



North Somerset Council

# Local Development Scheme 2023-2026

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

August 2023

# 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 2023-2026

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 Spatial Planning, Placemaking and Economy on 9 August 2023 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](mailto:planning.policy@n-somerset.gov.uk)



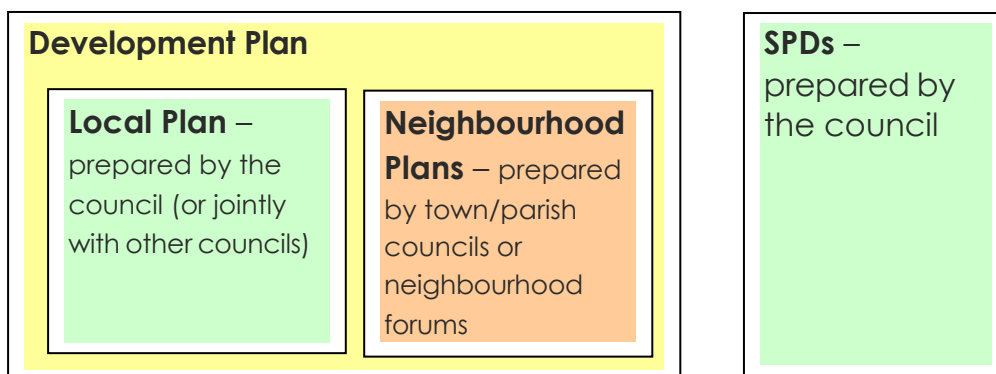
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# 1. Introduction

- 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 (2021) 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, 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 two 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.

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 Local 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  |
| <b>TIMETABLE AND MILESTONES</b>   |   |
| Pre-Commencement Document (Reg 18)  | March 2020  |
| Issues and Options Consultation (Reg 18)<br>-Challenges consultation<br>-Choices consultation | July-September 2020<br>November-December 2020   |
| Consultation on Draft Plan (Reg 18)   | March/April 2022  |
| Consultation on Pre-Submission Plan (Reg 19)  | November/December 2023  |
| Submission to Secretary of State (Reg 22)   | March 2024  |
| Examination Hearings Period (Reg 24)  | July 2024   |
| Inspector’s Report (Reg 25)   | October 2024  |



|  |  |
|--|--|
| Adoption (Reg 26)                              | December 2024  |
| <b>ARRANGEMENTS FOR PRODUCTION</b>             |  |
| 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                                 |
| <b>POST-PRODUCTION</b>                         |  |
| Monitoring and review                          | The <b>implementation</b> of the <b>objectives</b> 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   |
|---|----------------|--------------|---|
| <a href="#">Accessible Housing Needs Assessment SPD</a>       | 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.  |
| <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 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.  |
| <a href="#">Development Contributions SPD</a>                 | 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        | 2023          | 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  |
|---|----------------|--|
| Affordable Housing SPD  | North Somerset | Update needed to reflect new policy in the Local Plan.   |
| Airport SPD   | North Somerset | Provide detailed guidance on the approach to managing flying activities and development at the airport.  |
| Biodiversity  | North Somerset | Set out detail of how policy requirements will be implemented.   |
| Climate change adaptation and resilience  | North Somerset | Detail on how emerging Local Plan Policy on Climate change will be implemented   |
| Creating sustainable buildings and places   | North Somerset | Update to existing SPD to reflect the new approach 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.  |
| Net zero construction   | North Somerset | Detail on how new Local Policy on net zero construction will be implemented  |
| North Somerset and Mendip Bats Special Area of Conservation Guidance on Development SPD | North Somerset | Update of existing SPD to take account of new research   |
| Re-use, recycling and waste SPD   | North Somerset | Sets out standards of provision for new developments (including refurbishing/redesign of existing) to reflect Waste Management Plan and emerging Local Plan policy |
| Strategic sites masterplans   | North Somerset | To provide a detail framework for applications   |



|                                |  |   |
|--------------------------------|--|---|
| Trees, Woodlands and hedges    | North Somerset                                       | Detail to support implementation  |
| Wolvershill Strategic Site SDP | Wolvershill Rod Strategic Location Weston-super-Mare | Provide detailed framework for site allocation and planning application master planning |



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

