

Welcome to the fourteenth edition of the Sedgemoor Local Development Framework Newsletter. This edition includes updates on all the projects that the Planning Policy Team are currently involved in.

## NEWS

**MEADS SPD ADOPTED.** At a special Full Council meeting on the 8<sup>th</sup> August the Council adopted the final version of the Meads Supplementary Planning Document. This meeting was preceded by a public meeting at which members of the public were able to have their say. Notes from the meeting including questions and responses are available on our website at

[www.sedgemoor.gov.uk/themeads](http://www.sedgemoor.gov.uk/themeads).

### CONSULTATIONS AUGUST-SEPTEMBER:

- **Eastover SPD.** A new Supplementary Planning Document is being produced to guide development in the Eastover area of Bridgwater. The Council's Executive has approved the Issues and Options document for consultation and a first stage public consultation begins 21<sup>st</sup> August. See opposite.
- **Community Infrastructure Levy.** A preliminary draft charging schedule for the Community Infrastructure Levy has been approved by Exec for consultation which runs from 14<sup>th</sup> August to 25<sup>th</sup> September. See overleaf and [www.sedgemoor.gov.uk/cil](http://www.sedgemoor.gov.uk/cil)
- **Travel Planning SPD** At the same time we are consulting on the draft Travel Planning SPD which sets out standards for Travel Plans that are expected to accompany planning applications. Please see [www.sedgemoor.gov.uk/ldf](http://www.sedgemoor.gov.uk/ldf) for more information.

**HINKLEY POINT C.** The examination into a Development Consent Order for a new nuclear power station at Hinkley is scheduled to close on 22<sup>nd</sup> September. Five more hearings are planned at which registered Interested Parties may speak; 4 issues specific hearings at Bridgwater & Albion RFC in August, and an open floor hearing at the Exchange on 6<sup>th</sup> September. For more information on these hearings, please contact Vicky Banham at SDC [vicky.banham@sedgemoor.gov.uk](mailto:vicky.banham@sedgemoor.gov.uk)

**CHEDDAR NEIGHBOURHOOD PLAN.** Cheddar Parish Council has taken the first formal step in creating a neighbourhood plan, by applying to have the parish designated as a Neighbourhood Area. Comments are invited on the application until 31<sup>st</sup> August. For more information please see [www.sedgemoor.gov.uk/neighbourhoodplanning](http://www.sedgemoor.gov.uk/neighbourhoodplanning)

## Eastover SPD

Building has now started on the new Bridgwater Community Hospital with completion planned in 2014. This means the current building, a key site in Eastover, will become available for redevelopment. This Supplementary Planning Document is therefore now being given priority in order to ensure that policy guidelines are in place before proposals come forward, and that redevelopment of the site acts as a catalyst for the enhancement of the wider Eastover area as set out in the Bridgwater Vision. The SPD is intended to cover the 'Eastover triangle' with reference to the wider area.

### Have your say!

Planning officers will be talking to members of the public about ideas for Eastover on:

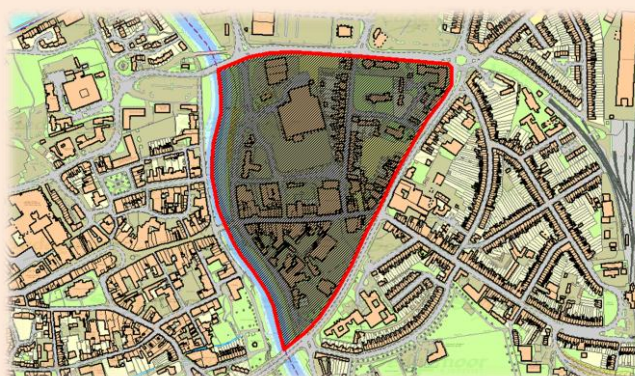
**Friday 31<sup>st</sup> August** at Bridgwater Farmers Market, Fore St, 9am-2pm

**Friday 7<sup>th</sup>, Saturday 8<sup>th</sup> September** in Angel Place 10am-2pm

**Friday 14<sup>th</sup>, Saturday 15<sup>th</sup> September** in Angel Place 10am-2pm

Events are also being arranged in Eastover, and responses to the document can be made online. Please check [www.sedgemoor.gov.uk/eastover](http://www.sedgemoor.gov.uk/eastover) for further details

The Eastover Triangle



# Community Infrastructure Levy

## Preliminary Draft Charging Schedule

The Community Infrastructure Levy (CIL) (as set out in the Planning Act 2008) is a new system of developer contributions which is intended to supplement other public sector revenue streams to ensure that new community infrastructure can be provided to keep pace with population growth.

A Preliminary Draft Charging Schedule has now been prepared with basic rates as below, and comments are invited on this between 14<sup>th</sup> August and 25<sup>th</sup> September 2012. For more detailed information, including how to make comments and on the evidence base that underpins the schedule, please refer to

<http://www.sedgemoor.gov.uk/cil>

Development Uses	Maximum CIL (per sqm)*	Proposed CIL (per sqm)	% of Maximum
Residential in urban areas	£57	£50	88%
Residential in rest of District	£600	£150	25%
Large retail development over 6000m2	£355	£100	28%
Hotel Development	£489	£200	41%
All other development	£0	£0	-

\*Maximum suggested viable by evidence

## Key Dates 2012-2013

**14<sup>th</sup> August 2012 - 25<sup>th</sup> September** public consultation on CIL and on Travel Planning SPD

**21<sup>st</sup> August 2012-16<sup>th</sup> October** public consultation on Eastover SPD

### Provisional dates:

**November 2012** – Publication of CIL Charging Schedule proposed submission draft

**December 2012** – Adoption of Travel Planning SPD

**January/February 2013** – 2<sup>nd</sup> public consultation on Eastover SPD

**February 2013** – Examination of CIL Charging Schedule

**March 2013** – Adoption of CIL Charging Schedule

## Census 2011

The first Census data release affirmed the ONS Estimates upon which Sedgemoor's Core Strategy is based. The resident population of Sedgemoor is given as 114,600, indicating a rise of 8.2% since the 2001 Census; this is significantly higher than neighbouring local authorities. The number of households in the District has also seen a significant increase of 9.8% from 2001, with 48,800 households recorded in the 2011 Census. The age distribution of the population has remained unchanged, with the disparity towards the upper age brackets continuing; 72.4% of the population is over 40 compared with the national figure of 49.1%.

## Finding out more

Please use our website to keep in touch with what is happening.

**[www.sedgemoor.gov.uk/ldf](http://www.sedgemoor.gov.uk/ldf)**

South West Planning Aid provides free, independent advice on planning matters to community groups and individuals who cannot afford professional fees. To find out more go to [www.planningaid.rtpi.org.uk](http://www.planningaid.rtpi.org.uk)  
Or to find out more about planning generally, go to [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

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### Change of address?

Don't forget to let us know if your address or email changes so we can keep our database up-to-date.

### Can't read this Newsletter?

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### Contact us/Register for the database

For any queries not answered on the website, or to put your name on our database for automatic updates, please contact us:

**By phone:** 01278 436436

**By email:** [ldf@sedgemoor.gov.uk](mailto:ldf@sedgemoor.gov.uk)

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