

North Somerset Council

Local Development Scheme 2022-2025

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

December 2022



Forward

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 2022- 2025.

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 Placemaking and Economy on 12 December 2022 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



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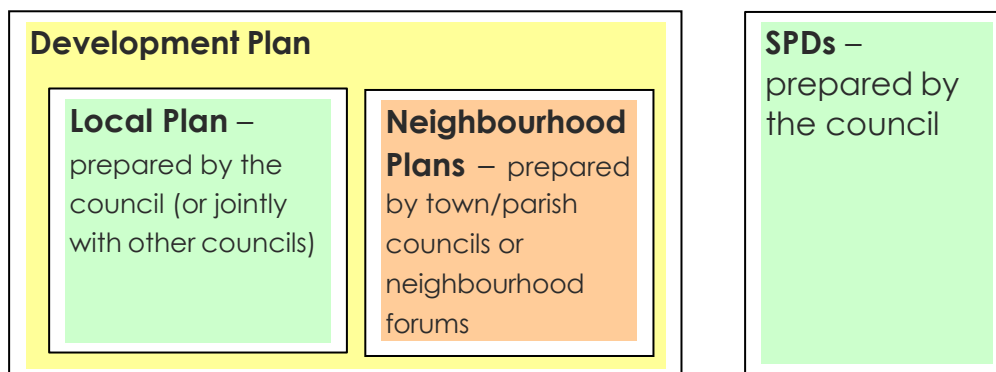
1.0 INTRODUCTION

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:

- North Somerset Core Strategy (2017)
- Site Allocations Plan (2018)
- 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 Sites and Policies Plan Part 1 (2016)
- Site Allocations Plan Sites and Policies plan Part 2 (2018)
- Backwell Neighbourhood Plan (2015)



- [Long Ashton Neighbourhood Plan \(2015\)](#)
- [Claverham Neighbourhood Plan \(2018\)](#)
- [Yatton Neighbourhood Plan \(2019\)](#)
- [Congresbury Neighbourhood Plan \(2019\)](#)
- [Abbots Leigh, Ham Green, Pill and Easton-in-Gordano Neighbourhood Plan \(2021\)](#)
- Policies Map



2.0 PLAN PRODUCTION

North Somerset Plan 2024– 2039

2.1 A new Local Plan is being prepared by North Somerset Council to cover the period 2024 - 2039.

2.2 It will

- Set out how the housing requirement will be met to 2039 through its spatial strategy and allocate sites to fulfil this requirement.
- Allocate sites to provide the employment land and infrastructure needed, including transport and active travel routes, schools and other facilities and green infrastructure, to support economic growth, facilitate housing delivery and create sustainable communities.
- Allocate sites for other land uses where these are known
- Carry forward from the existing Development Plan 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 Sites and Policies Plan Part 1 (2016) and Site Allocations Plan Sites and Policies Plan Part 2 (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 are being prepared between North Somerset Council and neighbouring authorities and relevant agencies. These include the West of England, 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 part of 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.
- 2.10 Six neighbourhood plans have been made in North Somerset. These are Backwell, Long Ashton, Claverham, Yatton, Congresbury and Abbots Leigh, Ham Green, Pill and Easton-in-Gordano Neighbourhood Plans.
- 2.11 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. The need to update any SPDs to align with the new Local Plan when adopted will be kept under review.
- 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](#) identifies 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 LOCAL PLAN 2024-2039	
Role and Content	<p>The Local Plan will set out the overall development strategy for North Somerset for the period 2024-2039 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 (2021).</p>
Documents to be replaced	The North Somerset Plan will fully supersede the Core Strategy (2017), Development Management Policies Sites and Policies Plan Part 1 (2016) and the Site Allocations Plan Sites and Policies Plan Part 2 (2018).
Status	Development Plan Document
Chain of conformity	National Planning Policy
Geographic Coverage	North Somerset
TIMETABLE AND MILESTONES	
Pre-Commencement Document (Reg 18)	March 2020
Issues and Options Consultation (Reg 18) -Challenges consultation -Choices consultation	July-September 2020 November-December 2020
Consultation on Draft Plan (Reg 18)	March/April 2022
Consultation on Pre-Submission Plan (Reg 19)	April/May 2023
Submission to Secretary of State (Reg 22)	July 2023
Examination Hearings Period (Reg 24)	October 2023-January 2024
Inspector’s Report (Reg 25)	February 2024



Adoption (Reg 26)	March 2024
ARRANGEMENTS FOR PRODUCTION	
Resources required and management arrangements	Prepared by the Council's planning policy team with other relevant services
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 Annual 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 2021	Supports Core Strategy CS1 and CS2 and Development Management Policy DM2. Provides guidance on sustainable design principles, how to meet policy requirements for energy efficiency, renewable energy generation and low carbon development. Also includes a guide to climate change adaptation measures, sustainable drainage systems and retrofitting in existing buildings.
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	November 2021	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 SPD	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,	2012	The Weston Villages SPD supplements Policy CS30 of the North Somerset Core Strategy



	Weston-super-Mare		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.

Proposed SPDs:

Name	Scope	Notes
Travel Plans SPD - update	North Somerset	Updating Travel Plan guidance. SDP in progress. Adoption scheduled for early 2023.
Affordable Housing SPD	North Somerset	Update needed to reflect new policy in the Local Plan.
Development Contributions SPD	North Somerset	Potential update to reflect new processes.
Health Impact Assessment SPD	North Somerset	To provide detail to applicants as to when an SPD will be required and what level of SPD it would be.
Strategic sites masterplans	North Somerset	To provide a detail framework for applications
Airport SPD	North Somerset	Provide detailed guidance on the approach to managing flying activities and development at the airport.
Biodiversity Net Gain	North Somerset	Set out detail of how policy requirements will be implemented.
Creating sustainable buildings and places	North Somerset	Update to existing SPD to reflect the new approach in the local plan



This publication is available in large print, Braille or audio formats on request.

Help is also available for people who require council information in languages other than English.

Please Contact 01934 426775

