

**North Somerset Council
Core Strategy delivery:**

**Development Management Development Plan Document
Site Allocations Development Plan Document**

Scoping Report

January 2010

Introduction

The Core Strategy Consultation Draft was approved in November 2009 and is currently subject to consultation. In parallel with that process, the Council is about to embark on the reassessment and revision of the detailed policy context and site allocations currently set out in the North Somerset Replacement Local Plan.

This will be undertaken through two formal development plan documents that sit beneath the Core Strategy – the Development Management and Site Allocations DPDs. The policies contained in these two documents must be consistent with the emerging Core Strategy, but will provide more specific guidance. The production process will review the effectiveness and relevance of the existing policy set and allocations, and make amendments as appropriate.

This scoping report gives notice to interested parties that the Council is commencing preparation of the documents, and sets out the proposed timescale and methodology. Comments are invited on any aspect of document production as well as an indication as to whether any individuals or groups feel that they would like to be involved, either in respect of specific issues, or more generally.

Please respond by **5pm on Friday 5 March 2010** with any comments on this scoping report either by emailing planning.policy@n-somerset.gov.uk or telephoning 01934 426775.

Purpose

Development Management Development Plan Document

To provide a revised set of detailed policies to guide decision making in respect of planning applications and development proposals. These will include topics such as sustainable design and construction, residential amenity and parking.

Site Allocations Development Plan Document

To allocate and/or safeguard sites for specific purposes (such as mixed uses, housing, employment, retail, leisure, cultural and community uses, major highways schemes), and define the boundaries of policy areas (such as settlement limits, town centres, green wedges/strategic gaps). This will result in formal changes to the Proposals Map.

Methodology and timescale

Because of the close relationship between the reassessment of the detailed policy context and the site identification process, the two documents will be prepared in parallel and share the same timescale. It is proposed that the stages of DPD production will be as follows:

Stage 1: Scoping (January 2010)

There will be six weeks opportunity for comments to be made on this scoping document. Comments received will be assessed and, where necessary amendments made.

Stage 2: Issues and priorities (February 2010)

This stage involves the identification of the range of policy areas which will need to be addressed and allocations which will be required. Appendix A is an initial indication of the broad topic areas likely to be included in both the Development Management and Site Allocations DPDs. These are not comprehensive lists and will be amended as work progresses.

The starting point will be to list in relation to each of the Core Strategy policies the detailed policy or site allocation guidance required. Much of the source material for this work will be taken from the Replacement Local Plan.

These policy areas will then be prioritised into:

Low priority (still highly relevant and effective, so unlikely to need changing).

Medium priority (broadly relevant and effective, so only requiring minor amendment).

High priority (no longer relevant or ineffective, so likely to require major change or complete replacement).

If a policy area is not covered by a RLP policy there is likely to be a policy vacuum, suggesting that it is a high priority issue.

This prioritisation will assist in determining the sequence in which policy areas are assessed, and make the project more manageable. It is proposed that areas where policies are ineffective or failing to implement the council's objectives will be tackled as a priority.

Stage 3: Options (March – December 2010)

The prioritised policy areas will then, in turn, be reviewed and reassessed, and where there are gaps in the evidence base, additional information sought and/or collected. At this stage specific stakeholders will be targeted to obtain advice and feedback on policy choices or alternative options. The individuals, groups and organisations involved in this will depend on the nature of the topic.

The culmination of this work will be a revised policy set for consultation in respect of the Development Management DPD and proposed allocations in the Site Allocations DPD. Both documents will include reference to alternative options and choices where appropriate.

Stage 4: Consultation (January 2011)

Six weeks formal consultation will take place in respect of the full Consultation Draft for each of the DPDs. This will be the principal opportunity for formal engagement by all individuals, groups and stakeholders.

Stage 5: Publication (July 2011)

At this stage of the process the council has finalised its proposed policy content and consultation is limited to whether or not the document is 'sound' ie is the plan justified, effective and consistent with national policy?

Stage 7: Submission (October 2011)

The plan is submitted, and an examination arranged. The independent inspector's report is binding.

Stage 8: Adoption (July 2012)

The DPD is adopted and becomes part of the development plan.

Stage 9: Monitoring and review (ongoing)

To assess whether the policies are effective, regular monitoring will take place. Policies will set out indicators against which they can be assessed, and these will be reported via the Annual Monitoring Report.

APPENDIX A

Development Management Development Plan Document Possible policy areas

Topic
Design; sustainable construction; environmental and public protection.
Flood prevention; sustainable water management.
Amenity areas; green wedges/strategic wedges.
Public art.
Conservation areas; listed buildings; historic parks and gardens; archaeology.
Mendip Hills Area of Outstanding Natural Beauty; landscape character areas; Forest of Avon.
Biodiversity; protected species and their habitats; wildlife sites of international importance; Sites of Special Scientific Interest and National Nature Reserves; wildlife and geological sites and local nature reserves.
Coastal zone.
Agricultural and forestry development and farm-based diversification.
Conversion and re-use of rural buildings.
Development in the Green Belt.
Proposals for new business developments within towns and defined settlements; safeguarded employment areas; proposals for business development in the countryside.
Residential development; rural workers dwellings; protection of existing housing stock; housing with care and/or support for vulnerable people.
Tourism proposals; camping and caravan sites
Flats, conversions and houses in multiple occupation.
Parking standards; car parks.
Protection, development and improvement of the rights of way network and other forms of public access.
Safety, traffic and the provision of infrastructure association with development; travel plans.
Bristol International Airport; air safety.
Royal Portbury Dock; safeguarded land.
Retailing; town, district and local centres; garden centres, nurseries and farm shops in the countryside.
Developer contributions.
Leisure, cultural and community facilities.
Telecommunications development.
Waste.
Minerals.

Site Allocations Development Plan Document

Possible topic areas

Topic
Settlement boundaries.
Amenity areas; green wedges/strategic gaps.
Coastal zone.
Allocations for housing, affordable housing, employment, mixed use or other uses.
Safeguarded employment areas.
Transport proposals - road corridors/improvements, rail improvements, rapid transit; pedestrian, cycle improvements.
Air safety (restrictions on development in identified public safety zones and individual risk contours at BIA).
Retail - primary shopping frontages and other retail allocations.
Safeguarding of existing and proposed sites and buildings for cultural and community facilities.
Protection of mineral resources.
Waste proposals.