



North Somerset Local Development Scheme 2008

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If you would like this information in a different format, for example; Braille, audio tape, large print or computer disc, or community languages; please contact Local Planning Team:
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1. Introduction

- 1.1 Major changes to how local planning documents will be prepared were introduced by the Planning and Compulsory Purchase Act passed in 2004. The former system of structure and local plans was replaced by the new system of a **Local Development Framework (LDF)**.
- 1.2 The Council has prepared this **Local Development Scheme (LDS)** to explain what documents will be included in the Local Development Framework and the timetable for the preparation of these documents. This version of the LDS replaces the Council's previous schemes.
- 1.3 The wider context for planning in North Somerset comprises national, regional and other guidance. At national level the Government's Planning Policy Guidance notes (PPGs) are being replaced by Planning Policy Statements (PPSs). These are available on the Government's web-site www.communities.gov.uk.
- 1.4 At regional level, guidance to 2016 (RPG10) was approved in September 2001. This document is part of the development plan It will be replaced by the Regional Spatial Strategy (RSS) covering the period 2006 to 2026..When approved which is anticipated in Spring 2009 it will be part of the development plan. Currently North Somerset Council have opposed the level of growth in the RSS. Also part of the development plan are the saved policies of the Joint Replacement Structure Plan (JRSP) adopted 2002. The JSRP set the planning framework for the preparation of the North Somerset Replacement Local Plan (NSRLP) which was adopted in March 2007.
- 1.5 In the interim period before the various LDF documents have been prepared, the existing policies from the 'old system' plans will be used. The Act provides for these existing policies to be '**saved**' for a period of three years. This applies to the NSRLP and its policies are therefore saved until March 2010. As the new LDF documents are adopted, they will replace the corresponding parts of the saved plans.
- 1.6 The LDS is required to be submitted to the Secretary of State for approval. Through its **Annual Monitoring Report (AMR)** the Council will monitor the performance of policies that are still in use together with the progress made in replacing them. In the light of this process the LDS will be updated when necessary.
- 1.7 An explanation of the words used in this LDS is contained in Appendix 2 at the end of the document.
- 1.8 The LDS is a publicly available document. Paper copies can be purchased from the Council or it can be viewed on the Council's web-site; www.n-somerset.gov.uk. This document has been prepared by the Council's Local Planning Team who can be contacted;
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2. The Local Development Framework

- 2.1 The Local Development Framework (LDF) will comprise a 'folder' of planning policy documents. These are known as **Local Development Documents (LDDs)** and include the following:

Development Plan Documents (DPDs)

These are the key documents in the LDF because they have 'development plan' status and are, therefore, the starting point for making decisions on planning applications. They are prepared with extensive community involvement and are subject to scrutiny by an independent inspector at a public examination.

Supplementary Planning Documents (SPDs)

SPDs will be prepared to provide detailed guidance to explain the policies in a DPD. SPDs do not contain policies. They are prepared in consultation with stakeholders but are not subject to public examination.

Statement of Community Involvement (SCI)

The SCI explains how the community and stakeholders will be consulted in the production of LDDs. The Council has already prepared its SCI (adopted February 2007) which is a separate document. It is available from the Council's Local Planning Team or it can be viewed on the Council's web-site; www.n-somerset.gov.uk.

- 2.2 **Development Plan Documents** are of several types. For North Somerset the DPDs will include the following (see also Figure 1):

The Core Strategy

This will set out the key elements of the planning framework for the whole of the North Somerset area consistent with national, regional and other guidance. It sets the context for the preparation of the other development plan documents.

The Core Strategy will set out the boundaries of the Urban extensions at Weston and South West Bristol which have been proposed in the emerging Regional Spatial Strategy (RSS). The programming of the Core Strategy will have to be aligned with the adoption of the RSS to ensure that it reflects the scale of development proposed for the District.

Area Action Plans

These will cover areas of significant change where there will be a focus on implementation. An Area Action Plan will be prepared for Weston-super-Mare Town Centre.

Joint Waste Core Strategy

The Joint Waste Core Strategy is being prepared jointly with Bristol, South Gloucestershire and Bath and North East Somerset Councils.

Proposals Map

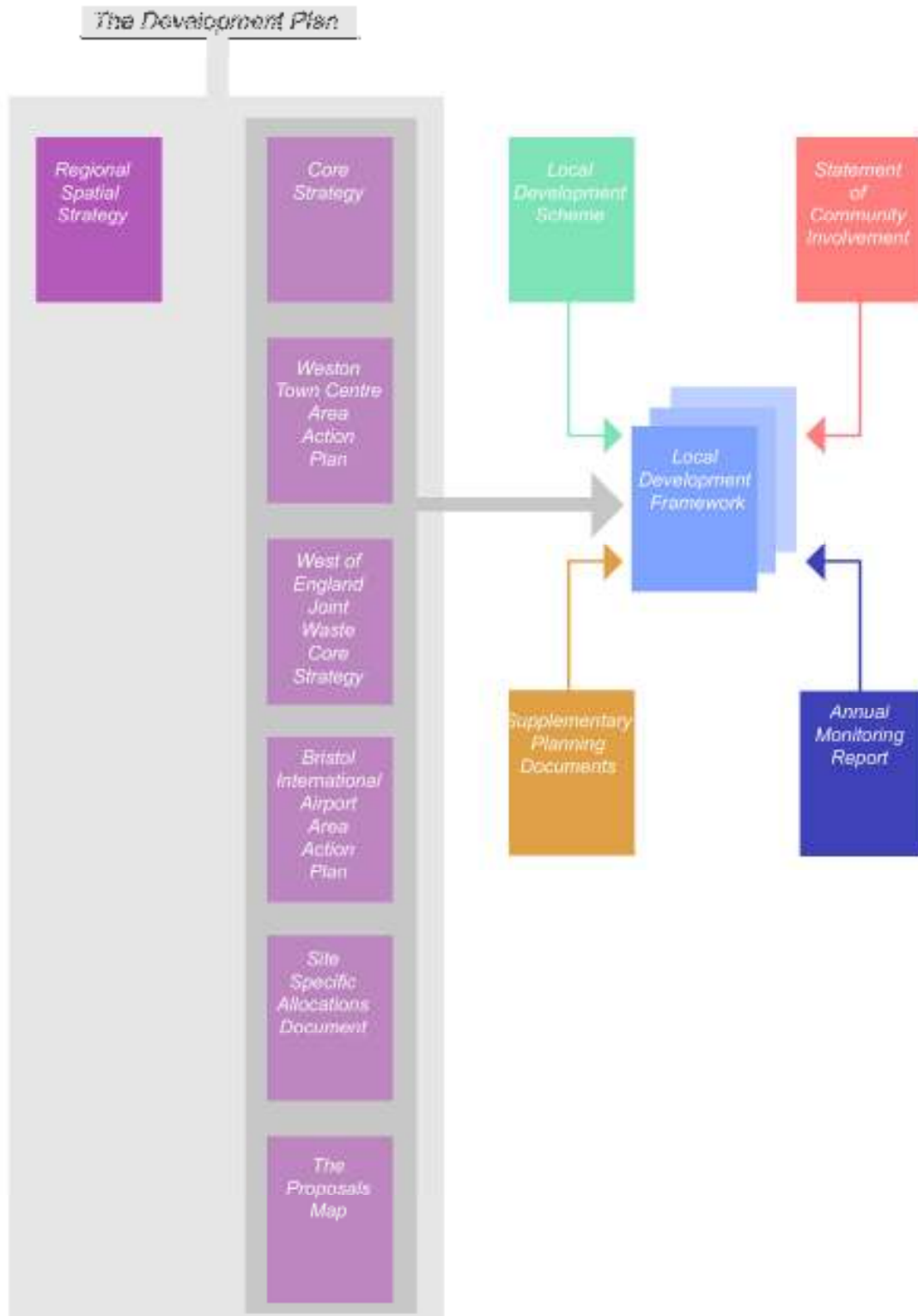
This will show the policies and proposals of DPDs that apply to specific parts of the North Somerset area.

Future Work

The LDS sets out the priorities but it can also indicate what might be undertaken as future work as progress is made in reviewing the LDDs in the scheme. This applies to the North Somerset Waste DPD. While the Joint Waste Core Strategy will set the strategic context for waste matters, there may be some local issues which are not fully covered. Should this be the case these local issues would be addressed in the North Somerset Waste DPD. Its scope will depend on what issues are not covered in the emerging Joint Waste Core Strategy and the need to include the North Somerset Waste DPD in the LDS will be monitored accordingly.

- 2.3 **Supplementary Planning Documents** will be prepared for a number of key issues including the new development areas proposed in the emerging RSS at Weston and Yanley/Ashton Vale.

Figure 1: The Local Development Framework and Development Plan



Document Preparation

2.4 There are a number of stages in the preparation of an LDD. The Council will base its preparation on the following main stages;

- **Developing the evidence base and scoping the Sustainability Appraisal:** Survey information will be important in helping the Council develop its evidence base as a means to the identification of the issues for the area. The collection of social, environmental, economic and physical information will help identify the spatial characteristics which are relevant. Sustainability Appraisal is considered below.
- **Public Participation:** The preparation of any LDD should be based on an early involvement with the community and stakeholders. This will help identify local issues and allow consideration of any options to ensure that the community and stakeholders have an input into the preparation of the LDD.
- **Proposed Submission:** Building on the work done at Public Participation stage, the Council can begin to set out those options which would seem to be supported by the community and stakeholders. Although not a legal requirement the publication of the Proposed Submission document provides another opportunity for the community and stakeholders to comment on what is being proposed.
- **Submission to Secretary of State**
After consultation on the Proposed Submission document, the Council can amend its content and move to the preparation of the LDD document to be submitted to the Secretary of State. Further public consultation will be a requirement prior to the plan being submitted to the Secretary of State. This stage is not necessary for Supplementary Planning Documents.
- **Examination**
Submission of the LDD to the Secretary of State will result in an independent examination by an inspector who will test the 'soundness' of the document. To be "sound" the LDD must be justified, effective and consistent with National Policy. After examination the inspector will produce a report with recommendations which will be binding on the Council. This stage is not necessary for Supplementary Planning Documents.
- **Adoption**
The Council must adopt the LDD as soon as practicable following receipt of the inspector's report.
- **Monitoring and Review**
Each year, identified targets are reviewed through the Annual Monitoring Report

- 2.5 For Supplementary Planning Documents (SPDs) the preparation process is simplified with one consultation stage on a draft document leading to adoption after all the representations have been considered.
- 2.6 Details of the programme for the production of the documents set out in this LDS are set out in the next Section.

Sustainability Appraisal and Strategic Environmental Assessment

- 2.7 In order to assess what effects the plan might have on the environment, Local Development Documents will be subject to a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). This is to ensure that each LDD is soundly based on the principles of Sustainable Development. SA/SEA is an integral part of the LDD production process.
- 2.8 With a DPD an initial SA/SEA report will be prepared and published with a final SA/SEA report submitted with the final Development Plan Document to the Secretary of State.
- 2.9 With an SPD an initial scoping report will be prepared before consultation on the draft document takes place. An initial SA/SEA report will be published in conjunction with the draft SPD and the final SA/SEA report will be published when the SPD is adopted.

3. Existing Planning Policy Documents

- 3.1 The Local Development Documents set out in this LDS will, over time, provide the new planning framework for development and replace the policies in the 'old' existing development plan. In this interim period as the new planning framework is prepared, to ensure there is no gap in coverage of development plan policies, the 2004 Act provides for the relevant policies in the existing development plan to be saved for 3 years.
- 3.2 For North Somerset the existing development plan includes the Joint Replacement Structure Plan (adopted 2002), the North Somerset Waste Local Plan (adopted 2002), the Minerals Working in Avon Local Plan (adopted 1993) and the Replacement Local Plan (adopted 2007).
- 3.3 Anyone interested in further information on the policies which have been saved should contact the Local Planning Team, see details in Introduction.
- 3.4 There will also be a number of other supporting documents which will inform the preparation of the LDDs. Such documents will include the North Somerset's Sustainable Community Strategy and, for example, any educational, health, social, housing, economic, transport, biodiversity and environmental strategies, many of which will be the responsibility of outside bodies. Consequently, the direct relevance of these documents to the preparation of the LDDs will vary.

4. Monitoring and Review

- 4.1 The Local Development Framework will be monitored on an annual basis. This is to assess the effectiveness of the LDDs. This process will seek to assess whether policies and related targets are being met and, if not, why this might be so. This should highlight where a policy in an LDD may not be working as intended or no longer reflecting national, regional or other guidance, where this has been changed, so that consideration can be given to how the policy might be changed.
- 4.2 The Annual Monitoring Reports are prepared for the period March to April and are published online from January 1st each year - see www.n-somerset.gov.uk

5. Management Arrangements

- 5.1 The lead section for the production of all these documents will be the Local Planning Team with assistance from other Departments/Sections when necessary. Approval of documents at various stages will involve Executive approval.
- 5.2 Community and key stakeholder engagement will be in conformity with the Statement of Community Involvement. Targets and indicators will be specified in the Core Strategy. These will be monitored and reviewed by the lead author taking into account where appropriate local circumstances and changes in national/regional circumstances and/or policy, and any recommendation of the Annual Monitoring Report. Where necessary a programme towards amendment will be submitted within any revised LDS.

North Somerset Local Development Scheme 2008

Document title	Status (i.e. DPD/SPD)	Role and content	Area covered	Chain of conformity	Commencement Date	Progress to date /Next stage (in bold)	Date for Proposed Submission (DPD's only)	Date for submission to Secretary of State (DPD's only)	Proposed date for adoption
Development Plan Documents									
North Somerset Core Strategy * Programme dependant on the adoption date of the Regional Spatial Strategy (see Para 2.2)	DPD	Spatial vision, objectives and strategy for the spatial development of North Somerset. Accompanied by proposals map. Strategic allocations for urban extensions including broad land use allocations and Green Belt amendments.	North Somerset	Consistent with national planning policy and in general conformity with the emerging Regional Spatial Strategy (RSS)	March 2007	Pre-production Brief March 07 Issues and Options Oct 07 Consultation Statement Feb 08 Preferred Options May 09*	Jan 2010*	May 2010 *	March 2011*

Document title	Status (i.e. DPD/SPD)	Role and content	Area covered	Chain of conformity	Commencement Date	Progress to date /Next stage (in bold)	Date for Proposed Submission (DPD's only)	Date for submission to Secretary of State (DPD's only)	Proposed date for adoption
Joint Waste Core Strategy	DPD	Composite plan incorporating strategic waste core strategy, development control policies and site allocations for waste management facilities.	West of England sub-region including North Somerset	Consistent with national planning policy, having regard to SW Regional Waste Strategy and in general conformity with emerging RSS	January 2007	Issues and Options Jan-March 07 Consultation Statement Spring/Summer 07 Preferred Options Nov 08/Jan09	June 2010	Sept 2010	Sept 2011
Gypsy and Traveller Site Allocations DPD	DPD	Identification of suitable sites for Gypsies and Travellers	North Somerset	Consistent with national planning policy and in general conformity with emerging RSS which allocates 36 residential and 10 transit pitches for North Somerset		Public Participation April 09	Jan 2010	April 2010	April 2011

Document title	Status (i.e. DPD/SPD)	Role and content	Area covered	Chain of conformity	Commencement Date	Progress to date /Next stage (in bold)	Date for Proposed Submission (DPD's only)	Date for submission to Secretary of State (DPD's only)	Proposed date for adoption
Weston Town Centre Area Action Plan	DPD	Detailed policies and site allocations focusing on the Weston Town Centre and identifying regeneration opportunities and aspirations.	The Weston Town Centre, Seafront & Gateway areas	Consistent with national planning policy and in general conformity with emerging RSS and Core Strategy.	October 07	Issues and Options Oct 07 Consultation Statement Feb 08 Preferred Options June 2009	Jan 2010	March 2010	March 2011
North Somerset Site Specific Allocations	DPD	Site allocations for housing, employment ,retail and other land uses.	North Somerset	Consistent with national planning policy and in general conformity with emerging RSS and Core Strategy.		Public Participation Sept 2010	March 2011	June 2011	June 2012
Development Control Policies	DPD	Detailed development control policies to guide development.	North Somerset	Consistent with national planning policy In general conformity with emerging RSS and Core Strategy.		Public Participation Consultation Jan 2011	July 2011	Oct 2011	June 2012

Document title	Status (i.e. DPD/SPD)	Role and content	Area covered	Chain of conformity	Commencement Date	Progress to date /Next stage (in bold)	Date for Public Participation (SPD's only)	Date for submission to Secretary of State (DPD's only)	Proposed date for adoption
Supplementary Planning Documents									
South West Bristol Urban Extension SPD	SPD	Detailed framework for the south west urban extension of Bristol comprising a masterplan, design codes and delivery plan.	South western urban extension of Bristol within North Somerset. With the possibility of joint working with Bristol City Council.	Consistent with national planning policy and in general conformity with emerging RSS and Core Strategy.		Planning Together Workshop April 07 Appointment of Consultants to undertake Masterplan work Aug 08.	Consultation Draft Sept 2009		Dec 2010
Weston Regeneration Area	SPD	Detailed framework for the urban extension at Weston-super-Mare comprising a masterplan, design codes and delivery plan.	The former Weston Airfield & RAF Locking sites and land between these sites and the M5.	Consistent with national planning policy and in general conformity with emerging RSS and Core Strategy.		Work undertaken on the former Area Action Plan June 07 Appointment of Consultants to undertake Masterplan work Aug 08.	Consultation Draft Oct 2009		Mar 2011

Document title	Status (i.e. DPD/ SPD)	Role and content	Area covered	Chain of conformity	Commencement Date	Progress to date /Next stage (in bold)	Date for Public Participation (SPD's only)	Date for submission to Secretary of State (DPD's only)	Proposed date for adoption
Housing in Defined Villages	SPD	Detailed interpretation of Policy H7 in the North Somerset Replacement Local Plan.	North Somerset	Consistent with the North Somerset Replacement Local Plan.		Informal consultation draft published on Council Website Aug 07.	Consultation Draft April 2009		Dec 2009
Sustainable Energy	SPD	Detailed interpretation of Policy GDP3 and accompanying text in the North Somerset Replacement Local Plan.	North Somerset	Consistent with the North Somerset Replacement Local Plan and emerging Core Strategy		Informal consultation draft published on Council Website Aug 07.	Consultation Draft June 2009		March 2011
Travel Plans	SPD	Detailed interpretation of Policy T/11 in the North Somerset Replacement Local Plan.	North Somerset	Consistent with the North Somerset Replacement Local Plan.			Consultation Draft Nov 2008		June 2009
Green Infrastructure	SPD	Framework for achieving a network of Green Infrastructure.	North Somerset	Consistent with national planning policy In general conformity with RSS and Core Strategy.			Consultation Draft March 2009		Nov 2009

Document title	Status (i.e. DPD/ SPD)	Role and content	Area covered	Chain of conformity	Commencement Date	Progress to date /Next stage (in bold)	Date for Public Participation (SPD's only)	Date for submission to Secretary of State (DPD's only)	Proposed date for adoption
Built Leisure /Community Facilities and Playing Fields	SPD	Detailed interpretation of Policy CF/1 in the North Somerset Replacement Local Plan.	North Somerset	Consistent with the North Somerset Replacement Local Plan.			Consultation Draft March 2009		Dec 2009
Implementation	SPD	A guide on developers contributions towards infrastructure requirements.	North Somerset	Consistent with national planning policy and in general conformity with emerging RSS and Core Strategy.			Consultation Draft July 2009		July 2010

6. Main Background Documents

International

Johannesburg Declaration on Sustainable Development 2002.
Kyoto Protocol to the UN Convention Framework on Climate Change 1998.
The (Ramsar) Convention on Wetlands of International Importance 1971.

European

European Union Sixth Environmental Action Programme, 2002.
EU Sustainable Development Strategy, 2001.
European Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 92/43/EEC.
Water Framework Directive 2000/60/EC.
Air Quality Framework Directive 96/62/EC.
Waste Framework Directive 92/43/EEC and daughter directives such as Landfill Directive 99/31/EC.
European Spatial Development Perspective 1999.
Aarhus Convention.

National

'Securing the Future', UK Strategy for Sustainable Development 2005.
Transport 10 year plan, Department for Transport 2000.
'The Future of Air Transport (White Paper)', Dept. for Transport, 2003.
Modern Ports: A UK Policy.
Ports Policy – your views invited. DfT's discussion document for the Ports Policy Review. May 2006.
Disability Discrimination Act, 2004.
Planning and access for disabled people: a good practice guide, ODPM, 2003.
The Planning Response to Climate Change - Advice on Better Practice, ODPM, 2004.
'Our Future – Creating a Low Carbon Economy', Energy White Paper, Dept for Trade and Industry, 2003.
'Water Resources for the Future – A Strategy for England and Wales', Environment Agency, 2001.
'Working with the Grain of Nature' – A Biodiversity Strategy for England, DEFRA, 2002.
Sustainable Communities: Homes for All. A 5-Year Plan from the Office of the Deputy Prime Minister, 2005.
The Sustainable Communities Plan - 'Sustainable Communities: Building for the future', ODPM, 2003.
PPS1 – 'Delivering Sustainable Communities', ODPM 2005.
PPG2 – Green Belts, DoE, 1995.
PPS3 – Housing, DCLG 2006.
PPG4 – Industrial and Commercial Development and Small Firms, DoE 1992.
PPS6 – Planning for Town Centres, Office of the Deputy Prime Minister, 2005.
PPS7 – Sustainable Development in Rural Areas ODPM 2004.
PPG8 – Telecommunications ODPM 2001.
PPS9 – Biodiversity and Geological Conservation, ODPM, 2005.
PPS10 – Planning for Sustainable Waste Management, ODPM, 2005.
PPG13 – Transport DoT, 2001.

PPG14 – Development on Unstable Land ODPM 1990 Plus Annex 1 1996, Annex 2 2002.
PPG15 – Planning & the Historic Environment, Dept of National Heritage, 1994.
PPG16 – Planning and Archaeology, DoE, 1990.
PPG17 – Planning for Open Space, Sport and Recreation, ODPM, 2003.
PPG20 – Coastal Planning, DoE, 1992.
PPG21 – Tourism ODPM 1992.
PPS22 – Renewable energy, ODPM, 2004 plus Planning for Renewable Energy, A Companion Guide to PPS22, ODPM, 2004.
PPS23 – Planning and Pollution Control, ODPM, 2005.
PPG24 – Planning and Noise, DoE.
PPG25 – Development and flood risk, ODPM, 2001/1994.

Barker on Housing – ‘Review of Housing Supply, Delivering Stability: Securing our Future Housing Needs’, HM Treasury, 2004 + 2006 report.
Our Countryside: the future – a fair deal for Rural England White Paper (2000).
Planning for Rural Diversification: A good Practice Guide (1995).
Working for the Essentials of Life DEFRA 2002.
England Rural Development Programme.
Countryside and Rights of Way Act 2000 (plus DEFRA Guidance).

Regional

Architecture & Built Environment Strategy - Designing our environment: towards a better built environment for the South West, Creating Excellence.
Cohesion Framework (emerging), South West Cohesion Steering Group.
Regional Planning Guidance for the South West (RPG10), September 2001.
An Integrated Regional Strategy for the South West ‘Just Connect’ SWRA 2004.
‘A Sustainable Future for the South West – The Regional Sustainable Development Framework for the South West’ SWRA 2001.
Regional Economic Strategy: ‘Our Future is Truly in our Hands’, SWERDA 2003 (Review April 2006).
Regional Information and Communication Technology Strategy (RES Subset) South West Regional Development Agency .
Draft Regional Economic Strategy for the South West of England 2006-2015, South West Regional Development Agency, 2005.
Regional Innovation Strategy 2005-16 (Note: The RIS is currently out for consultation.) South West Regional Development Agency.
Regional International Trade Strategy 2004-07 (RES Subset) South West Regional Development Agency.
South West Regional Skills Strategy South West Regional Skills Partnership
Regional Housing Strategy 2005-16 SWHB 2005.
Greater Bristol Strategic Transport Study Consultation (2004) and Draft Recommendations (2005).
‘Our Environment: Our Future – The Regional Strategy for the South West Environment 2004-14’, SWRA (in association with the SW Regional Environment Network) 2003.
English Nature SSSI’s, NNR’s, Ramsar Sites, SAC’s A Strategy for the Historic Environment in the South West, English Heritage 2004.
Mendip Hills AONB Management Plan.
Strategy for the Severn Estuary Severn Estuary Partnership.
Towards 2015 – Shaping Tomorrow’s Tourism SWT (2005).
Action for Biodiversity in the SW.
Towards a strategy for sport in the SW.
The climatic challenge for the SW.

'Warming to the Idea', South West Region Climate Impacts Scoping Study, South West Region Climate Impacts Partnership, 2001.

Regional Renewable Energy Strategy for the South West of England 2003-10, Government Office for the South West.

A Cultural strategy for the SW, In search of Chunky Dunsters.

Historic Environment Strategy, English Heritage South West.

Regional Waste Strategy - From Rubbish to Resource South West Regional Assembly.

Regional Water Resources for the Future Environment Agency South West Region.

Sub-regional and adjacent authorities

West of England Joint Study Area - First Detailed Proposals, West of England Partnership, August 2005.

JRSP Sept 2002.

West of England Small Workspace Strategy, West of England Partnership, 2005.

West of England Sub-Regional Housing Study, produced by DTZ Pineda 2003.

West of England Housing Need and Affordability Model, Professor Glen Bramley for West of England Partnership, 2005.

Bristol Health Services Plan, NHS, 2005 (do we have a NS one?).

Final Joint Local Transport Plan 2006/07 – 2010/11.

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Appendix 2

Explanation of Words used in the LDS.

(Glossary of Terms)

Area Action Plan

A Development Plan Document for a specific geographical area. These will cover areas of significant change where there will be a focus on implementation

Annual Monitoring Report

A report on the progress of the Local Development Scheme and the policies of the Local Development Framework. Published 1st January each year

Community Strategy

The Community Strategy provides a framework for all stakeholders and agencies who have an interest in improving the quality of life in North Somerset.

Development Plan

A development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within the Local Development Framework.

Development Plan Document

A Local Development Document with significant weight in the determination of planning applications. Independent scrutiny is required before its adoption.

Local Development Framework

The new local planning policy documents, which collectively will be replacing the Local Plan and Structure Plans

Local Development Document

The collective term for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

Local Development Scheme

A programme setting out the proposed documents within the Local Development Framework and the timetable for their production.

Local Strategic Partnership

Partnerships of stakeholders who develop ways of involving local people in shaping the future of their neighborhood in how services are provided. They are often single non-statutory, multi-agency bodies which aim to bring together locally the public, private, community and voluntary sectors.

Local Transport Plan

5-year strategy for the development of local, integrated transport, supported by a programme of transport improvements. Used to bid to Government for funding transport improvements.

Department for Communities and Local Government

Government Department responsible for formulating evaluating and producing policy and guidance on housing, planning, devolution, regional and local government.

Planning and Compulsory Purchase Act, 2004

The Act which sets out the requirement to produce a Local Development Framework.

Planning Policy Guidance Note

National planning guidance produced by the Government under the old planning system. These will be replaced by Planning Policy Statements.

Planning Policy Statement

National planning policy produced by the Government as part of the new planning system.

Planning Inspectorate

Body which considers the appropriateness of planning policies, taking into account public consultation responses.

Regional Planning Body

One of the nine regional bodies in England, responsible for preparing Regional Spatial Strategies.

Regional Planning Guidance

Regional planning policy document produced under the old planning system.

Regional Spatial Strategy

Regional planning policy document to be produced under the new planning system by the Regional Assembly. This will be a statutory document and the Local Development Framework will have to be in general conformity with its policies.

Sustainability Appraisal

The consideration of policies and proposals to assess their impact on sustainable development objectives.

Statement of Community Involvement

A Local Development Document setting out how the Council intends to engage the community and stakeholders in the Local Development Framework and determination of planning applications.

Strategic Environmental Assessment

The consideration of policies and proposals to assess their impact on the environment. This is to be undertaken as part of a Sustainability Appraisal.

Supplementary Planning Document

A Local Development Document that holds less weight than a Development Plan Document when determining planning applications. It is not subject to an independent examination, but is subject to community and stakeholder involvement.