

Generating ideas - November 2017

Local Plan Factsheet

Consultation is taking place from 22 November 2017 **until 10 January 2018** on two distinct but related planning documents:

- **The Joint Spatial Plan (JSP)** - will set out the overall amount of housing, employment and infrastructure needed across the plan area comprising the four West of England Councils' of North Somerset, South Gloucestershire, Bristol and Bath & North East Somerset. In North Somerset there are proposals for four new communities at Churchill, Banwell, Nailsea and Backwell. To give your views on the principle of these new developments visit www.jointplanningwofe.org.uk
- **North Somerset Local Plan 2036** - Alongside the JSP, North Somerset Council has begun preparation of a new local plan which will allocate the actual sites and sets out in more detail how development will be managed up to 2036 (in the same way as the Site Allocations Plan does for the Core Strategy at the moment). All the information is available at www.n-somerset.gov.uk/localplan2036

This fact sheet explains about the North Somerset Local Plan 2036

It explains what the plan is about and the timescale it covers. It also explains some background to the local plan framework in North Somerset.

How can I get involved in the local plan?

Assuming the Joint Spatial Plan confirms the new developments we are seeking your views on how we can shape the four new communities at Banwell, Churchill, Nailsea and Backwell. The closing date for comments on the Local Plan is **10 January 2018**.

You can join in the discussions and view the information available on the Local Plan 2036 online at: www.n-somerset.gov.uk/localplan2036

Or questionnaires are available to help make your comments. These can be returned:

- By email to planning.policy@n-somerset.gov.uk and headed "Local Plan 2036"
- By post to Planning Policy Team, North Somerset Council, Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ
- handed in locally (details at the end of the questionnaires)



Planning in North Somerset to 2026

Local Plans set out policies to guide building and other development, be it a simple house extension or a retail park or office building. They contain policies against which planning applications will be judged and also allocate particular sites for development.

North Somerset's existing Local Plan

The current local plan framework relates to the period 2006-2026.

Within North Somerset the local plan is primarily made up of two main documents

- **the Core Strategy;** and the
- **Sites and Policies Plan (which has been brought forward in two parts).**

The Core Strategy provides the high level policy guidance on the broad distribution of growth in North Somerset. This identifies the overall number of houses and jobs needed over the plan period (to 2026), their general location and other broad planning factors to take into account. It was adopted in January 2017.

The Sites and Policies Plan provides more detailed guidance and is in two parts:

- Part 1 Development Management Policies 2016 – detailed policies to guide development and which are used to assess planning proposals within North Somerset. These include policies to protect our important heritage and ecological assets, ensure good design and place making and when certain types of development will be considered appropriate.
- Part 2 Site Allocations Plan – the plan is currently being examined by a planning inspector and we are expecting it to be adopted early in 2018. It sets out specific sites for housing, employment, local green space, strategic gaps etc.

The adoption of the Site Allocations Plan will complete the suite of planning documents to guide development to 2026.

Planning in North Somerset to 2036

Why is there a need to plan for 2036 now?

2026 is not far into the future and there is a need to begin to plan now for development needs beyond that time. The planning framework needs to be kept up-to-date as



circumstances change. All local plans are subject to regular review. The Core Strategy is required to be reviewed by 2018 to ensure that future growth in North Somerset reflects the needs of the wider Bristol area.

What will replace the North Somerset Core Strategy?

The Joint Spatial Plan will provide the new development context to 2036. This will roll-forward the existing proposals contained in all four West of England Core Strategies and identify the additional housing and infrastructure needed to 2036. It will identify the new housing requirement for North Somerset and new strategic growth areas and infrastructure requirements but will not contain specific allocations. This will be the role of the new Local Plans.

The Joint Spatial Plan identifies a need for an additional 105,500 new homes across the four Council areas. **Within North Somerset new communities are proposed at Banwell, Churchill, Backwell and Nailsea.**

Consultation is taking place on the Joint Spatial Plan between 22 November 2017 and **10 January 2018**. All views received will be passed on to the independent Planning Inspector who will assess the Plan. You can find out more about the JSP including how to comment on the Publication Plan at www.jointplanningwofe.org.uk.

If you wish to comment on the principle of new development at Banwell, Churchill, Backwell and Nailsea, then you should do this through the Joint Spatial Plan!

What will replace the North Somerset Sites and Policies Plan (Development Management Plan and Site Allocations Plan)?

North Somerset Local Plan 2036 will provide the detailed policies and land allocations to reflect and implement the policies in the Joint Spatial Plan.

Work has now commenced on the new Local Plan which will provide detailed policies and additional housing, employment and other land allocations up to 2036. It will review and roll-forward policies and allocations in the existing development plan documents and plan for the housing, jobs and infrastructure set out in the Joint Spatial Plan.

One of the main objectives of the Local Plan 2036 will be to define detailed boundaries and land uses for the strategic developments proposed at Nailsea, Backwell, Churchill and Banwell. **The focus of the current consultation is to generate ideas and discussion about how to plan these new communities.**



What will the Local Plan 2036 contain?

As with the Development Management and Site Allocations plans there will be two types of policy:

- **Development management** policies those which set out how we will manage proposals for different forms of development, from house extensions and garages to new shops or businesses or proposals to switch between different types of uses. The policies in the Development Management Plan have been recently adopted and so can generally be rolled forward, with a minimal amount of updating.
- **Site Allocation** policies which allocate specific sites for new development, such as homes or businesses, or those which protect our valued green spaces and other places. Again there are many policies in the Site Allocations Plan which can be rolled forward, however we also need to plan for the additional growth required going forward to 2036 and so new housing and other allocations are needed.

What stage has been reached?

The Local Plan 2036 is at an early stage. We are beginning to plan now for the new development needed, particularly the new communities in Banwell, Churchill, Backwell and Nailsea, which have been identified through the Joint Spatial Plan. However, many of the existing Site Allocations Plan and Development Management Plan policies are up-to-date and recently examined and can therefore be rolled forward into the new Local Plan.

The Joint Spatial Plan will not be finalised until after it is examined in summer/autumn 2018 so why does this early work on the Local Plan assume that the developments at Banwell, Churchill, Nailsea and Backwell will be in the final plan?

We need to start work now to plan for these new communities otherwise proposals may come forward for speculative housing development in other less suitable locations. New development requires a co-ordinated and joined-up approach to ensure the proper planning and co-ordination of infrastructure as well as other benefits which we are seeking to achieve.



What is being done to co-ordinate transport infrastructure needed to support the new communities?

Work is already underway to look at the various options to support the new communities. The results will feed into both the Joint Spatial Plan and the Local Plan. Consultation will take place on these options in spring 2018. There will be an opportunity to comment on a preferred option in summer 2018 after more work has been undertaken. The preferred option will then be incorporated into the local plan as it goes forward to its' final stages of preparation.

What is the timetable for preparing the Local Plan?**Generating ideas - current consultation Nov 2017-Jan 2018**

We are opening discussions now by looking at the way the strategic growth identified in the Joint Spatial Plan can be managed within the new local plan and particularly the four new communities being proposed at Nailsea, Backwell, Banwell and Churchill.

**Issues and Options – priority issues April 2018**

At the same time we have begun work looking at how our towns and villages may have altered to build up a picture of how their roles may have changed in the last two decades and what sort of development, if any, would be appropriate up to 2036. We are also looking at the landscape setting around them, so we have a clear picture of the constraints and issues that need to be addressed. We will bring this work together in spring 2018 when we will be asking for your views on an initial issues and options documents.

**Draft Plan summer 2018**

The whole plan will then be brought together as a draft for consultation in summer 2018

**Final Plan to be submitted for Examination in spring 2019****Why are my views being sought now?**

We would like to build a picture of how each of the four new communities could be progressed and local views are important in this.



What about planning applications?

The development industry don't always work to the same timescales and often submit planning applications before sites have been fully considered through the local plan process. This can be confusing as local residents, parish/town councils as well as North Somerset Council are then asked to consider these proposals in isolation, before considering the bigger picture. Having a planning application submitted for an area of land which is also being allocated through the local plan process can help to show that the site would be viable, however and may help to fend off sites in less appropriate locations.

What will happen next?

We are asking for your views until 10 January 2018, after that we will look at all the evidence and information and put forward some options for meeting our housing needs to 2036. We will publish an initial issues and options document in spring 2018.

See the first page of this factsheet for how to get involved and help to generate ideas.

Thank you for spending time to get involved!

