

Welcome to the eighth edition of the Sedgemoor Local Development Framework Newsletter. This edition provides an update on progress of the Core Strategy and outlines further documents that are being worked on as part of the Local Development Framework.

Core Strategy Update

Consultation on the Proposed Submission Core Strategy ended on 22nd November 2010. A total of 346 formal comments were received from 81 respondents.

The Council cannot make changes to the Core Strategy in response to comments made before the document is submitted for examination, but will recommend changes to the Inspector.

All responses are still available to read on the consultation portal at www.sedgemoor.gov.uk/corestrategy. A full schedule of representations made, together with officer responses, is now available by following the link above. Headline issues are summarised on the following page of this newsletter.

The responses received and our recommendations for proposed changes will be reported to the Executive on the 9th February and Full Council on 16th February. The Core Strategy will then be formally submitted to the Secretary of State at the end of February with an Examination in Public likely to be in June/July of this year.

Addendum to the Core Strategy – Burnham and Highbridge Urban Extension

Policy P3 of the Core Strategy suggested that a site for an urban extension at Burnham/Highbridge would be allocated in a subsequent development plan document. However, early comments received raised concerns about this approach. Key issues were the need to demonstrate certainty and deliverability of the Spatial Strategy and the resources that would be required to produce a separate allocations document. As a result the Council formally consulted for a further 8 weeks on an amendment to Policy P3 and through this identified land at Brue Farm as its preferred location for the urban extension.

The consultation on the Addendum to Core Strategy closed on the 18th January 2011. 19 representations were received from 19 respondents, which will be treated in the same way as representations on the Core Strategy, and are included in the Core Strategy Schedule of Responses.

HOT NEWS

4 SUPPLEMENTARY PLANNING

DOCUMENTS are being prepared as part of the Local Development Framework, and will be ready for consultation over the next few months. These are:

- Hinkley Point New Nuclear Build SPD
- Planning Obligations and Affordable Housing SPD
- Royal Ordnance factory, Puriton Masterplan
- The Meads Ecological Park

Additionally, Design Principles for Bridgwater Gateway are being considered by Executive on 9th February.

See the following page for details.

THE SOMERSET GYPSY AND TRAVELLER ACCOMMODATION ASSESSMENT

has now been completed and is available to view on our website at www.sedgemoor.gov.uk/ldf

SHLAA REVIEW UNDERWAY.

Baker Associates have been appointed to undertake a review and update of the Strategic Housing Land Availability Assessment. This is expected to be available by the end of February.

PPS1 STUDY NOW AVAILABLE. The Planning and Climate Change Study jointly commissioned by Sedgemoor District Council and Taunton Deane Borough Council to explore the potential for renewable energy in the Districts has been finalised and is available to view at www.sedgemoor.gov.uk/pps1

THE SEDGEMOOR GREEN

INFRASTRUCTURE STRATEGY is nearing completion and will shortly be available at www.sedgemoor.gov.uk/ldf

Supplementary Planning Documents

Alongside the Core Strategy, the Council are progressing a number of other policy documents to provide additional policy guidance and to demonstrate to the Inspector that the Core Strategy is deliverable. The intention is to consult on a number of these in February/March. These are:

- **Hinkley Point New Nuclear Build SPD** - will set out in greater detail the implications of the project including the transport and accommodation strategy and the approach that should be adopted by the project developer.
- **Planning Obligations and Affordable Housing SPD** - will set out the Council's detailed approach for seeking development contributions to fund new infrastructure, services and facilities. This will cover an interim planning obligations tariff approach and the seeking of on-site and off-site provision on a site by site basis through S106 agreements.
- **Royal Ordnance Factory Masterplan** - key principles for the former Royal Ordnance Factory site that is allocated as an Energy Park in the Core Strategy
- **The Meads Ecological Park Masterplan** - key principles for the Meads Ecological Park identified in the Core Strategy and the Bridgwater Vision as a key transformational project. It will set out a mix of uses including informal and formal recreational space, habitat creation, interpretation, access and surface water management.
- **Design Principles for Bridgwater Gateway** – not a formal SPD, but will be adopted as a material planning consideration. Key principles for the area identified as a potential broad location for meeting the employment land requirements of the Hinkley Point supply chain.

Core Strategy Representations:

Headline Issues

The following is a very brief summary of what we consider to be the key issues raised by the Proposed Submission Consultation. It will be a matter for the Inspector to decide what issues he or she wishes to focus on at the Examination.

- Debate on brownfield v greenfield development: greenfield unsustainable, brownfield undeliverable?
- Flood risk: over reliance on the Parrett Barrier? Too much development proposed in flood zones at Burnham/Highbridge? Is the Flood Tariff reasonable and consistent with national policy?
- Major Infrastructure Projects policy: Unbalanced? Not consistent with national policy? Focuses inappropriately on compensation?
- Concern over amount and type of employment land being made available and potential impact on regeneration strategies for Taunton town centre.
- Key Rural Settlements: mixed tenure sites generally supported but concerns raised over viability of identified priorities (such as 40% affordable housing requirement, high sustainable code).
- Affordable Housing policy: concerns over viability and the detail of how the policy will work.
- Burnham/Highbridge Addendum: infrastructure requirements; detailed layout considerations; linkages with Highbridge Railway Station; promotion of complementary and alternative sites; concern over the process of the Addendum.

Finding out more

Please use our new 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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Change of address?

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Contact us

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