belt:** Consider whether exceptional circumstances warrant a review of locations within the Green Belt.
- **Employment:** Employment land will be provided to attract investment, meet business needs to support the future economy and provide a range of job opportunities at accessible locations. Consideration of the role of the port and airport and employment in town centres.
- **Regeneration:** More effective and efficient use of land, conversions, new uses, housing estates and other areas.
- **Town centres and high streets:** Working with partners to bring forward brownfield sites, re-use vacant buildings and shops, increase people living and working in town centres, investment in the public realm.
- **Place-making, quality design and provision of community facilities:** Shaping attractive and healthy communities, green infrastructure, higher density at sustainable locations, raising design quality, creating character and identity, strategic gaps between or within settlements.
- **Environmental and historic conservation and enhancement:** Protection and enhancement of landscapes, wildlife and historic assets, strategic green infrastructure, AONB.
- **Minerals:** Aggregate apportionment and supply.

The strategic policies may identify broad locations for development, but it is not anticipated that they will include site allocations – these will be set out in the non-strategic section of the plan.

The duty to co-operate discussions with strategic policy-making authorities (principally the West of England) and other prescribed bodies will identify and address the strategic issues with cross-boundary implications.

11. The non-strategic policies of the Local Plan will set out the more detailed policies for specific areas, neighbourhoods or types of development. This includes site allocations, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and other development management policies.
12. The plan preparation process will assess existing evidence as well as, where appropriate, commissioning new studies or updating existing evidence bases. The evidence base for the Local Plan will include the following:

- Authority Monitoring Report
- Local Housing Needs Assessment
- Strategic Housing Land Availability Assessment
- Habitats Regulations Assessment
- Strategic Flood Risk Assessment
- Gypsy and Traveller Accommodation Assessment.
- Infrastructure Delivery Plan
- Transport Assessment
- Economic Development Needs Assessment
- Viability Assessment
- Sustainability Appraisal
- Green Belt Assessment

Relationship to neighbourhood planning

13. North Somerset has five adopted ('made') neighbourhood development plans at Backwell (2015), Long Ashton (2015), Claverham (2018), Yatton (2019) and Congresbury (2019) with several others in preparation, and others being considered.
14. Neighbourhood plans must be in general conformity with the strategic policies contained in the development plan and must not promote less development than is set out in the strategic policies for the area. To provide clarity for future neighbourhood plans, the Local Plan will identify the housing requirements on a parish basis in the strategic policies.
15. As work on the new Local Plan progresses, and the strategic context for the neighbourhood plans changes existing neighbourhood plans may become increasingly out of date. Communities may wish to review them to take account of any implications arising, or to work with North Somerset Council to incorporate elements of neighbourhood planning into the emerging local plan.
16. It is proposed that at the start of the process there is consultation with interested parties on how the local plan and neighbourhood plans will progress in tandem. This will cover issues such as the scope of the plans, evidence, consultation and sharing of resources.

Sustainability appraisal

17. A framework for sustainability appraisal will be agreed at the beginning of the project and used to assess and inform the plan-making process. It is intended to publish a Sustainability Appraisal Scoping Report and an interim SA on the options for consideration.

Timescales

18. The proposed timetable for the Local Plan is below, as set out in the Local Development Scheme:

NORTH SOMERSET PLAN 2023-2038: TIMETABLE AND MILESTONES	
Pre-Commencement Document (Reg 18)	January 2020
Issues and Options Consultation (Reg 18)	May – June 2020
Consultation on Draft Plan (Reg 18)	January 2021
Consultation on Pre-Submission Plan (Reg 19)	September 2021
Submission to Secretary of State (Reg 22)	December 2021
Examination Hearings Period (Reg 24/25)	April 2022
Inspector's Report	October 2022
Adoption (Reg 26)	January 2023

Consultation

19. The plan will be prepared with community and stakeholder engagement in accordance with the Council's Statement of Community Involvement (2019). Formal consultation stages will take place over a minimum of 6 weeks. A Consultation Statement will be prepared and updated as the project progresses.

Let us know what you think

20. Views are being sought on the proposed content, scope and programme. Consultation on this pre-commencement document runs from **X February 2020 – X March 2020**. If you have any comments on the Pre-commencement document you can comment online or via e-mail to planning.policy@n-somerset.gov.uk. Please let us have any comments by **16 March 2020**. Representations will be taken into account through the plan preparation process.

Contact Details:

Claire Courtois: 01934 42 6816

E-mail: planning.policy@n-somerset.gov.uk

Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ

