

North Somerset Council

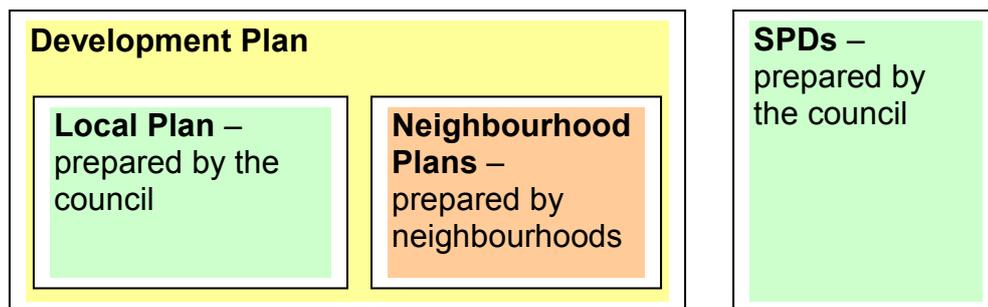
**LOCAL DEVELOPMENT SCHEME
2014 – 2017**

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INTRODUCTION

- 1.1 The Local Development Scheme (LDS) is a work 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 North Somerset Replacement Local Plan 2007 and the North Somerset Core Strategy 2012.
- 1.3 Along with 'Neighbourhood Plans', prepared by parish or town councils or by neighbourhood forums, the 'Local Plan' is classed as 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 some 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)
 - West of England Joint Waste Core Strategy (adopted 2011)
 - saved policies from the North Somerset Replacement Local Plan (adopted 2007), the North Somerset Waste Local Plan (adopted 2002) and the Mineral Working in Avon Local Plan (adopted 1993)

- 1.5 The Core Strategy was subject to a legal challenge in 2012 that resulted in nine policies being remitted to the Planning Inspectorate for re-examination. The Examination will be re-opened on 18th March 2014.
- 1.6 '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](#).

PLAN PRODUCTION 2014-17

Development Plan

- 2.1 The [Joint Waste Core Strategy \(JWCS\)](#) was adopted in March 2011. It sets out the waste planning strategy for the West of England, addressing the planning aspects of the waste hierarchy promoting waste minimisation, recycling/composting, recovery and disposal. This plan sits alongside the North Somerset Core Strategy.
- 2.2 The [Core Strategy](#) was submitted for examination in June 2011. The Examination took place in September/October 2011 and the Core Strategy was adopted in April 2012. Following a legal challenge, nine policies were remitted in 2013. 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.
- 2.3 The Core Strategy will be complemented by the production of the [Sites and Policies Plan \(S&PP\)](#). This will identify development site allocations and development management policies. It will set out the development parameters for site allocations in the context of their surroundings. It will specify the delivery mechanisms drawing on key evidence such as the Strategic Housing Land Availability Assessment (SHLAA). The plan will be structured to take account of the different needs of the varying locations across North Somerset.
- 2.4 The Localism Act introduces [Neighbourhood Plans](#). These will be prepared by local neighbourhoods. Neighbourhood Plans are in preparation for Backwell and Long Ashton parishes. Because they are a neighbourhood initiative, 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.

Supplementary Planning Documents

- 2.5 [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.

Other documents

- 2.6 The council will prepare a [Community Infrastructure Levy \(CIL\)](#) by 2014. This will enable the council to raise funds from new development

in order to fund the timely delivery of infrastructure. Preparation of a CIL requires an adopted Core Strategy and it includes a charging schedule and a spending regime based on development proposals in local planning documents. Its preparation will entail viability assessments so as not to inhibit development and input from stakeholders. The Infrastructure Delivery Programme will need to be kept up-to-date. The Localism Act requires the allocation of a proportion of CIL revenues raised back to neighbourhoods where development takes place. Procedures will need to be established.

- 2.7 The council also has a [Statement of Community Involvement \(SCI\)](#) adopted in February 2007. 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. A review of the SCI is being undertaken.
- 2.8 The [Annual Monitoring Report \(AMR\)](#) assesses whether plan production is on target 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 1st April to 31st March each year.
- 2.9 The [Proposals Map](#) illustrates all the allocations and designations set out in the Local Plan. It will be revised as each new plan is adopted where there are allocations or designations. The existing Local Plan Proposals Map will be amended to give geographical expression to these plans together with any policies that remain saved in the North Somerset Replacement Local Plan. Proposed amendments to the Proposals Map will be publicised alongside the appropriate plan.

Content and Key Milestones

- 2.10 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.

DEVELOPMENT PLAN PROFILES

<u>CORE STRATEGY</u>	
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
TIMETABLE & MILESTONES	
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
Receive Inspector's Report	Anticipated April 2014
Adoption	Anticipated July 2014 subject to favourable Inspector's Report.
ARRANGEMENTS FOR PRODUCTION	
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 and the adopted SCI.
POST-PRODUCTION	

Monitoring & 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.										
Joint working	<p>The four unitary authorities are committed to continuing joint working, including:</p> <ul style="list-style-type: none"> • A new West of England Strategic Housing Market Assessment (2016-2036) to replace the 2009 SHMA using the most up to date evidence available. • 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. <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> <table border="0" data-bbox="517 1263 1278 1480"> <tr> <td>2014</td> <td>Interim SHMA findings</td> </tr> <tr> <td>2015</td> <td>Final SHMA</td> </tr> <tr> <td>2015-2016</td> <td>Respond to evidence and assess spatial options</td> </tr> <tr> <td>2016-2017</td> <td>Finalisation of joint planning strategy</td> </tr> <tr> <td>2016-2021</td> <td>Adoption of new local plans</td> </tr> </table>	2014	Interim SHMA findings	2015	Final SHMA	2015-2016	Respond to evidence and assess spatial options	2016-2017	Finalisation of joint planning strategy	2016-2021	Adoption of new local plans
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2015	Final SHMA										
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<u>SITES AND POLICIES PLAN</u>	
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"> • facilitate the delivery of key development sites by providing the necessary level of policy guidance and site requirements to meet council objectives • safeguard and enhance the quality and diversity of places in North Somerset and identify opportunities for change • set out the housing supply and other development commitments to meet development needs to 2026 • be prepared in a collaborative way in order to respond to Localism • address how infrastructure requirements will be met • preparation to be aligned with production of CIL
Status	Development Plan Document
Chain of conformity	National Policy; Core Strategy; regard to Sustainable Community Strategy
Geographic Coverage	District-wide but area based
TIMETABLE & MILESTONES	
Issues and alternative options consultation	February – April 2013
Publication of and consultation on proposed Submission plan and draft SA report	Dependant on Core Strategy Sept 2014
Submission to Secretary of State with final SA Report	Feb 2015
Pre-examination meeting	June 2015
Examination Hearings Period	Sept 2015
Receipt of Inspector's binding report	Dec 2015
Adoption and publication	Feb 2016
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,	The implementation of the objectives and policies of

Monitoring & Review	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
Affordable Housing SPD	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.
Biodiversity and Trees SPD	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.
Dolphin Square SPD	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.
Landscape Character Assessment SPD	North Somerset	2005	This document sets out the various landscape characteristics of different areas within North Somerset
Parking Standards SPD	North Somerset	2013	The SPD is intended to provide 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 SPD - 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 (PV) Arrays SPD	North Somerset	2013	The SPD is intended to provide 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.

Draft SPDs in the course of preparation

Name	Scope	Notes
Wind Turbines SPD	North Somerset	Examines the various planning issues that need to be addressed in determining planning applications for Wind Turbines
Development Contributions SPD	North Somerset	Will set out the various financial contributions required to overcome a shortfall in social, community and economic infrastructure e.g. schools, libraries, open space as a result of development proposals
Residential Design Guide	North Somerset	The purpose of this document is to provide consistency and detailed

SPD (part 2)		guidance for those involved in designing proposals for house extensions. Consultation on the draft document closed on 25 th November 2013.
Employment Led Strategy for Weston-super-Mare	Weston-super-Mare	Will set out the requirements of the Core Strategy employment led approach and how residential developments will be linked to associated employment development and job provision
Highways Design	North Somerset	Will cover all aspects of highway design and maintenance

Other guidance

In addition to SPDs, there exists a range of other guidance including Supplementary Planning Guidance (SPGs) and Village Character Statements.

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.