Today’s topics

- Welcome and introductions
- General update
- Recognition of features of local significant / know your place
- Design Review Forum
- Planning policy update

Note: The contents of this presentation are the informal views of the presenting officers only and do not represent the formal views or North Somerset Council.
Development Management Update

Richard Kent
Council Priorities ...

- Driving growth in the North Somerset economy and local jobs
- Ensuring all our town centres are thriving
- Enabling young people to fulfil their potential
- Ensuring that all our communities share in prosperity and employment growth
- Enabling sustainable housing growth which protects our natural heritage and built environment and the special character of our villages
- Enable residents to make healthy choices and promote active lifestyles
- Building and sustaining great places to live and visit
- Empowering people to contribute to their community and communities to provide own solutions
Current work areas for DM ...

- Town centre regeneration
- J21 “Enterprise Area” - Food & Drink
- Weston Villages
- Hinkley Point opportunities and impacts
- Economy Plan
Current work areas ...

Policy making
- Sites Allocations Plan Plan
- Joint Spatial Plan – towards a spatial strategy
- New Local Plan
- Neighbourhood Plans
- CIL implementation

Service efficiencies and savings
- ICT – new back office system (Uniform)
- Paperless working
- Delegation Review
- Local Enforcement Plan update
- Heritage Action Plan
- Field Officer review
- D&E/Property Restructure
Current work areas for DM ...

Housing delivery – policy & appeals

Housing & Planning Act 2016 already made changes:

• “Permissions in Principle” (PiP)
• “Technical Details Consent” (TDC)
• Brownfield registers

Widened designation for “poorly performing” LPAs – quantitative & qualitative measures

• Housing White Paper - implications
“Fixing our broken housing market”

Housing White Paper
Topics

• Getting plans in place
• Making enough land available in right places
• Strengthening neighbourhood planning & design
• Providing greater certainty
• Ensuring infrastructure is provided in right place at right time
• Holding developers and LPAs to account
• Affordable housing
• Sustainable development and the environment
Getting plans in place

- Ensure all LPAs have up to date plan in place
- Plans to be reviewed every 5 years
- If LPAs can’t meet housing need must work constructively with neighbouring authorities and agree Statement of Common Ground
- Amend tests of plan “soundness” – identify an “appropriate strategy” rather than “most appropriate strategy
- Standard methodology for assessing housing requirements from April 2018
- Must have clear policies for housing requirements of groups with specific needs (eg elderly, disabled)
Making enough land available in the right places

- Accommodate their housing requirement unless other NPPF policies provide strong reasons for restricting development (ie existing restrictions at SSSIs, Green Belt, Local Green Space AONB; flood risk with Ancient Woodland & veteran trees added)

- Great weight to be given to using brownfield land within settlements and increase densities
Making enough land available in the right places

- Encourage LPAs to consider social and economic benefits of estate regeneration
- Great weight to be given to using small undeveloped sites within settlements for housing (eg through Neighbourhood Plans)
- Support for rural exception sites that provide affordable housing for local people
- >10% sites in local plan should be 0.5ha or less
Making enough land available in the right places

• Proactive approach to bringing forward new settlements
• New Town Development Corporations as delivery vehicle
• Infrastructure investment to support Garden villages
• Green Belt boundaries to be amended only where all other options for meeting identified development requirements have been fully examined
• Where land is removed from the GB impact must be offset by compensatory improvements to the environmental quality or accessibility of GB land
• Any GB review to look first at previously developed land and/or land around transport hubs
Strengthening neighbourhood planning and design

- LPAs to provide Neighbourhood Planning groups with housing requirement figure
- LPs and NPs to set out clear design expectations in consultation with communities
- Strengthen importance of pre-application discussions
- Support for accepted design standards
- More efficient use of land – avoid low densities, promote higher density in urban locations whilst reflecting character and infrastructure capacity
Providing greater certainty

- Option for LPA housing land supply to be agreed on annual basis and fixed for one year period but with 10% buffer
- Support for Neighbourhood Plans which allocate housing sites (Minister’s letter 12 December 2016)
- Deterring unnecessary appeals through new fee
- Capacity in planning departments - fees
Holding developers and LPAs to account

- Government will require better information on delivery & build out rates by builders
- Consistent data collection methods
- LPAs to consider how realistic it is that a site will be developed when considering renewals of unimplemented permissions
- Should developers track record be taken into account?
- New “Housing Delivery Test” to measure whether building is below target and if so why and what interventions may be needed.
Holding developers and LPAs to account

• If there is an under delivery LPAs from Nov 2017 will be required to do the following:

• **From Nov 2017 if < 95% of annual requirement** - publish an action plan to get building back on track

• **From Nov 2017 if < 85% of annual requirement** - have an additional 20% buffer added

• **From Nov 2018 if < 25% of annual requirement** – presumption in favour of sustainable development in NPPF will apply regardless of status of local plan.

Government will consider how it can support LPAs with significant under delivery.
**Key points**

- White Paper, not yet legislation or a re-drafted NPPF
- Scope to reduce or change what is proposed
- However, clarity with which some proposals are trailed suggests clear intent
- LPAs will need to work hard to avoid losing control to developers through under-supply and under-delivery
- Neighbourhood planning is supported
- Need to continue to get on with plans, allocating sites and granting planning permissions.
Questions?
Break!
Know Your Place

North Somerset

Kate Hudson-McAulay
(Conservation and Heritage Officer)
Know Your Place – in a nutshell

• Digital mapping project running until June 2017
• Covers the West of England:
  • South Gloucestershire
  • Gloucestershire
  • Bristol
  • Wiltshire
  • Bath and North East Somerset
  • Somerset
  • North Somerset
Know Your Place – what is it?

- Layers of historic maps show how an area changes over time
- Mapped information from the Historic Environment Record
- Free digital platform for heritage collections including
  - Photographs
  - Film
  - Oral history
  - Artefacts
  - Archival documents
- Invites public users to add their own community heritage
Know Your Place - volunteers
Showcasing local collections
Supporting community research
Know Your Place - Aims
Training Event – Mapping Workshop

Tuesday 23rd May 2017
10am – 12.30pm Portishead Library

The workshop will include:

• How to use Know Your Place
• Demonstration adding records onto KYP from local collections
• Planning session to help you map out what to do next and the support you may need

http://www.kypwest.org.uk/project-diary/free-workshops/
Contacts

KYPWestofEngland@southglos.gov.uk

@KYPWestEngland
@facebook.com/KYPwestE

www.kypwest.org.uk

DM.Archaeology@n-somerset.gov.uk
Questions?
Design Review Forum

Rachel Lewis
(Regeneration Manager)
Background

• Prospectus for Change
• Supplementary Planning Document for Weston town centre
• Heritage Action Zone
Weston-super-Mare
PROSPECTUS FOR CHANGE

A vision for the future

Investing in;
Living, Learning and Lifestyles
Supplementary Planning Policy

OVERARCHING PRINCIPLES

+ Significantly increase the number of people living, working and making use of the services and cultural offer in the town centre.

+ Improve the quality of the offer and positively change perceptions about how and when people use the town centre.

+ Kick-start regeneration by making direct interventions and taking a supporting and enabling approach to delivery of growth in the town centre.
Heritage Action Zone – Weston-super-Mare town centre

- Designation by Historic England (HE)
- Focus of HE support and funding, £600k
- Only HAZ in southwest
- 3 year programme
- Promote importance of local heritage and architecture
- Small grants for restoration and enhancement of buildings
- Contribute to the regeneration aims
Design Review Forum

Purpose - to provide independent advice on masterplans, development/planning proposals, highways and public realm schemes

+ dedicated panel of experts
+ act as a ‘critical friend’
+ provide advice and insight to North Somerset Council, the Homes and Communities Agency and private developers (not a public forum)
+ meets quarterly
+ scheme proposers present and discuss with panel
## Forum Members

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<thead>
<tr>
<th>Name</th>
<th>Position</th>
<th>Affiliation</th>
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<tr>
<td>Nick Childs (Chair)</td>
<td>Design Director</td>
<td>Childs+Sulzmann Architects</td>
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<tr>
<td>Andy Cockett</td>
<td>Senior Director</td>
<td>Nathaniel Lichfield &amp; Partners</td>
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<tr>
<td>Nigel Dyke</td>
<td>Director</td>
<td>Alec French</td>
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<tr>
<td>Professor Bill Gething</td>
<td>Professor of Architecture</td>
<td>UWE</td>
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<tr>
<td>Andy Gibbins</td>
<td>Associate Director Urban Design</td>
<td>ARUP</td>
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<tr>
<td>James Howard</td>
<td>Development Director</td>
<td>Studio Hive</td>
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<td>Sue Illman</td>
<td>Managing Director</td>
<td>Illman Young</td>
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<tr>
<td>Dr Louis Rice</td>
<td>Senior Lecturer</td>
<td>UWE</td>
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<tr>
<td>Charles Wilson</td>
<td>Consultant Architect and Planner</td>
<td>Independent</td>
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Plus Historic England as observers
Questions?
Planning policy update

Michael Reep
(Planning Policy Manager)
Four key areas

- **Complete re-examination of Core Strategy policies.**
  Strategic plan to 2026.

- **Ensure a Five Year Supply of immediately available sites.**
  Absence leads to appeal pressures.

- **Progress Site Allocations Plan.**
  Detailed plan to 2026.

- **Joint Spatial Plan to address future requirements across the West of England.**
  Strategic plan to 2036.
Core Strategy

• Strategic plan 2006-2016.
• Adopted January 2017.
• Confirmed housing requirement (20,985 dwellings) and spatial strategy i.e. approach to new development at towns and villages.
• Added increased flexibility adjacent to settlement boundaries at towns and service villages.
Site Allocations Plan

- Identification of detailed allocations to deliver the Core Strategy 2006-2026.
- Currently at examination.
- Focus on housing allocations
  - Is there sufficient supply to deliver a minimum of 20,985 dwellings by 2026?
  - Are there sufficient immediately available sites to meet 5 year supply requirements?
- Inspector is assessing the submitted plan – she is not considering alternative sites promoted by developers.
- If Inspector concludes that additional housing sites are required to make the plan sound, the examination will be adjourned to enable NSC to identify proposed changes.
Site Allocations Plan

Hearings will take place at the Grand Atlantic Hotel in Weston. They will take the form of a structured discussion led by the Inspector. Agenda and participants are on the website.

Matter 1: Sustainability Appraisal, including flooding.
Matter 2: Housing – site selection, delivery of sites and 5 year supply.
Matter 3: Employment – including need for allocations at Nailsea, Clevedon and Portishead (Old Mill Road).
Matter 4: Transport.
Matter 5: Local Green Space and Strategic Gaps – particularly SG proposals at Nailsea/Backwell and Weston/Locking.
Matter 6: Other matters – including settlement boundaries.
Planning framework to 2026

Once Site Allocations Plan is adopted (anticipated Autumn 2017), the planning framework to 2026 will be completed.

Core Strategy

- Development Management Policies

- Site Allocations Plan
Primacy of the development plan

- There is a presumption in favour of sustainable development.
- Sustainable development has three dimensions – economic, social and environmental.
- The development plan is based on and reflects the presumption with clear policies that will guide how the presumption is applied locally.
- Planning applications must be determined in accordance with the development plan (including neighbourhood plans) unless material considerations indicate otherwise.
Government advice

NPPF Paragraph 14

Development proposals that **accord with the development plan** should be **approved** without delay.

Where the development plan is absent, silent or **relevant policies are out-of-date**, **permission should be granted** unless any adverse impacts would significantly and demonstrably outweigh the benefits.

NPPF Paragraph 49

Relevant policies for the supply of housing should **not be considered up-to-date** if the local planning authority **cannot demonstrate a five-year supply** of deliverable housing sites.
Annual completion rates

(852 dwellings 2016/17 – CS target is 1049pa)
Applies update


- Land off Wrington Lane, Congresbury (50) – inquiry March 2017. Decision awaited.


- Stowey Park, Yatton (60) – inquiry October 2017.
Next round of plan making to 2036: Joint Spatial Plan and Joint Transport Study

JSP Towards the Emerging Spatial Strategy November 2016:

Housing requirement of 105,000 dwellings across West of England 2016-2036.

North Somerset

Urban living 1,000
Nailsea/Backwell up to 3,600
M5 to A38 corridor up to 5,400
Non-strategic growth 1,000
No development in the Green Belt
Joint Spatial Plan

Next stages:
Consultation on ‘Publication version’ Autumn 2017.
Submission to Secretary of State Spring 2018.
Examination Autumn 2018.
Adoption by end 2018.

Pressures:
Housing requirement – developers looking at up to 140,000 dwellings.

Green Belt development pressures
Next round of plan making to 2036: New North Somerset Local Plan

Much of existing policy framework is up-to-date.

Will be revising spatial policy and the settlement hierarchy – will not necessarily retain the service village/infill village distinction.

Will need to review settlement boundaries.

Housing White Paper proposal is for neighbourhood planning groups to be given a housing requirement figure.

Need to better integrate community/neighbourhood planning – opportunity for more comprehensive approach to neighbourhood plans.
Questions?
Thank you for coming

Date of next meeting
Thursday 7 December 2017

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