

Welcome to the fifteenth 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.

Eastover SPD

Consultation on a first stage draft of the Eastover Supplementary Planning Document took place between August and October. Planning officers spoke to a wide range of stakeholders including residents, shopkeepers and the general public, gathering views on how planning policy could help improve the area. Concerns raised included the poor physical appearance of the area, the poor retail offer and problems with parking and traffic management.

There was clear support for policy to help improve the area, including:

- To make better use of the riverfront by encouraging bars and cafes
- To encourage a mix of retail and leisure use on major redevelopment sites such as the hospital
- Some form of partial pedestrianisation in parts of the area.

It was also pointed out that some low cost measures unrelated to planning policy could make a big difference, e.g. improved litter collection; schemes to help shop owners improve the appearance of their shopfronts.

Next Steps

Over the coming weeks, planning policy officers will be collating all comments made during the consultation. These will help form the draft version of the SPD, which we hope to be consulting on in the first half of next year.

Officers will also be working closely with colleagues in other areas of the Council to ensure that the non-planning issues raised during the consultation are given proper attention.

For more information see
www.sedgemoor.gov.uk/eastover

NEWS

BARN CONVERSION GUIDANCE now available. Policy on conversions of agricultural or rural buildings has been clarified with this new Sedgemoor- specific guidance. Available at www.sedgemoor.gov.uk/index.aspx?articleid=8767

COSSINGTON VILLAGE DESIGN STATEMENT adopted as Supplementary Planning Document. The SPD was approved by Full Council on 24th October and is now a consideration in deciding planning applications in the village. Read the document at www.sedgemoor.gov.uk/index.aspx?articleid=5857

EAST BRENT CONSULTATION. The Council is proposing that the status of East Brent in the Core Strategy is changed from countryside to 'Other Sustainable Settlement', which would allow for some moderate development in the village. Following consultation in October and November, this proposal is expected to be taken forward for adoption next year. For more information see the link at www.sedgemoor.gov.uk/ldf

TRAVEL PLANNING. Following public consultation in August and September, a final draft of the Travel Planning Supplementary Planning Document is to go before Executive on 5th December. All being well, adoption is expected before the end of the year. The document is available to read at www.sedgemoor.gov.uk/travelplanning

AXBRIDGE NEIGHBOURHOOD PLAN. Axbridge Town Council has taken the first formal step in creating a neighbourhood plan, by applying to have the parish designated as a Neighbourhood Area. For more information please see www.sedgemoor.gov.uk/neighbourhoodplanning

*Please see overleaf for updates on the **Community Infrastructure Levy**, the **Meads**, and the **timetable for 2013**.*

Key Dates 2012-2013

December 2012	<i>Adoption of Travel Planning SPD</i>
March/April 2013	<i>2nd public consultation on Eastover SPD</i>
January/February 2013	<i>Publication of Annual Monitoring Report</i>
February/March 2013	<i>Publication of Draft CIL charging schedule for consultation</i>
March/April 2013	<i>Publication of guidance on householder extensions, shopfronts and Local Priority Housing Sites (Policy P4)</i>
May 2013	<i>Examination of CIL Charging Schedule</i>
June/July 2013	<i>Adoption of Eastover SPD</i>
July/August 2013	<i>Adoption of CIL Charging Schedule</i>
October 2013	<i>Adoption of Economic Growth SPD</i>

Community Infrastructure Levy - Update

A Preliminary Draft Charging Schedule was consulted on during September and October 2012. There is likely to be a change from the previous programme that suggested adoption by March 2013. Given the need for consultants to consider the various consultation responses it is now expected that a report will be considered by Executive regarding the Draft Charging Schedule in the New Year. Following a second period of consultation in early spring, and submission to the Secretary of State in late spring, adoption is currently expected in the summer of 2013.

The Meads - Update

Following the adoption of the SPD in August 2012, work has continued to bring elements of the project forward.

A working group is at the early stages of being formed and discussions with Cannington College, Friends of Brownes Pond and school groups have also been held.

Further technical meetings will be held to understand the complexities of the water management strategies, and work to identify grant funding opportunities is on-going.

Finding out more

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

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
Or to find out more about planning generally, go to www.planningportal.gov.uk

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