

Welcome to the eleventh edition of the Sedgemoor Local Development Framework Newsletter. This edition includes a consultation diary for the Meads and Puriton Energy Park SPDs, and an update on the Core Strategy and the Community Infrastructure Levy.

CONSULTATION BEGINS IN SEPTEMBER ON MEADS AND PURITON ENERGY PARK SPDs

This autumn sees the second stage of consultation on the Puriton Energy Park SPD and the first round of public consultation on the idea of creating an enhanced open green space with high ecological and leisure value on the area of land between Durleigh Road and Hamp in Bridgwater, known as the Meads. You will be able to view documents and respond formally to both consultations online via our consultation portal at <http://sedgemoor-consult.limehouse.co.uk/portal/>. Or you can pick up a copy of either document and give your views at the public events we have arranged, where planning officers will be on hand to answer your questions. See below for details.

PURITON ENERGY PARK SUPPLEMENTARY PLANNING DOCUMENT

The first stage of consultation on the plans for the former ROF site took place between March and April of this year. The second stage consultation gives another opportunity to see plans, discuss issues further, and have questions answered by planning officers. The online consultation is due to be open on 12th September. Anyone registered on our database will receive an automatic email invitation (see the following page for how to register). Public events have been organised as follows:

Saturday 17th September Exhibition in Angel Place, Bridgwater 10am-4pm (2pm-4pm unmanned)

Monday 19th September Exhibition at St. Michaels Church Hall, Puriton 2pm-8pm

Wednesday 21st September Exhibition at Woolavington Village Hall 2pm-8pm

Thursday 22nd September Public Meeting, Puriton Village Hall 7.15pm

CORE STRATEGY NEWS The Inspector is currently considering changes suggested to the Core Strategy as a result of the Examination process. Agreed changes, including those to the Major Infrastructure Policies, are available to view on the Examination webpage at www.sedgemoor.gov.uk/ldfexamination. We expect to receive his draft report by the end of August and to be able to take the final Core Strategy to Full Council for adoption by December at the latest.

COMMUNITY INFRASTRUCTURE LEVY A scoping paper will be available for comments on the consultation portal from 6th September. See the following page for more details.

THE MEADS

SUPPLEMENTARY PLANNING DOCUMENT

The new opportunity to enhance the Meads as an open space for recreation and for wildlife is set out in the Bridgwater Vision document, and identified as a key project in the Core Strategy.

Early engagement has taken place with key technical stakeholders and a consultation paper will shortly be available with the idea of gathering as wide a range of views as possible on the best way to use this space. The online consultation is due to be open on 5th September. Anyone registered on our database will receive an automatic email invitation (see the following page for how to register). Public events have been organised as follows:

Saturday 3rd September Exhibition in Angel Place, Bridgwater 10am-2pm

Tuesday 6th September Exhibition and activities in Westfield Church Hall, West St, Bridgwater, 2pm-8pm

Saturday 10th September Exhibition and activities in Hamp Recreation Centre, 10am-2pm

Tuesday 13th and Thursday 15th September Exhibitions and activities at the YMCA, Friarn Avenue 4pm – 8pm

The Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a new system of developer contributions and is intended to supplement other public sector revenue streams to ensure that new community infrastructure can be provided to keep pace with population growth.

CIL will be a standard charge per square metre applied to new developments imposed at the time planning permission is granted and paid at the commencement of development or, for larger amounts, by instalments over fixed time periods. Affordable housing and building used by charities are, however, exempt from paying CIL.

The level of the tariff is set by the local authority based on the needs identified in its infrastructure delivery plan, but also tested to ensure that it will not affect the viability of developments. Planning obligations will still be used for site specific mitigation measures that are required to make a development acceptable (such as a new access road) as well as for affordable housing provision.

It is estimated that the process of preparing a CIL Charging Schedule (given the need for consultation and formal examination) is likely to take around a year to complete and adoption at the earliest would be December 2012. The CIL Charging Schedule will replace the previously proposed Planning Obligations DPD. In the interim the current obligation 'tariffs' for flood defence in Bridgwater and for open space and outdoor space (under Policy RLT2 and 3 of the Local Plan) will remain in place whilst other infrastructure requirements will continue to be secured through S106 agreements on a site specific basis.

The scoping paper will be available for comment on our consultation portal at <http://sedgemoor-consult.limehouse.co.uk/portal/> from 6th September. For more information on CIL and on how to make comments please see www.sedgemoor.gov.uk/ldf

NATIONAL NEWS

The much talked about **Localism Bill** is currently making its way through Parliament and is due to be given Royal Assent in November. There may be several changes to the Bill by the time it becomes law, but its impact on local planning is likely to remain significant, particularly in its facilitation of **Neighbourhood Planning** and its granting of the **community right to build** local housing and **to bid** for local services that are under threat. You can keep up to date with the progress for the Bill at <http://services.parliament.uk/bills/2010-11/localism.html> and download a copy of 'A Plain English Guide to the Localism Bill' at <http://www.communities.gov.uk/publications/localgovernment/localismplainenglishguide>. Meanwhile, the Government is consulting on the first draft of the **National Planning Policy Framework**, which will replace existing national planning policy, condensing all current PSSs, PPGs and Circulars into about 50 pages, and giving a presumption in favour of sustainable development. Find out more about the NPPF, including how to respond to the consultation, at <http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>

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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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 database.

Prefer email?

It is more efficient and environmentally friendly to send this newsletter to you by email. 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 changes so we can keep our database up-to-date.

Can't read this Newsletter?

This document is also available in Braille, large print, on tape and disc, and we can translate it into different languages.

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

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