

laverham Neighbourhood Plan examination

Planning Policy Position within North Somerset Council area

The North Somerset Development Plan comprises

- [Core Strategy adopted January 2017](#)-provides the strategic planning context up to 2026
- [Sites and Policies Plan part 1 Development Management Policies](#) adopted July 2016
- **Neighbourhood Plans** for [Backwell](#) and [Long Ashton](#)
- [North Somerset Replacement Local plan 2007](#) remaining saved policies
 - ECH/1: Amenity Areas and gateways to settlements
 - E/3: Mixed use development (inc employment)
 - E/8: Proposals for change of use of hotel and tourist accommodation
 - H/7: Residential development within settlement boundaries
 - E/5: Safeguarded employment sites
- **West of England Joint Waste Core Strategy** (adopted 2013)

Draft plans

- **West of England Joint Spatial Plan** [pre-publication stage](#) publication version anticipated Autumn 2017 with submission Spring 2018.
- **Sites and Policies plan-part 2 Site Allocations Plan**-currently at examination stage (hearings held in May 2017)
- **Claverham Neighbourhood Plan** (submission plan May 2017)

Status and relevance of draft plans

Joint Spatial Plan (JSP)

The four West of England Authorities are working together to produce a strategic plan to help the sub-region meet its housing, employment and transport needs up to 2036. This plan when adopted, will replace the four Authorities Core Strategies in relation to policies for housing and employment growth. Two rounds of consultation have taken place on the plan and formal publication consultation is timetabled to take place in late 2017, with submission of the plan to the Secretary of State Spring 2018.

The JSP currently has limited weight in decision making with the North Somerset Core Strategy providing the strategic context. The Claverham Plan has therefore been progressed in the context of the Core Strategy policies.

Sites and Policies Plan part 2- Site Allocations (Site Allocations Plan)

The Examination hearings into the Site Allocations Plan took place in May 2017. Following this the inspector wrote to the Council on 26 June, identifying the need for the Council to test the provision of additional housing sites to help provide flexibility and certainty that the Core Strategy housing requirement could be met and to support the demonstration of the five year supply.

The Council has identified those sites which are compatible with the extant Core Strategy spatial strategy (i.e. sites within or adjacent to Weston, the towns and service villages (but **not infill** villages such as Claverham), have been considered through the plan making process and which are in the development pipeline (as these are more likely to be deliverable and could potentially contribute to five year supply). This is **not a call for sites** exercise. Comments have been invited from interested parties on the sites identified and which can be seen [online](#). The Councils formal response to the inspectors letter incorporating information received via consultation will be considered by Executive on 5 September 2017 and then forwarded to the Inspector for consideration.

The Site Allocations Plan should therefore be afforded significant weight in decision making.

Other relevant policy updates

The area proposed for Local Green Space 2 has been designated as a Village Green (Pursuant To Section 15 Commons Act 2006)(see [Planning and resources Committee report](#) and [minutes](#) and [attached plan](#)).

Planning Policy Team

August 2017