

NORTH SOMERSET COUNCIL DECISION



DECISION OF: COUNCILLOR ANNEMIEKE WAITE -
CABINET MEMBER FOR PLANNING AND ENVIRONMENT

WITH ADVICE FROM: THE DIRECTOR OF HEALTHY AND SUSTAINABLE
COMMUNITIES

DECISION NO: 25/26 HSC 140

SUBJECT: Update to the North Somerset Council Local Development Scheme

KEY DECISION: NO

REASON: Does not involve expenditure over £500,000

BACKGROUND:

The current North Somerset Local Development Scheme 2025-2028 (published in February 2025) sets out the timetable for the preparation of the North Somerset Local Plan. It also contains an appendix detailing the current list of adopted Supplementary Planning Documents and those in preparation.

Since the publication of the current Local Development Scheme the timetable needs to be revised to reflect additional work that was required prior to finalising the Regulation 19 plan for consultation.

Work on the new local plan for North Somerset commenced in 2020, and various rounds of consultation have been held to date. In July 2024 the Cabinet (then referred to as Executive) approved a pre-submission Regulation 19 version of the plan for public consultation and submission, which at the time identified sites to deliver 15,275 new dwellings.

Shortly after the July 2024 meeting the government announced their planning reforms, including changes to national policy and the imposition of significantly increased mandatory housing targets for local planning authorities. Work on the plan was paused, and the council requested that officers undertake a review of all available development sites in order to meet the new requirements of national policy.

A further call for sites was held in October 2024 and in February 2025, a public consultation on additional potential sites to include in the Regulation 19 plan was launched. This consultation ran from 7 February to 21 March.

Following the conclusion of the additional sites consultation and having considered the responses received, a [report](#) was presented to the Cabinet on 18 June. This was to seek approval of a package of additional residential and employment allocations to be included in

the Regulation 19 plan to meet the government's housing requirement, subject to the findings of the ongoing evidence base work.

It was then necessary to allow time for the evidence base work to fully assess the proposed package of sites before concluding they were suitable for inclusion in the Regulation 19 Plan. It was also important to ensure further engagement with effected communities was undertaken prior to the publication of the Regulation 19 plan to allow meaningful input into the plan.

This work was undertaken between July and September 2025 which has resulted in a slight delay to the LDS timetable but has been necessary to ensure the production of a robust Regulation 19 local plan which was approved by [Cabinet](#) on 15 October 2025 for consultation.

DECISION:

To agree revisions to the Local Development Scheme which sets out the timetable for the preparation of the North Somerset Local Plan to update it to reflect additional work undertaken prior to the publication of the Regulation 19 plan.

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. The previous LDS was published in February 2025 and this revision takes account of changes to the timetable for preparation of the Local Plan and updates the list of Supplementary Planning Documents for both those adopted and those currently in preparation.

OPTIONS CONSIDERED:

No other options have been considered. The production and publication of the Local Development Scheme is necessary as part of the statutory local plan making process and required to be submitted to MHCLG by December 2025.

FINANCIAL IMPLICATIONS:

There are no additional costs over and above service budgets associated with producing the Local Development Scheme.

Costs:

None incurred in the production of the LDS.

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 and non-strategic policies.

CONSULTATION

Consultation will continue to be undertaken on the Local Plan 2041 in accordance with the relevant regulations.

WARD MEMBER ENGAGEMENT

The LDS is a procedural document and does not require engagement with ward members.

PROCUREMENT

None needed.

RISK MANAGEMENT

Not producing an up to date Local Development Scheme may increase the risk of a legal challenge to the Local Plan in that the correct process and procedure has not been undertaken.

EQUALITY IMPLICATIONS

An Equality Impact Assessment is undertaken as part of the Local Plan process and is published alongside the plan at every stage of consultation.

CORPORATE IMPLICATIONS

None from the update to the LDS. The new North Somerset local plan has implications for many service areas including education, transport, sustainability, environment, equalities, regeneration, adult social services and public health.

APPENDICES

North Somerset Local Development Scheme - December 2025.

BACKGROUND PAPERS

None

SIGNATORIES:

DECISION MAKER(S):

Signed:  Cabinet Member for Planning and Environment.

Date: 15 January 2026

WITH ADVICE FROM:

Signed:  Director of Healthy and Sustainable Communities

Date: 15 January 2026