

Welcome to the seventh issue of the Sedgemoor Local Development Framework Newsletter. This issue introduces the Proposed Submission Core Strategy (the Draft Plan) and explains the consultation process.

HOT NEWS

DRAFT PLAN READY FOR PUBLICATION! The Proposed Submission Core Strategy (the Draft Plan) was approved by Full Council on 8th September and is due to be published on Tuesday 28th September for an eight week consultation period.

The Draft Plan Consultation 28th September to 22nd November 2010

www.sedgemoor.gov.uk/ldf

This will be a final chance to comment on the Core Strategy before it is submitted to the Secretary of State for examination early next year.

The consultation has a specific purpose, as set out in government guidance, which is for formal representations to be made to the Inspector on whether the Draft Plan is legally compliant, and is 'sound'.

Legally compliant means that the Draft Plan complies with the legal requirements of the Planning and Compulsory Purchase Act 2004 (as amended).

Sound means that the Draft Plan is

- Justified
- Effective
- Consistent with national policy

More detailed information on these terms is provided in notes on the consultation portal, which we recommend you read before commenting in order to ensure that your representations are accepted by the Inspector as valid.

How to make Representations

1. Go to the Consultation Portal via the LDF webpage or by using this direct link:

<http://sedgemoor-consult.limehouse.co.uk/>

Use the Site Tour for instructions on how to use the portal



or

2. Click on **Proposed Submission Core Strategy**.
3. Click on the **Supporting Documents** tab.
4. Click on **1. Notes on Commenting on the Proposed Submission Core Strategy**. Read these notes before making your comments.
5. Click on **Read and Comment on Document**
6. Log in or register if you are asked to do so.
7. Add your comments on the whole document by clicking on the Add Comments tab at the top left of the *Foreword* page. Add comments on specific policies by clicking on that policy.
8. Representations can also be made by downloading the Representations Form from the LDF webpage, and emailing it to ldf@sedgemoor.gov.uk, or sending it to the address overleaf.
9. Paper copies of the Proposed Submission Documents and the Representations Form are available for inspection in all Sedgemoor libraries and at the Sedgemoor District Council Offices, Bridgwater House, King Square, Bridgwater, TA6 3AR. Black and white copies are available for purchase at a cost of £10 or copies on CD are free of charge. Phone 01278 436436.

Key Changes to the Core Strategy since the Revocation of the Regional Spatial Strategy

In the last Issue of the Newsletter we explained that due to the government's revocation of the RSS it was necessary to re-evaluate the evidence on which proposed housing and employment figures were based, and that consultants had been commissioned to do this. This work is now available to download at www.sedgemoor.gov.uk/housingrequirement

The report suggests a District housing requirement of approximately 10,100 new homes (see table below). The housing target is therefore broadly in line with the revoked RSS but there is little need for greenfield sites at Bridgwater until the second half of the plan period. Please see the Draft Plan for more detailed information.

Housing Requirement (and jobs)	RSS Proposed Changes	Proposed following review of local evidence	Potential requirement taking Hinkley New Nuclear into account
Bridgwater	7,700 (6,000)	7,100 (6,400)	7,730
Rest of District	2,500 (1,500) *	3,000 (2,760)	3,000
District	10,200 (7,500)*	10,100 (9160)	10,640

* previous RSS only provided jobs figures for the Bridgwater Travel to Work Area, not the entire district.

Next Steps

Following the eight week consultation on the Draft Plan, representations made will be submitted along with the Core Strategy and the other Submission Documents*, to the Secretary of State. In practice, this means to the Planning Inspectorate who will appoint an Inspector to examine the Core Strategy for legal compliance and soundness, taking the representations and the other Submission Documents into account.

Examination is likely to happen in the spring of 2011 and is intended to be a more streamlined, faster and less adversarial process than under the old Local Plan system. Hearing sessions are based on the Inspector's definition of matters and issues, and are not driven by the representations, although those who have sought changes to the DPD and signalled a wish to be heard must be invited to the hearings.

Formal adoption of the Core Strategy by the Council is expected to follow the examination process in autumn 2011.

**the other Submission Documents are the Consultation Statement, the Sustainability Appraisal and the Habitats Regulations assessment. These are available on the Consultation Portal.*

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

Not on our List?

Would you like to receive this newsletter and other information about the LDF regularly? Please let us know if you would like to be on our consultation database – our contact details are opposite.

Prefer email?

It is more efficient and environmentally friendly to send this newsletter out by email if we can. So please let us have your email address if we don't already.

Change of address?

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

Contact us

For any queries not answered on the website, please contact us:

By phone: 01278 436436

By email: ldf@sedgemoor.gov.uk

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