

**North Somerset Council**

**LOCAL DEVELOPMENT SCHEME  
2017 - 2020**

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

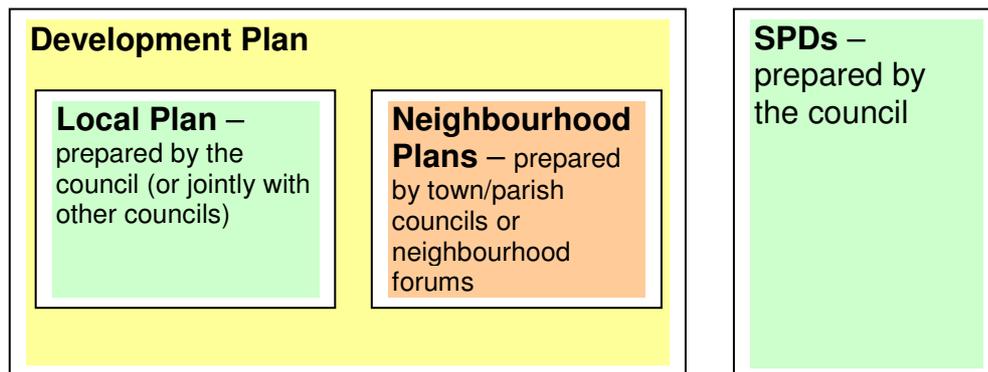
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## 1.0 INTRODUCTION

- 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. The preparation of a Local Development Scheme is a requirement of Section 15 of the Planning and Compulsory Purchase Act 2004, as amended by Section 111 of the Localism Act 2011.
- 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, principally the Part 1 Sites and Policies: Development Management Policies 2016 and the North Somerset Core Strategy (originally adopted in 2012, CS13 in 2015 and remaining remitted policies in 2017).
- 1.3 Along with Neighbourhood Plans prepared by parish or town councils or by neighbourhood forums, the Local Plan is 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. 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 (adopted 2012 – 2017)
  - West of England Joint Waste Core Strategy (adopted 2011)

- North Somerset Replacement Local Plan (adopted 2007) – saved policies only
- Sites and Policies Part 1: Development Management Policies
- Backwell Neighbourhood Plan (2015)
- Long Ashton Neighbourhood Plan (2015)

1.5 ‘Saved policies’ are those which continue in force as a result of a ministerial decision, while other policies that were formerly part of that plan have been allowed to lapse. A list of extant policies, including the saved policies from these older plans, is available on the council’s [website](#)

## 2.0 **PLAN PRODUCTION 2017-2020**

### 2.1 **Joint Spatial Plan**

The unitary authorities of Bath and North East Somerset, Bristol, North Somerset and South Gloucestershire will jointly prepare a [Joint Spatial Plan](#) which will guide the review and roll-forward of the Local Plans for those areas. The plan is being prepared to enable cooperation on planning issues that cross administrative boundaries, in this case the strategic priorities of the homes and jobs needed in the area (NPPF paragraphs 178-179 and 156).

2.2 The plan area will be the combined areas of the four unitary authorities. The Plan will cover the period 2016-2036.

2.3 The Joint Spatial Plan (JSP) is a development plan document and will contain:

(i) A vision for delivery of homes and jobs needed in the plan area. The vision will respond to and reflect the West of England (WoE) vision as set out in the WoE Strategic Economic Plan 2014;

(ii) An overall housing requirement to be accommodated in the plan area to 2036. It will be based on the outputs of the Bristol and Bath Strategic Housing Market Assessments;

(iii) The broad strategic distribution of housing and employment land/floorspace in the plan area, including strategic locations which are critical to the delivery of the housing requirement;

(iv) Resultant housing requirement figures and delivery trajectories for Bath and North East Somerset, Bristol, North Somerset and South Gloucestershire to 2036. The housing requirement figure for each unitary authority will be the basis for calculations of housing land supply in each unitary authority and will be set out in their respective Local Plans;

(v) An identification of strategic infrastructure, including transport, required to deliver the development envisaged;

(vi) A Key Diagram illustrating the policies.

2.4 The reviewed Local Plans of the four unitary authorities will be in conformity with the Joint Spatial Plan. The timetable the new North Somerset Local Plan to 2036 is included in this document.

- 2.5 The JSP will not make site allocations. The Key Diagram will indicate strategic locations and strategic infrastructure. It will also indicate the general extent of the Green Belt in the plan area. Site specific development allocations and policy designations will be determined through Local Plans, in conformity with the strategic policies set out in the JSP.
- 2.6 Other than the matters set out above, all other planning matters will be addressed in the Local Plans of the unitary authorities.
- 2.7 The principal evidence sources for the Joint Strategic Plan will be:
- Wider Bristol HMA Strategic Housing Market Assessment
  - Bath HMA Strategic Housing Market Assessment
  - Joint Economic Development Needs Assessment
  - Joint Housing and Employment Land Availability Assessment
- 2.8 In addition, existing sources of evidence and new studies/assessments may be referred to in the preparation of the JSP. This includes evidence regarding transport, flood risk, biodiversity, historic environment, landscape, Green Belt, agricultural land and food systems, strategic infrastructure and viability.

### **North Somerset Core Strategy**

- 2.9 The [North Somerset Core Strategy](#) was originally adopted in April 2012. The Core Strategy sets out the long term planning framework for North Somerset. It includes a spatial vision and spatial objectives looking ahead to 2026. A key diagram defines the broad locations for delivering housing and other strategic development needs as well as setting out policies to protect the environment.
- 2.10 Following a legal challenge in 2013, the housing requirement (Policy CS13) was remitted back for re-examination. In addition, Policies CS6, CS14, CS19, CS28, CS30, CS31, CS32, CS33 were also remitted on the grounds that should the housing requirement be increased, then this may have consequences for one or more of these policies. All other policies remained adopted.
- 2.11 The re-examination process was undertaken in two parts. Policy CS13 was readopted in September 2015, and the remaining remitted policies on 10<sup>th</sup> January 2017.

### **Sites and Policies Plan**

- 2.12 The detailed delivery of the North Somerset Core Strategy will be through the Sites and Policies Plan. Following the initial 2013 Consultation Draft, as a result of the delay to the Core Strategy, this was progressed as two separate development plans:

- (i) Sites and Policies Plan Part 1: Development Management Policies.
- (ii) Sites and Policies Plan Part 2: Site Allocations.

- 2.13 The Sites and Policies Part 1: Development Management Policies brings forward the detailed development plan policies in accordance with national guidance and the strategic context set out in the Core Strategy. The plan was adopted in July 2016.
- 2.14 The Sites and Policies Part 2 Site Allocations will identify detailed site allocations to support the delivery of the Core Strategy. This includes the identification of, for example, housing, employment, and local green space allocations. The Publication version was subject to consultation in Autumn 2016.

### **New Local Plan 2018-2036**

- 2.15 The Core Strategy commits the local planning authority to a review of the Core Strategy by the end of 2018 to take account of the wider housing market area. The new strategic planning context will be identified through the Joint Spatial Plan. A new NSC local plan will be prepared in parallel with the emerging Joint Spatial Plan to cover the period 2018-2036. A Pre-Commencement Document was published in early 2016.

### **Neighbourhood Plans**

- 2.16 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.
- 2.17 Two neighbourhood plans have been approved in North Somerset : Backwell Neighbourhood Plan and Long Ashton Neighbourhood Plan.
- 2.18 Progress on other Neighbourhood Development Plans and more information can be found [here](#).

### **Other documents**

- 2.19 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. The Appendix lists the existing and proposed SPDs in North Somerset.

- 2.20 The council intends to introduce a [Community Infrastructure Levy \(CIL\)](#) 2017. This will enable the council to secure contributions from new development in order to support infrastructure provision. Preparation of a CIL requires the strategic framework to be in place and therefore progress was delayed pending progress on the Core Strategy. The CIL examination hearing will take place in February 2017.
- 2.21 The council also has a [Statement of Community Involvement \(SCI\)](#) adopted in March 2015. 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.
- 2.22 The [Annual 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. It will also monitor CIL once finalised. The AMR is based upon the period 1 April to 31 March each year.
- 2.23 The [Policies Map](#) illustrates 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**

- 2.24 **Waste:** Waste policies and proposals are set out in the adopted West of England Joint Waste Core Strategy. As this plan only covers the period to 2026, this will need to be reviewed in conjunction with the other West of England authorities. A detailed programme for the review of the Joint Waste Core Strategy has yet to be agreed.
- 2.25

### **3.0 DEVELOPMENT PLAN PROFILES**

- 3.1 The following tables provide a schedule of the Local Plan documents to be prepared during the next three years, with individual profiles for each plan.

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NORTH SOMERSET LOCAL PLAN 2018-2036	
Role and Content	The purpose will be to review and roll-forward policies and allocations in existing development plan documents (Core Strategy and Sites and Policies Plan parts 1 and 2, including minerals) and to deliver the strategic requirements of the Joint Spatial Plan. It will be consistent with the JSP in terms of delivering the higher level vision and objectives, delivering as appropriate any strategic locations/allocations and the North Somerset residential and economic development requirements.
Status	Development Plan Document
Chain of conformity	National Planning Policy,
Geographic Coverage	North Somerset
<b>TIMETABLE AND MILESTONES</b>	
Pre Commencement Document	June 2016
Publication of consultation draft	Winter 2017
Publication of proposed submitted plan	Spring 2018
Submission to Secretary of State	Autumn 2018
Examination Hearings Period	Winter 2018 onwards
Adoption	Spring 2019
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Planning Policy and Research in conjunction 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 implementation of the objectives and policies will be monitored as part of the Annual Monitoring Report.

<b>WEST OF ENGLAND JOINT SPATIAL PLAN</b>	
Role and Content	The unitary authorities of Bath and North East Somerset, Bristol, North Somerset and South Gloucestershire will jointly prepare a <b>Joint Spatial Plan</b> which will guide the review and roll-forward of the Local Plans for those areas. The plan is being prepared to enable cooperation on planning issues that cross administrative boundaries, in this case the strategic priorities of the homes and jobs needed in the area (NPPF paragraphs 178-179 and 156).
Status	Development Plan Document
Chain of conformity	National Planning Policy,
Geographic Coverage	Four UAs of North Somerset, Bristol, South Gloucestershire and Bath and North East Somerset
<b>TIMETABLE AND MILESTONES</b>	
The milestones for the Joint Spatial Plan are set out below.	
Pre Commencement Document	Jan - March 2015
Issues and Options	Nov 2015
Publication of draft Joint Planning Strategy	Nov 2016
Publication of proposed submitted Joint Planning Strategy	Summer 2017
Submission to Secretary of State	Spring 2018
Examination Hearings Period	Mid 2018 onwards
Adoption	Late 2018
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Resources provided by each Unitary Authority. Formal approval from West of England Planning, Housing and Communities Board for each stage of preparation.
Community and stakeholder involvement	In accordance with the Town and Country Planning (Local Development) (England) Regulations.
<b>POST-PRODUCTION</b>	
Monitoring and Review	The implementation of the objectives and policies of the Joint Spatial Plan will be monitored as part of each Unitary Authority's AMR.
Joint working	The four unitary authorities are committed to continuing joint working, including: <ul style="list-style-type: none"> <li>• A new West of England Strategic Housing Market Assessment (2016-2036) to replace the 2009 SHMA using the most up to date evidence</li> </ul>

	<p>available.</p> <ul style="list-style-type: none"><li>• Working jointly on key issues eg Green Belt, Landscape.</li><li>• Joint Transport Study.</li><li>• Joint Economic Development Needs Assessment.</li><li>• Joint Housing and Employment Land Availability Assessment.</li></ul>
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<b><u>NORTH SOMERSET CORE STRATEGY</u></b>	
Role and Content	The Core Strategy sets out the spatial vision, spatial objectives, core policies and a delivery strategy for the development of the district and framework for development management. It will be underpinned by an Infrastructure Delivery Plan to ensure a deliverable strategy.
Status	Development Plan Document
Chain of conformity	National Planning Policy, regard to Sustainable Community Strategy and Council Vision
Geographic Coverage	District wide
<b>TIMETABLE AND MILESTONES</b>	
The milestones for the Core Strategy, both achieved and those planned, are set out below.	
Issues Consultation	October 2007
Publication of issues and alternative options for public consultation including indication of the Council's preferred options	November 2009 – February 2010
Publication of proposed Submission Core Strategy and draft SA report	January 2011 – March 2011
Submission to Secretary of State with final SA Report	June 2011
Examination Hearings Period	September 2011 – October 2011
Update evidence base and develop policy options	
Council agrees changes to Core Strategy	November 2013
Publication of changes to draft Core Strategy for public consultation	November 2013 – January 2014
Resume Examination Hearings	March 2014/Jan 2015
Receive Inspector's Report	April 2014 and March 2015
SoS intervention	April 2015
Further Core Strategy hearings into remitted policies	June 2016
Adoption	January 2017
Review	By end of 2018
<b>ARRANGEMENTS FOR PRODUCTION</b>	
Resources required and management arrangements	Prepared by Planning Policy and Research in conjunction with other relevant Services.
Community and stakeholder	In accordance with the Town and Country Planning (Local Development) (England) Regulations and the

involvement	adopted SCI.
POST-PRODUCTION	
Monitoring and Review	The implementation of the objectives and policies of the Core Strategy will be monitored as part of the AMR as set out in the submission Core Strategy. The plan will be reviewed by the end of 2018 to take account of the Joint Spatial Plan.
Joint working	<p>The four unitary authorities are committed to continuing joint working, including:</p> <ul style="list-style-type: none"> <li>• A new West of England Strategic Housing Market Assessment (2016-2036) to replace the 2009 SHMA using the most up to date evidence available.</li> <li>• A West of England joint planning strategy to guide future growth and development across the West of England. This will address the strategic planning implications resulting from the updated evidence base. It will provide a formal co-ordinated strategic context to inform local plan reviews and will replace the current West of England Strategic Framework. It will identify: the overall quantum of housing and jobs within the West of England and their distribution across the sub-region; the overall spatial strategy; strategic priorities; and strategic infrastructure necessary to deliver the spatial strategy for the West of England. Joint studies will be procured to support this process such as spatial options.</li> </ul> <p>The West of England authorities are committed to work together on the basis of the following broad timetable. This will be refined as work progresses:</p>

## SITES AND POLICIES Plan Part 2 Site Allocations

Role and Content	This is a place focussed planning policy framework, containing both site allocations and planning policies for development management. The Plan will: <ul style="list-style-type: none"> <li>• facilitate the delivery of key development sites by providing the necessary level of policy guidance and site requirements to meet council objectives</li> <li>• safeguard and enhance the quality and diversity of places in North Somerset and identify opportunities for change,</li> <li>• set out the housing supply and other development commitments to meet development needs to 2026,</li> <li>• be prepared in a collaborative way in order to respond to Localism,</li> <li>• address how infrastructure requirements will be met,</li> <li>• preparation to be aligned with production of CIL.</li> </ul>
Status	Development Plan Document
Chain of conformity	National Policy; Core Strategy; regard to Sustainable Community Strategy
Geographic Coverage	District-wide but area based

### TIMETABLE AND MILESTONES

Issues and alternative options consultation	February – April 2013
Further consultation following progress on Core Strategy	Nov 2015
Publication of and consultation on proposed Submission plan and draft SA report	Nov 2016
Submission to Secretary of State with final SA Report	Feb 2017
Examination Hearings Period	Summer 2017
Receipt of Inspector's Report	Autumn 2017
Adoption and publication	Winter 2017

### ARRANGEMENTS FOR PRODUCTION

Resources required and management arrangements	Prepared by Planning Policy and Research in conjunction with other services and consultant expertise where required.
Key Evidence:	Strategic Housing Land Availability Assessment (SHLAA), Infrastructure Delivery Plan (IDP).
Community and stakeholder involvement	In accordance with Town and County Planning Local Development (England) Regulations, the adopted SCI, and Localism Act. Take account of previous consultation on Core Strategy.

### POST-PRODUCTION

Implementation, Monitoring and Review	The implementation of the objectives and policies of the DPD will be monitored as part of the AMR. Local planning policies could need to be reviewed in the light of the 2014 SHMA and any strategic changes arising from that evidence.
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## APPENDIX: 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.

### Adopted SPDs

Name	Scope	Date adopted	Notes
<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 adopted North Somerset Replacement Local Plan.
<a href="#">Dolphin Square SPD</a>	Dolphin Square, Weston-super-Mare	2008	The council has produced this SPD to quickly provide a detailed planning policy framework for the redevelopment of the Dolphin Square site, consistent with the North Somerset Replacement Local Plan, particularly Policy E1/A.
<a href="#">Landscape Character Assessment SPD</a>	North Somerset	2005	This document sets out the various landscape characteristics of different areas within North Somerset.
<a href="#">Parking Standards SPD</a>	North Somerset	2013	The SPD provides a clear framework and guidance on the council's approach to parking in new developments within North Somerset. In this case the Parking Standards SPD provides further clarification and interpretation of Core Strategy Policy CS11: Parking.

Residential Design Guide Section 1	North Somerset	2013	This SPD has been prepared to support policies of the North Somerset Replacement Local Plan (GDP/3) 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.
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 our policy in relation to renewable and low carbon energy generation in North Somerset.
Travel Plans SPD	North Somerset	2010	This SPD supports Policy T/11 of the North Somerset Replacement Local Plan and Policy CS10 of the Core Strategy.
Weston Villages SPD	Weston Villages, Weston-super-Mare	2012	The Weston Villages SPD supplements Policy CS30 of the North Somerset Core Strategy by providing more detailed guidance to support the delivery of sustainable development through a masterplan-led approach.
Wind Turbines SPD	North Somerset	July 2014	Examines the various planning issues that need to be addressed in determining planning applications for Wind Turbines.
Creating Sustainable Buildings and Places SPD	North Somerset	March 2015	Sets out various measures relating to renewable energy and low carbon development.
Development Contributions SPD	North Somerset	Nov 2014	Sets out the process and principles behind Development Contributions.
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.
Employment	Weston-	Nov	Sets out the requirements of the

Delivery in Weston-super-Mare SPD	super-Mare	2014	Core Strategy employment led approach and how residential developments will be linked to associated employment development and job provision.
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Draft SPDs in the course of preparation

Name	Scope	Notes
Weston Town Centre SPD	Weston Town Centre	Sets out the vision and objectives for regenerating Weston Town Centre.
Highways Design SPD	North Somerset	Will cover all aspects of highway design and maintenance.

This document can be made available in a range of community languages, large print, Braille, on tape, electronic and accessible formats from the Planning Policy Team. Tel (01934) 426177.