

NORTH SOMERSET COUNCIL DECISION

DECISION OF: EXECUTIVE MEMBER FOR SPATIAL PLANNING, PLACEMAKING AND ECONOMY

WITH ADVICE FROM: DIRECTOR OF PLACE

DECISION NO: 23/24 DP 274

SUBJECT: Amendments to the Pre-submission (Reg 19) Local Plan following Executive Committee

KEY DECISION: No.

REASON: The amendments do not have a significant impact on two or more wards.

BACKGROUND:

The Pre-submission (Reg 19) Local Plan was considered at Executive Committee on 18 October where it was resolved that 'any necessary further amendments to the plan prior to publication and public consultation are agreed by the Director of Place in consultation with the Executive Member for Spatial Planning, Placemaking and Economy'.

Two specific amendments were approved by Executive Committee relating to Policy DP43: Affordable Housing to increase the increase the affordable housing from 35% to 38.5% on green field sites and Policy DP6: Net zero carbon to include a specific target for embodied carbon.

At P&R Committee on 11 October 2023 Members were minded to refuse the planning application 22/P/0459/OUT for the residential development at land north of Mulberry Road, Congresbury (the site is referred to as Pineapple Farm in the local plan). In the light of this, it is proposed that the draft allocation is deleted, as if the planning application is confirmed as being refused, retaining the allocation would be contradictory and confusing. If, however, the application is approved, the site would be added to as a commitment when the housing supply is updated prior to submission.

There are also a number of additional post-committee amendments which have been identified. These primarily relate to updates and clarifications. A Key Diagram has been prepared to identify the broad locations for development as required by the NPPF.

A schedule has been prepared which sets out the full text of policies where amendments are proposed. The post-Executive changes are shown in red.

The proposed changes are summarised as follows:

Plan section or policy	Summary of proposed change
Preface	A preface is added to explain the Reg 19 stage, consultation process and test of soundness.
SP8: Housing	Adjustments to the housing supply figures as a result of the deletion of the proposed allocation at Pineapple Farm, Congresbury for 70 dwellings (also referred to as land north of Mulberry Road). The housing supply figure is reduced from 15,804 to 15,734 dwellings against a housing requirement of 14,902 dwellings over the plan period.
SP9: Employment	Change to reflect the contents of the final report on Employment Sites and Premises Requirements which no longer refers to a mid-point scenario in relation to economic forecasting.
LP6: Extent of the Green Belt	Amendment to the description in the justification of the exceptional circumstances following deletion of the South Nailsea site.
LP7: Strategic Gaps	As the strategic gaps between Weston-super-Mare and Locking and Weston-super-Mare and Hutton are contiguous, the description is amalgamated in the policy so that it matches with the shape on the Policies Map.
LP13: Preferred area for mineral working – land at Hyatts Wood Farm, south of Stancombe Quarry	Factual update to justification in relation to the closure of Durnford Quarry.
LP14: Preferred area of search for minerals working – land at Downside Farm, south of Freemans Quarry	Factual update to justification in relation to the closure of Durnford Quarry.
DP6: Net zero construction	Policy DP6 is amended to specify a target of a maximum of 900kgCO ₂ e/m ² for upfront embodied carbon within new buildings in order to provide clarity on how the policy requirement is delivered. The justification is amended to explain the approach which reflects evidence produced for the West of England and recently adopted in the B&NES Local Plan Partial Review.
DP12: Development in the Green Belt	Adjustment to the definition of infilling to ensure consistency in relation to references to limited infilling in the Green Belt and the definition of infilling in the glossary.
DP18: Travel Plans	Amendment to justification to refer to a future revised Travel Plans SPD, as opposed to the current SPD which is based on the existing development plan.
DP23: Visitor Accommodation	To clarify the scope of the policy as applying within settlement boundaries and distinguish it from DP62 which relates to development in the countryside.

DP30: Control of non-mineral development	Deletion of reference to 500m buffer zones as these are no longer proposed to be shown on the Policies Map.
DP36: Biodiversity net gain	To delete reference to the need for a biodiversity gain plan to accompany a planning application.
DP43: Affordable Housing (including rural exception schemes)	Policy is amended to increase the proportion of affordable housing sought on green field sites to 38.5% to reflect the overall proportion of affordable housing need identified in the Local Housing Needs Assessment. Reference added to the need to include provision of specialist housing to meet the needs of the most vulnerable residents.
DP46: Housing Type and Mix	Policy amended to require a minimum of 5% of affordable housing to be wheelchair accessible dwellings or higher where there is evidence of local need. Justification updated to reflect the Older People and Specialised Housing Needs Assessment.
DP47: Older Persons Housing	Justification updated in relation to the Older People and Specialised Housing Needs Assessment.
Key Diagram	Addition of a Key Diagram at the start of the Strategic Policies section of the plan to indicate the broad locations for development.
Schedule 1	Status of residential allocation at Anson Road, Weston-super-Mare changed from 'resolution to grant consent' to 'extant planning permission'. Deletion of residential allocation for 70 dwellings at Pineapple Farm, Congresbury (also referred to as land north of Mulberry Road).
Glossary	Addition of definitions to the glossary for 'countryside', 'First Homes' and 'micromobility' to aid understanding of the plan.
Policies Map	Deletion of the residential allocation at Pineapple Farm, Congresbury (also referred to as land north of Mulberry Road) and consequential amendment to the settlement boundary to follow the existing edge of the village.

DECISION:

To approve the proposed amendments to the Pre-submission (Reg 19) Local Plan as set out in the schedule attached as an appendix.

REASONS:

To accord with the resolution of Executive Committee and make amendments to the Reg 19 plan to improve its clarity.

OPTIONS CONSIDERED:

None.

FINANCIAL IMPLICATIONS:

There are no financial implications resulting from the amendments to the draft plan.

Costs

N/A

Funding

N/A

LEGAL POWERS AND IMPLICATIONS

The Local Plan is being progressed under the Town and Country Planning Act 1990 (as amended) and related regulations.

CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

Amendments to DP6: Net zero construction will support climate change objectives.

CONSULTATION

The Pre-submission (Reg 19) version will be subject to public consultation prior to submission to the Secretary of State for examination.

RISK MANAGEMENT

N/A

EQUALITY IMPLICATIONS

The local plan is accompanied by an Equality Impact Assessment.

CORPORATE IMPLICATIONS

Amendments to the affordable housing policy will support corporate objectives.

APPENDICES

Schedule of proposed changes to the Pre-submission document.

BACKGROUND PAPERS

Report to 18 October Executive Committee.

[Committee Report NSC \(moderngov.co.uk\)](https://www.moderngov.co.uk)

SIGNATORIES:

DECISION MAKER(S):

Signed:  Executive Member for Spatial Placemaking, Placemaking and Economy

Date: 20 November 2023

WITH ADVICE FROM:

Signed:  Head of Planning

Date: 20 November 2023