



# North Somerset Local Plan 2038

## Preferred Options Local Plan

A short guide

March 2022



## 1. Getting involved

This Local Plan is at an early stage of production and we would like to know what you think about the proposals and policies for managing development in North Somerset up until 2038.

The consultation runs from **Monday 14 March until 5pm on Friday 29 April**

### The Full Plan and supporting documents can be viewed

- [online](http://www.n-somerset.gov.uk/newlocalplan) at [www.n-somerset.gov.uk/newlocalplan](http://www.n-somerset.gov.uk/newlocalplan) and at
- local libraries.

Please use the [online system](#) to make comments. You will need to register but it is straight forward - just follow the links.

The hyperlinks in this document will take you directly to specific sections in the consultation document. Please note that these highlight the main policies in that topic area, other policies may also apply. You will need to register to make comments on them.

## 2. What is a local plan?

Local Plans are important because they guide and shape decisions as to whether or not planning permission will be granted for many types of development. They set out what sort of development will be allowed and where. This ranges from extensions to buildings, and changes of use to new neighbourhoods and large-scale housing or employment allocations. Having a Local Plan helps to ensure that these decisions are rational and consistent and provides certainty for communities and investors.

Local Plans must be kept up to date and correctly reflect government guidance. Our current plans cover the period to 2026. It is now time to review and update them. The new Local Plan will look to 2038.

## 3. How is the Local Plan laid out?

The Local Plan is divided into three sections and has an accompanying map.

- The **Strategic Policies** set the overall strategy.
- The **Locational Policies** allocate areas for a specific use, set out where a specific policy will apply or designate an area for protection.
- The **Detailed Policies** set out detailed policies against which proposals are assessed.

The **Policies Map** shows the sites which are allocated for particular uses, and the protected areas, buildings and habitats, which are referred to in the policies. You can zoom in and out of the map and turn on and off the different policies and allocations by ticking the key on the side.

## 4. What are the big issues in North Somerset?

Through the Challenges and Choices consultation you helped us to set the priorities for how we should manage development in North Somerset. Tackling the climate and nature emergencies and maximising the sustainability of new development are the key priorities. To help meet our zero-carbon target by 2030 we need to plan in a way which:

- Provides new homes close to jobs, services and facilities.
- Uses as much brownfield land as possible to reduce the need for green field sites.
- Provides opportunities for moving around sustainably through walking, cycling and public transport.
- Supports green networks and outdoor space to enhance the natural environment and for our wellbeing.
- Ensures new buildings are sustainable both in materials used and energy use.
- Minimises building in areas which are at risk of flooding outside the towns.
- Avoids damage to valued landscape and wildlife habitats and act in a way which will enhance biodiversity.

The [strategic policies](#), [strategic priorities](#), and [sustainable development objectives](#) provide more detail.

## 5. How do we decide how much development is needed in North Somerset?

A government calculation sets out how many homes we will need to plan for in North Somerset up to 2038. This number is currently **20,085 over the 15 year** plan period. As well as housing, the plan must also make provision for jobs and supporting infrastructure such as roads, community, health and leisure facilities. The evidence indicates that around 70 ha of employment land will be required.

Policies [SP8](#) & [SP9](#) provide information of housing and employment figures.

## 6. How do we decide where new homes, businesses and other facilities should be located?

The local plan will be tested at examination in front of an independent inspector. At that point we will need to demonstrate that, taking account of the issues facing North Somerset, we have applied a rational and consistent approach to assessing which locations will be suitable.

The following chart sets out the steps we have taken to identify how we could meet the government's housing target and reflect North Somerset's priorities. Using this process and considering flooding and other environmental constraints we have identified potential sites for 18,046 homes. This amounts to 90% of the government's housing requirement and there remains a shortfall of 2,039 homes to find.

We'd like your suggestions of how we might address this shortfall as our final Local Plan needs to show that we can meet the government housing target of 20,085.

<b>Step 1: Existing planning permissions for homes</b>	7,417
<b>Step 2: Urban capacity</b> Brownfield sites in towns as these are best related to services, facilities, and jobs.	1,965
<b>Step 3: Town expansion</b> Sites on the edge of towns but not in the Green Belt. This includes large new developments at Wolverhill (north of Banwell east of Weston-super-Mare) as well as sites at Nailsea.	4,052
<b>Step 4: Other sustainable settlements</b> Large villages with the widest range of services in North Somerset this includes Yatton and Backwell outside the Green Belt.	760
<b>Step 5: Rural areas</b> Smaller villages where homes can support local needs.	564
<b>Step 6: Other opportunities</b> An assessment of all other opportunities before considering the Green Belt. This includes contacting neighbouring local authorities to ask if they can help.	0
<b>Total outside the Green Belt</b>	<b>14,751</b>
<b>Step 7: Green Belt</b> Last resort and at the most sustainable locations. Yanley Lane (Woodspring golf course), east of Backwell and site South of Clevedon Road at Portishead have been identified.	3,295
<b>Total sites identified</b>	<b>18,046</b>
<b>Target</b>	20,085
<b>Shortfall</b>	<b>2,039</b>

See policies [SP3](#), [SP8](#), [SP7](#), [LP1](#), [LP2](#), [LP3](#) and proposed housing sites in [Schedule 1](#)

The sites can also be viewed on the [Policies map](#). Turn on the proposed residential sites by clicking the box in the key.

## 7. How does the Local Plan respond to climate change and the nature emergency and North Somerset Council's pledge to be carbon neutral by 2030?

- The council has set a target of net zero by 2030.
- Policies seek to reduce greenhouse gas emissions.
- Our approach will be to encourage walking, cycling and use of public transport – and thereby minimise car use.
- Policies seek sustainable construction – high standards of insulation and net zero energy use.
- Encouragement of renewable energy – domestic, community and commercial – including solar PV and wind turbines.
- Support for biodiversity and protection of high-quality land.
- Development avoids flood risk areas and takes account of sea level rise.
- Use of sustainable drainage solutions.
- Minimise waste.
- Encourage reuse of buildings.

See Policies [SP1](#), [SP2](#), [DP5](#), [DP6](#), [DP7](#), [DP10](#),

## 8. Will the Local Plan provide the type of housing that North Somerset residents need?

- The affordable housing target percentage is proposed to be increased to 40%.
- Homes will need to support an ageing population.
- Encourage supported housing for people with specialist needs.
- Delivery of supporting infrastructure – such as schools, transport, community uses.
- Encourage self-build housing.

See Policies [SP8](#), [DP4](#), [DP42](#), [DP43](#), [DP44](#), [DP45](#), [DP46](#), [DP47](#), [DP48](#)

## 9. What will the Local Plan do to provide jobs

- The local plan seeks to encourage economic development and job creation by providing opportunities for businesses at sustainable locations.
- 70ha of employment land is identified – to provide a range and choice of opportunities for businesses. This includes 30ha of new allocations which is focussed at the strategic growth areas at Wolverhill (north of Banwell), Yanley Lane (Woodspring golf course) and at Nailsea and Backwell.
- Support for major employers and rural businesses.
- Support for town centre regeneration, particularly encouraging new uses.
- Encourage development of visitor attractions and accommodation.

See Policies [SP9](#), [DP20 -DP28](#), [DP55](#), [DP59](#), [DP61- DP63](#)

Proposed employment sites can be viewed on the [Proposals Map](#). Turn on the proposed employment sites by clicking the box in the key.

## 10. Promoting accessibility and transport

- Encourage walking and cycling by identifying active travel routes.
- Support high quality public transport.
- Aim to create 20-minute communities in terms of access to local facilities.
- Deliver Banwell Bypass and benefits for Banwell village – with access to the new development area.
- Deliver local transport infrastructure – including mass transit and Metrobus opportunities to serve Yanley Lane development.
- Encourage higher density development near transport hubs.
- Support switch to electric vehicles.

See Policies [SP1](#), [-SP6](#), [SP10](#), [LP1-LP4](#), [LP10](#), [DP13-DP18](#)

## 11. How will the Local Plan protect our historic buildings and places and protect and provide green spaces and biodiversity?

Responds to nature emergency by:

- Encouraging a green infrastructure network –protecting and enhancing local character and contributing to healthy lifestyles.
- Supporting biodiversity net gain.
- Supporting protected habitats and species.
- Promoting North Somerset Nature Parks – to protect and enhance habitats, mitigate development impacts and encourage public access.
- Encouraging tree planting.
- Protect valued landscapes such as Mendip Hills AONB.
- Protect best and most versatile land.
- Encourage public access to countryside and green spaces.
- Include sustainable drainage solutions.
- Proposed extension to the Green Belt between Backwell and Nailsea.
- Protect Local Green Spaces of value to the local community.
- Retain strategic gaps important to protecting separate identity of settlements and propose new designation between Banwell and Wolvershill strategic location.
- Secure/ensure protection of our conservation areas, listed buildings and locally cherished buildings.

See Policies [SP11](#), [LP8](#), [LP9](#), [LP14](#), [DP10-DP12](#), [DP31- DP41](#), [DP49](#), [DP53](#), [Schedule 3](#) (proposed Local Green Space), Proposed Strategic gaps, Local Green Space.

Proposed new Green Belt can be viewed on the [Proposals Map](#). Turn on the proposed area by clicking the box in the key.

## 12. Supporting documents

We have published lots of supporting documents and evidence which you can view on our [supporting documents](#) webpage. There is also a link from our main webpage [www.n-somerset.gov.uk/newlocalplan](http://www.n-somerset.gov.uk/newlocalplan).