

# Taunton Deane Borough Council

## Executive – 9 October 2013

### Local Development Scheme 2013

#### Report of the Policy Lead Officers

(This matter is the responsibility of Executive Councillor Mark Edwards)

#### 1. Executive Summary

The Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011, requires local planning authorities to prepare and maintain a Local Development Scheme (LDS).

The LDS is a rolling project management plan for the preparation of planning policy documents (referred to as Local Development Documents or LDD's) that will direct future planning decisions in the Borough.

Unlike previous LDS documents, changes implemented through Section 111 of the Localism Act means that submission to the Secretary of State is no longer required. However, the local planning authority must resolve that the scheme is to have effect by resolution of Full Council.

The LDF Steering Group has requested that Full Council agrees that any future LDS schemes be taken to the Steering Group and then signed off by the Portfolioholder for Planning and Transportation rather than taken again to Full Council

#### 2. Background

The attached document is the seventh Local Development Scheme (LDS) prepared by this Council. The previous LDS was submitted to the Government Office in March 2011. It is now considered appropriate to revise the Scheme.

The LDS is a rolling project management plan for the preparation of planning policy documents (referred to as LDD's) that will direct future planning decisions in the Borough.

The Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011 requires local planning authorities to prepare and maintain a Local Development Scheme.

Unlike previous LDS schemes, the document is no longer required to be submitted to the Secretary of State. Rather, it must be displayed on the Council's web site following a resolution of Full Council.

The LDF Steering Group have requested that any future revisions can be agreed by the Portfolio Holder for Planning and Transportation following consideration by the Steering Group, rather than taken back to Full Council.

### **3. Contents of the LDS**

The LDS identifies the relevant Development Plan Documents for Taunton Deane, and other related documents such as the Community Infrastructure Levy (CIL) and Authorities Monitoring Report (AMR) which the Council will prepare and the timescale for their delivery.

It sets out the staff resources available for the preparation of documents, the range of the evidence base required in their preparation, together with a profile of each programmed document prepared by the Council and the anticipated timetable over the next three years.

### **4. Finance Comments**

Development Plans provide the framework for delivering the Council's growth agenda and inward investment into the Borough. Related measures such as CIL and New Homes Bonus will contribute towards physical and social infrastructure improvements throughout the Borough. CIL is projected to raise around £44 million, or £7.5 million over the next 5 years. New Homes Bonus is projected to amount to around £12 million over the period to 2016. It should be noted that this NHB figure is prior to any top-slicing which occurs to fund the Local Enterprise Partnership. The Government is currently consulting on proposed changes, but at the time of writing no decision has been made about the extent of top-slicing.

### **5. Legal Comments**

There is a legal requirement on the Council to prepare and maintain an up to date Local Development Scheme pursuant to Section 15 of the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011.

### **6. Links to Corporate Aims**

The LDS sets out the range of planning policy documents that will be prepared. These documents directly relate to all three Corporate aims of 'Quality and Sustainable Growth and Development', 'A Vibrant Economic Environment' and 'A Vibrant Social, Cultural and Leisure Environment'.

### **7. Environmental Implications**

The planning documents contained in the LDS contain policies on climate change, the environment, mixed use development in sustainable locations to minimise the need to travel and maximise opportunities for public transport, cycling and walking, the use of resources and sustainable design. All the objectives, policies and proposals in Statutory Plans are subject to a sustainability appraisal.

## **8. Community Safety Implications**

The Core Strategy and Site Allocations and Development Management Plans contain policies on inclusive communities which address the needs of particular groups and areas of deprivation and seek to reduce crime and the fear of crime as well as incidences of antisocial behaviour; reduce social inequalities and disadvantage; and protect and enhance the supply of community facilities and local services.

## **9. Equalities Impact**

An Equalities Impact Assessment of the Core Strategy has been carried out and published alongside the Core Strategy document. A similar Assessment will be undertaken for the Site Allocations and Development Management Plan.

## **10. Risk Management**

The Councils Corporate Risk Register identifies the importance and risk of non delivery of town centre regeneration, housing and economic growth through statutory plans. The LDS also contains a Risk Assessment for the delivery of planning policy documents against a number of factors including staff turnover, 'soundness' of a Development Plan and legislative change.

## **11. Partnership Implications**

All planning documents are prepared in consultation with a wide range of stakeholders as set out in the Council's Statement of Community Involvement and can only be delivered in partnership with developers, communities, public bodies and adjoining districts, and other relevant stakeholders. The Localism Act 2011 Section 110 also provides a statutory requirement to work in partnership with public bodies to 'engage constructively, actively and on an ongoing basis' so far as relating to – among other matters - the preparation of development plan documents and other local development documents.

## **12. Recommendations**

The Executive is recommended to recommend Full Council to:-

- (a) Adopt the Local Development Scheme and timetable for the preparation of planning documents; and
- (b) Agree that any future changes to the Local Development Scheme be agreed through the Local Development Framework (LDF) Steering Group and Portfolio Holder for Planning and Transportation.

## **Contacts**

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## Local Development Scheme 2013

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## Introduction 1

This is the Taunton Deane Borough Council's seventh Local Development Scheme (**LDS**). The LDS is a rolling management plan for the preparation of planning policy documents referred to as Local Development Documents (**LDDs**) that will direct future planning decisions in the Borough.

The Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011, requires local planning authorities to prepare and maintain a Local Development Scheme.

The LDS is reviewed and rolled forward either as a result of the Authorities Monitoring Report (AMR) identifying whether the LDS timetable is being achieved and thus needing revision, or the need to produce new Local Development Documents.

The previous LDS was submitted to the Government Office in March 2011. It is now out of date and needs refreshing

The reasons for this revised timetable are set out in section 11 'Monitoring and Review' of this LDS document. This has been reflected in Appendix 4 'Profiles of each Local Development Document' and Table 5.1 Appendix 5 'Local Development Scheme Timetable (3 year rolling programme)'.

Unlike previous LDS documents, changes implemented through S111 of the Localism Act means that submission of the Scheme to the Secretary of State is no longer required. However, the local planning authority must resolve that the scheme is to have effect and in that resolution specify the date from which the scheme is to have effect. For this purpose, by resolution of **Full Council on XXXX this LDS has come into effect.**

The LDS contains a number of abbreviations. For convenience, Appendix 1 'List of Abbreviations' of this document provides a brief definition of each abbreviation used.

Both the LDS and the AMR are available on the Borough Council's website [www.tauntondeane.gov.uk/ldf](http://www.tauntondeane.gov.uk/ldf).

## 2 The Local Development Framework

### The Local Development Framework

Under the Planning and Compulsory Purchase Act 2004 the Local Planning Authority is charged with producing a portfolio of individual planning documents which set the context for delivering the spatial planning strategy for the Borough. This includes Local Development Documents (LDDs) of two types:

- **Development Plan Documents (DPDs)** These have been subject to independent testing or examination and have the weight of development plan status in determining planning applications. These are now referred to as Local Plans.
- **Supplementary Planning Documents (SPDs)** These do not have development plan status but must undergo rigorous community involvement. SPDs elaborate on policies and proposals in the DPD and are a 'material consideration' in determining applications for planning permission.

In addition, the local planning authority is also required to prepare the following documents:

- **Statement of Community Involvement (SCI):** This document sets out the Local Planning Authority's policy for involving the community in the preparation and revision of all Local Development Documents and development management decisions. The SCI was adopted in 2007 and an updated version will be published over the winter of 2013/14. A profile of the SCI is provided in Appendix 3. The following link will access the SCI [www.tauntondeane.gov.uk/ldf](http://www.tauntondeane.gov.uk/ldf)
- **Authorities Monitoring Report (AMR):** The AMR assesses the implementation of the LDS and the extent to which the policies in Development Plan Documents are being achieved. The AMR is available via the following link [www.tauntondeane.gov.uk/ldf](http://www.tauntondeane.gov.uk/ldf)
- **Local Development Scheme (LDS):** This is a rolling management plan for the preparation of Development Plan Documents that will direct future planning decisions in the Borough.

The Local Development Framework (LDF) is the name given to the portfolio of LDDs together with the SCI, LDS and AMR.

The LDF system is intended to streamline the local planning process, provide greater flexibility and a quicker response to changes in local circumstances. The Development Plan will deliver a strategic approach to spatial planning, delivering sustainable development and reflecting some of the aspirations of the local communities. In its completed form the LDF will set out where future residential, retail, employment, community and other uses will be located within the Borough and how their delivery will be secured, together with Development Management policies, programming and monitoring information.

## The Local Development Framework 2

The LDF is a key component in the delivery of the Taunton Deane Sustainable Community Strategy, setting out those elements of the strategy that relate to the development and use of land. The LDF preparation will therefore involve close collaboration with local communities and other stakeholders, within both the private and public sectors, to ensure the adopted approach is both inclusive and integrated with other strategies and programmes. The process of engaging all communities is set out in the Statement of Community Involvement (**SCI**).

The LDF is therefore important for all residents and businesses in Taunton Deane as its production will be strongly influenced by the community. In its completed form the LDF will set out where and how these proposals will be delivered over the Plan period to 2028.

### The Development Plan for Taunton Deane

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development Plan for Taunton Deane comprises the following documents:

- Saved policies of the Taunton Deane Local Plan (adopted 2004)
- Taunton Town Centre Area Action Plan (adopted 2008)
- Taunton Deane Core Strategy 2011-2028 (adopted 2012)
- Somerset Minerals Local Plan (adopted 2004)
- Somerset Waste Core Strategy (adopted 2013)

The Localism Act (2011) introduced provisions to allow communities to set out their own policies in relation to the use and development of land in their areas through Neighbourhood Plans. The Localism Act requires that the Council provides support to those communities who wish to produce Neighbourhood Plans. A number of communities have expressed an interest in preparing a Neighbourhood Plan although currently, none are at an advanced stage. When adopted a Neighbourhood Plan will become part of the Development Plan.

Prior to their revocation in 2013 the (not adopted) Regional Spatial Strategy for the South West and County Structure Plan also formed part of the Development Plan.

A number of policies in the Taunton Deane Local Plan were 'saved' in 2007. A number have now been replaced through adoption of the Taunton Town Centre AAP and the Core Strategy. For the AAP, paragraph 214 of the NPPF gave full weight to relevant policies in that Plan until 31st March 2013. After that date and for remaining 'saved' policies in the Local Plan, paragraph 215 of the NPPF indicates that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework.



## 2 The Local Development Framework

However, it is therefore necessary to review remaining saved policies and provide up to date and complete Boroughwide planning policy coverage. The Planning Inspectorate found that the Core Strategy was in general conformity with the NPPF and the Council considers that the policies in the Taunton Town Centre AAP currently remain sufficiently flexible and robust. This LDS therefore proposes to prioritise work on the Site Allocations and Development Management Development Plan prior to commencing a review of the Core Strategy and AAP.

Appendix 4 'Profiles of each Local Development Document' explains the role and timetable for preparation of each LDD in greater detail . Table 5.1 Appendix 5 'Local Development Scheme Timetable (3 year rolling programme)' sets out the programme for the preparation of LDD's in the form of a Gant chart to enable the timescale of the LDF process to be assessed as a whole.

A number of related documents will be required to be prepared by the Policy team over the current three year LDS programme. Whilst these documents do not form part of the LDS they are shown in Appendix 5 (and in the case of CIL, also in Appendix 4) as they will impact on the available resources of the Policy team and form an important element of the teams work programme. These work areas consist of:

Community Infrastructure Levy (CIL): Required to fund major infrastructure requirements arising from growth when requirements for pooling of S106 contributions change in 2014.

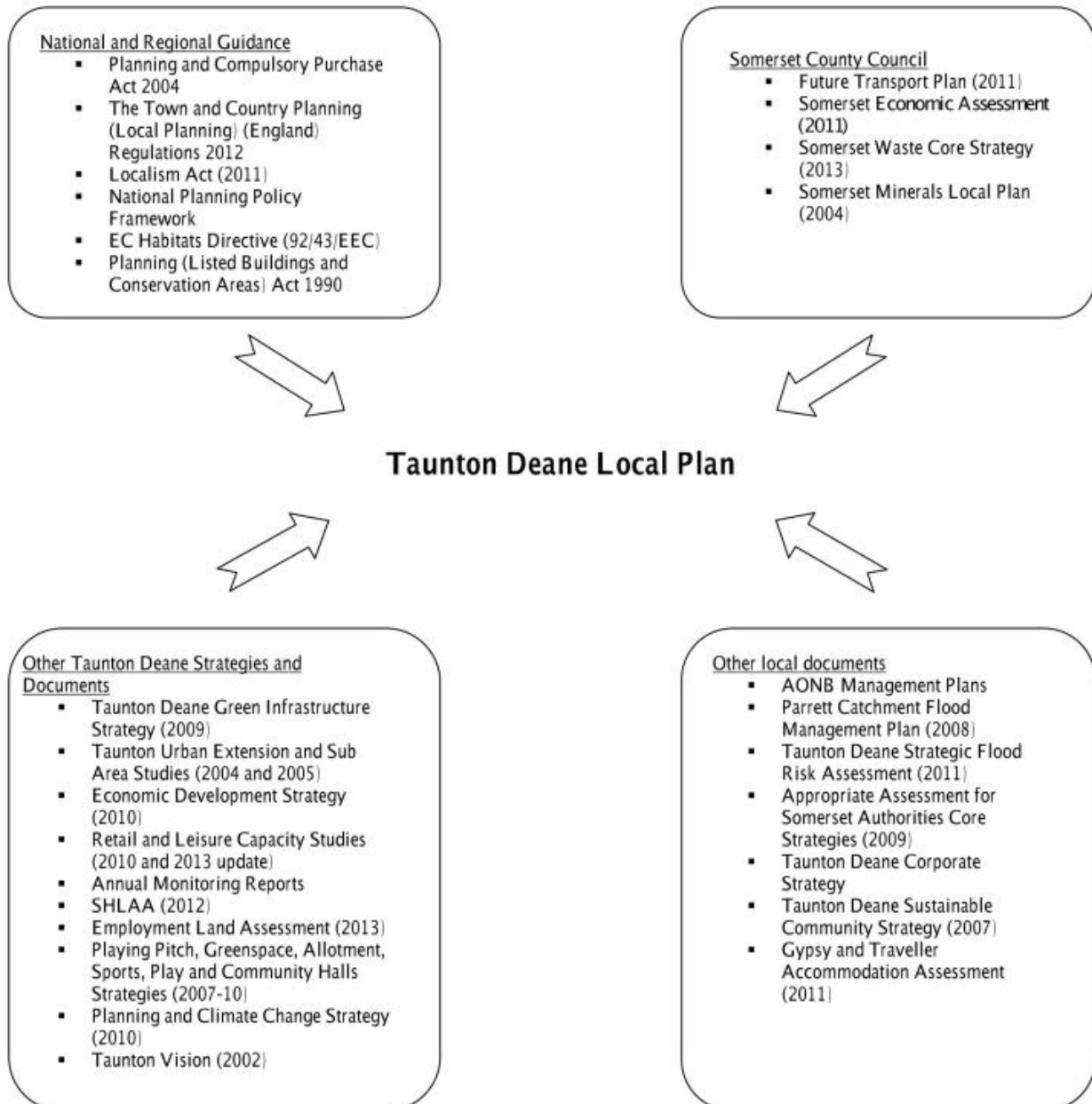
Supplementary Planning Documents (SPD): Although no longer required to be listed under an LDS, masterplanning and SPD production for major urban extensions at Monkton Heathfield, Comeytrove/Trull and Staplegrove will be required in partnership with developers, communities and other stakeholders.

Neighbourhood Plans: Three communities have currently received funding towards the preparation of Neighbourhood Plans. When adopted such Plans will become part of the Development Plan although timetables for preparation have not yet been firmed-up.

Authorities Monitoring Report (AMR): Publication is required at least annually (the Council publishes the AMR in December) although information gathering and collation is undertaken on an ongoing basis.

## Links with other Strategies and Plans 3

The Borough's future role and function is determined from 'above' by national policy and public bodies such as the Environment Agency and 'below' by the local communities and businesses within the Deane. The future plans of Taunton Deane and thus the preparation of the LDF cannot be undertaken in isolation. The new planning system explicitly recognises that all LDDs will need to be informed by and in conformity with a number of other internal and external Plans and Strategies.



The diagram above indicates the range of Plans and strategies that feed into the Development Plan process, ranging from the Sustainable Community Strategy (Talking Tomorrows Taunton Deane, 2007-2017) which was published by the then Taunton Deane Local Strategic Partnership (TDP), through to specialist documents that inform Plan preparation (e.g. the

### 3 Links with other Strategies and Plans

Councils Economic Development Strategy) and national guidance (e.g. EC Habitats Directive (92/43/EEC). It is not an exhaustive list but provides an indication of the range of documents that inform Plan preparation.

**Other Council Strategies and Plans:** In addition to the above, the Council prepares a number of targeted plans and strategies aimed at securing its corporate aims and objectives and as a tool for securing additional resources from outside. The LDF will play a key role in the implementation of documents such as the Borough Council's Housing Strategy, Parks and Open Space Strategy, Sports Strategy, Cultural Plan, Nature Conservation Strategy and Biodiversity Action Plan.

## Programme Preparation 4

The legal requirements for the preparation of a Local Development Scheme (LDS) are set out under Section 15 of the Planning and Compulsory Purchase Act 2004, as amended by Section 111 of the Localism Act 2011. Regulations applying to the preparation of Local Plans are currently laid out under the Town and Country Planning (Local Planning) (England) Regulations 2012.

Broadly, Taunton Deane Borough Council propose the following stages of Plan preparation:

Issues and Options: Gathering of evidence base through informal discussion with local communities and stakeholders such as the Taunton Deane Partnership, Parish Councils, business groups, statutory undertakers and other relevant stakeholders;

Preferred Option: Reporting back on initial 'Issues and Options' consultation with a 'preferred' direction of policies and allocations. This will be subject to further consultation along with a Sustainability Appraisal of the Plans contents.

Publication of Plan: The proposed submission document, accompanying maps and Sustainability Appraisal is formally published for representations, prior to submission to Secretary of State along with a submission statement and summary of representations received.

Examination: An independent Inspector will be appointed to examine the 'soundness' of the Plan, prior to making recommendations to the Council.

Adoption: Publication of the Inspectors report prior to formal adoption of the local plan by full Council.

The Gant chart attached as Table 5.1 Appendix 5 'Local Development Scheme Timetable (3 year rolling programme)' sets out the timetable for DPD production and the timing of the key 'milestones'. At this stage, assumptions have had to be made about the exact availability of the Planning Inspectorate (PINS) to hold the examinations but arrangements can be firmed up after submission of the DPD to the Secretary of State and adjustments made to the LDS as necessary.

## 5 Management and Responsibilities

The Schedules in Appendix 4 'Profiles of each Local Development Document' (Profiles of each LDD) identify management responsibilities for each area of work. Key contacts are:

- The Executive Portfolio holder for Planning Policy and Transportation will have responsibility for overseeing the process of DPD preparation.
- Growth and Development Manager (links to community strategy, auditing of processes, project and resource management).
- Planning Policy Leads (programme planning, 'soundness' and overall delivery).

For each DPD the levels of political responsibility are as follows:

- An LDF Steering Group (a grouping of eight cross party Councillors) will meet and consider issues relevant to the preparation of DPD's and when different stages of DPD preparation has been reached, ensuring that Members are fully involved and informed in the process. This Steering Group has no decision-making powers.
- An Executive or relevant Executive Councillor decision will be required for all pre-submission stages.
- Review Board oversees decisions of the Executive or the Executive Councillor and have the opportunity to 'call in' decisions
- Full Council resolution would be required for submission and adoption stages.

The Taunton Deane Partnership (formerly LSP) has created a Spatial Planning Working Group to develop the linkages between the community strategy and future proposed land use / spatial planning documents. Membership will be kept under close review to ensure relevance to priorities.

Regular meetings are held between the Strategic Director, Growth and Development Manager and the Planning Policy Leads to ensure all lines of communication are working and to review progress and priorities.

All officers engaged in the process are linked by e:mail and shared work directories to facilitate joint working. Regular meetings are held to review progress.

The Chief Executive will take personal responsibility for ensuring that the Authorities Monitoring Report is produced on time. This document shall incorporate a section on the progress of the LDS.

## Resources 6

The Planning Policy Leads and Planning Policy team will be responsible for the preparation of Local Development Documents. The following staff resources will be available to do the work:

1 x Planning Policy Lead	100%
1 x Planning Policy Lead	80%
2 x Policy Officer FTE	100%
1 x Policy Officer (contract)	100%

Technical and Administrative support as required

In the past, the Housing and Planning Delivery Grant (HPDG) and New Growth Point (NGP) funding have enabled provision to be made to engage consultants on specific projects where there is either a lack of expertise or capacity in house, such as the Strategic Flood Risk Assessment, Core Strategy Appropriate Assessment, Hestercombe Appropriate Assessment, Strategic Housing Land Availability Assessment and Green Infrastructure Strategy. These studies provide background information in the formulation of the DPDs such as the Core Strategy and Site Allocations.

The Urban Design Framework and Urban Extension Study have been funded by the Council through its Taunton Vision budget on a partnership basis with the (then) RDA and Somerset County Council. Provision from NGP funds enabled the engagement of consultants in 2010 to assist in providing a revised evidence base for Core Strategy housing and employment targets and masterplanning of the proposed strategic urban extensions. The masterplans for the urban extensions will form part of a number of SPD, work on which is currently ongoing but are estimated for adoption in 2014.

For the immediate future, the 2013/14 and anticipated 2014/15 budgets, reserves and a proportion of New Homes Bonus will cover the future LDF programme for the coming years. This will be reassessed in the future when longer term financial matters are known.

## 7 Risk Assessment

In preparing the Local Development Scheme, the Council has identified a number of areas of risk and has given consideration as to how they can be eliminated, mitigated, minimised or accepted:

- **Staff Turnover:** Traditionally, the Planning Policy team has had a low turnover of staff and low sickness absence. Due to the high level of work and the ongoing rolling programme of Plan preparation additional (contracted) staff have been employed to enable the Council to maintain Plan delivery broadly in line with past LDS timetables. However, due to the small size of the section, any loss of staff numbers or reallocation of resources would have severe consequences in the preparation of the LDDs and other core functions of the team
- **Financial Resources:** The Council is undertaking a review of its Corporate Business Plan and a budgetary review. A key aim of the Business Plan is to promote sustainable growth and development. Statutory plan preparation provides the framework for this aim and should therefore be seen as a principal area for continued funding.
- **Soundness of DPD's:** Risk has in the past been minimised through robust community engagement and evidence gathering, close engagement with key stakeholders such as the County Council, EA and the Planning Inspectorate. Future Plan preparation will continue this best practice to ensure that all documents are soundly based.
- **Capacity of Planning Inspectorate (PINS) and other external bodies:** This is largely out of the Borough Councils hands although all such bodies will be informed well in advance of their services being required.
- **Legal challenge:** This will be minimised by ensuring that the DPDs are soundly based, using robust evidence, working in cooperation to seek resolution of problems through other means and with well audited stakeholder and community engagement systems.
- **Programme Slippage:** The Council has sought to minimise risk of slippage by drawing on experience from previous LDS preparation, ensuring that this LDS is realistic in its programme of delivery, taking into account availability of resources, other anticipated commitments and required information from other stakeholders.
- **Corporate Commitment:** Senior Managers and Members are strongly committed to the preparation of the suite of LDDs, recognising their importance as a key tool in the implementation of the Corporate Strategy and priorities, the Sustainable Community Strategy, the Vision for Taunton/Project Taunton and other related strategies and plans. Should significant slippages occur that need addressing, Managers and Members have expressed a willingness to reassess budgetary and other resources as part of any process to redress this issue.
- **Legislative Change:** Future changes to the timetable may be required to reprioritise or re-emphasise the preparation of LDDs as a result of possible changes to legislation. This cannot be realistically planned into the process in advance.

## Joint Working 8

The Duty to Cooperate has been introduced through the Localism Act 2011 to ensure cross-boundary cooperation between planning authorities. In doing so the Government acknowledged that there are strategic issues which are wider than local which require cross boundary cooperation, for example strategic infrastructure planning and delivery, and protection and enhancement of the natural and historic environment.

Compliance with the duty to cooperate will be tested at examination in public into local plans. Whilst further guidance will be published by central government for reasons of soundness, it is imperative that local authorities in Somerset ensure compliance with the duty from day one.

To this end, Somerset authorities have set up a joint Officer and Member working group to ensure close cooperation on a number of relevant issues such as opportunities for joint evidence bases (e.g. gypsy and travellers), transportation matters, strategic matters (e.g. housing markets) and the implications and opportunities arising from proposals at Hinkley Point.



## 9 The Evidence Base

The Borough Council developed a sound evidence base that was rigorously tested in the preparation of the recently adopted Boroughwide Core Strategy (2012) and Taunton Town Centre Area Action Plan (2008). This has been supplemented by ongoing monitoring and other project work which will provide an effective base upon which to build the Council's strategy and policies.

As part of the continued updating of evidence, the following technical studies are examples of the range of the evidence base that will inform the Council's preparation of the LDDs within the current LDS:

- Taunton Urban Extension Study (2004)
- Landscape Character Assessment of Taunton rural/urban fringe 2005
- Taunton Deane Landscape Character Assessment 2011
- Taunton Deane Green Infrastructure Strategy 2009
- Retail and Leisure Capacity and Vitality and Viability study 2010 (2013 update in progress)
- Stage 1 Employment Land Assessment 2008 (2013 update in progress)
- Stage 2 Employment Land Assessment 2006
- Economic Topic Paper 2010 and Addendum 2011
- Envisioning the Future of Taunton Deane 2009
- Grow and Green: A new Economic Development Strategy for Taunton Deane 2010
- Taunton Deane Strategic Flood Risk Assessment 2011
- Flood Risk management Measures and Guidance 2013 (in progress)
- Watercycle Study 2010
- Play Policy 2007
- Green Space Strategy 2010
- Playing pitch Strategy 2010
- Allotment Strategy 2010
- Built Sports Facilities Strategy 2010
- Community Halls Strategy 2010
- Strategic Housing Market Assessment (SHMA) 2009

## The Evidence Base 9

- Strategic Housing Land Availability Assessment (SHLAA) 2012
- Taunton Deane Affordable Housing Viability Study 2011
- Gypsy and Travellers Accommodation Assessment 2010 (2013 update due to commence)
- Hestercombe Appropriate Assessment 2009
- Somerset Levels and Moors Appropriate Assessment 2009
- Core Strategy Sustainability Appraisal 2011
- Habitat Regulation Assessment of Taunton Deane Core Strategy 2011
- Taunton Deane Core Strategy Habitat Regulations Assessment addressing the Somerset Levels and Moors International Sites 2011
- Blackdown Hills Wind Turbine Capacity Study 2007 (AONB Office)
- PPS1 Supplement on Renewable Energy Requirements and Solutions 2010
- Infrastructure Delivery Plan 2011
- Community Infrastructure Levy Charging Schedule 2013
- Somerset County Council Future Transport Plan 2011
- Housing, Employment, Retail and Leisure yearly Monitoring reports, AMR etc

## **10 Sustainability Appraisal and Strategic Environmental Assessment**

In order to fully comply with Regulations, secure efficient working and provide a robust and transparent evidence base, a Sustainability Appraisal (SA) meeting the requirements of the Strategic Environmental Assessment Directive (SEA) will be embedded into production of LDDs at the very start of preparation and updated at each milestone stage. The Council view this process as a positive tool for developing a full range of policies working to secure the sustainable development of the Borough within the Plan period, whilst setting a baseline from which to plan future needs beyond 2028.

## Monitoring and Review 11

The Council's initial LDS became operative on 21<sup>st</sup> March 2005 when the Secretary of State notified the Council that he did not intend to issue a direction under Section 15(4) of the 2004 Act. The 2004 Act specifies that an LDS should be revised "when appropriate". This would generally be either as a result of the Authorities Monitoring Report (AMR) identifying whether the LDS timetable is being achieved and/or the need to produce new local development documents.

The current LDS became operative in March 2011. However, as a result of further Council reorganisation which led to staffing changes, together with further government legislation, publication of the NPPF, revision of the evidence base to better reflect local circumstances and recent adoption of the Core Strategy, there have been necessary amendments to the production stages of Plan preparation. This needs to be reflected in a revised LDS.

A comparative schedule of the 2011 LDS dates and key revisions for the documents currently under preparation are set out in the table below, shown in schedule form with more detail in Appendix 4 and as a Gant chart in Appendix 5.

## 11 Monitoring and Review

**Table 1 Timetable Revision**

	Core Strategy		Site Allocations and Development Management	
	2011 LDS	Actual	2011 LDS	Proposed Change
<b>Early engagement</b>				Jan/Feb 13
<b>Preferred Option</b>	Jan/Feb 10	Jan/Feb 10	Sep/Oct 12	Oct/Nov 13
<b>Draft Plan Publication</b>	July/Aug 11	Aug 11	Mar/Apr 13	Jun/Aug 14
<b>Submit to S of S</b>	Oct 11	Nov 11	Jun 13	Oct 14
<b>Examination</b>	Feb 12	Feb 12	Oct 13	Jan/Feb 15
<b>Adoption</b>	Jul 12	Sep 12	Mar 14	May 15

The Core Strategy broadly kept to timetable. The adoption date slippage was beyond the Councils control; the Examination into the Core Strategy coinciding with release of the NPPF and Planning Policy for Travellers, which required a further period of consultation prior to the Inspector releasing his report.

Slippage for commencement of the Site Allocations and Development Management Plan (SADMP) was a result of both the delay caused through adoption of the Core Strategy and loss of the Planning Policy Advisor post which has led to a reduction in staff resource.

Once this Taunton Deane Local Development Scheme takes effect, the Council will:

- Make copies available during working hours at the Borough Council Offices, Deane House, Belvedere Road, Taunton;
- Publish it on the Council's website: [www.tauntondeane.gov.uk](http://www.tauntondeane.gov.uk)
- Inform key stakeholders of its revision

## List of Abbreviations Appendix 1

**AMR: Authorities Monitoring Report.** Formerly known as the Annual Monitoring Report. The AMR assesses the implementation of the LDS and the extent to which the policies in the Development Plan documents are being achieved.

**DPD: Development Plan Document.** Spatial planning documents that are subject to independent examination, and together with the Regional Spatial Strategy, will form the development plan for a local authority area. They can include a Core Strategy, Area Action Plans etc.

**LDD: Local Development Document.** The collective term for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

**LDF: Local Development Framework.** The name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports.

**LDS: Local Development Scheme.** Sets out the programme for preparing Local Development Documents.

**Local Plan:** Another term for a Local development document (LDD) as defined under Section 5 f the Town and Country Planning (Local Planning) (England) Regulations 2012.

**NPPF: National Planning Policy Framework.** This document sets out the Government's planning policies for England and how these are expected to be applied.

**RSS: Regional Spatial Strategy.** Sets out the region's policies in relation to development and use of land and forms part of the development plan for local planning authorities.

**SA: Sustainability Appraisal.** Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, economic and environmental factors) and required to be undertaken for all development plan documents.

**SEA: Strategic Environmental Assessment.** A generic term used to describe environmental assessment as applied to policies, plans and programmes.

**SCI: Statement of Community Involvement.** Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions.

**SPG: Supplementary Planning Guidance.** Document used to supplement plan policies and proposals. It has no statutory basis and is not subject to independent examination but can be considered as a 'material consideration' in planning decisions.

**SPD: Supplementary Planning Document.** As SPG but follows a more rigorous process to adoption, including a more defined role of community engagement.

## Appendix 1 **List of Abbreviations**

**TDP: Taunton Deane Partnership.** Previously referred to as Local Strategic Partnership (LSP). Partners of stakeholders (often public, private, community and voluntary sectors) who develop ways of involving local people in shaping the future of their neighbourhood in how services are provided.

## The status of Local Plan policies and replacement by DPDs

### Appendix 2

The following table sets out the remaining Local Plan policies which were 'saved' in accordance with the 2004 Act/Regulations and have yet to be reviewed or replaced by policies in other Plans. These policies are to be reviewed as part of the current Site Allocations and Development Management Plan.

**Table 2.1 Local Plan Policies currently 'Saved'**

<b>Policy</b>	<b>Comment</b>
H17 Extension to dwellings	Review as part of Site Allocations and Development Management Plan
H18 Ancillary accommodation	Review as part of Site Allocations and Development Management Plan
EC16 New and altered shopfronts	Review as part of Site Allocations and Development Management Plan
EC17 Shopfront security	Review as part of Site Allocations and Development Management Plan
EC22 Land west of Bishops Lydeard Station	Policy no longer required. Development commenced.
EC26 Outdoor advertising and signs	Review as part of Site Allocations and Development Management Plan
M1 Non residential parking requirements	Currently replaced in Taunton town centre by policies Tr2, Tr3. Review as part of Site Allocations and Development Management Plan
M2 Non residential parking requirements outside Taunton and Wellington	Currently replaced in Taunton town centre by policies Tr2, Tr3. Review as part of Site Allocations and Development Management Plan
M3 Non residential development and transport provision	Currently replaced in Taunton town centre by policies Tr2, Tr3. Review as part of Site Allocations and Development Management Plan
M4 Residential parking provision	Currently replaced in Taunton town centre by policies Tr2, Tr3. Review as part of Site Allocations and Development Management Plan
M6 Traffic calming	Currently replaced in Taunton town centre by policies Tr2, Tr3. Review as part of Site Allocations and Development Management Plan
C2 Reserved school sites	Review as part of Site Allocations and Development Management Plan
C3 Protection of recreational open space	Review as part of Site Allocations and Development Management Plan



## Appendix 2 The status of Local Plan policies and replacement by DPDs

<b>Policy</b>	<b>Comment</b>
C4 Provision of recreational open space	Review as part of Site Allocations and Development Management Plan
C5 Sports facilities	Review as part of Site Allocations and Development Management Plan
C8 Development affecting disused railway tracks and canals	Review as part of Site Allocations and Development Management Plan
C9 Horse riding and riding establishments	Review as part of Site Allocations and Development Management Plan
C10 Golf	Review as part of Site Allocations and Development Management Plan
C11 Power lines	Review as part of Site Allocations and Development Management Plan
EN6 Protection of trees, woodlands, orchards and hedgerows	Review as part of Site Allocations and Development Management Plan
EN7 Ancient woodlands	Review as part of Site Allocations and Development Management Plan
EN8 Trees in and around settlements	Review as part of Site Allocations and Development Management Plan
EN11 Special Landscape features	Probably not needed. For further consideration
EN19 Recording and salvage from listed buildings	Review as part of Site Allocations and Development Management Plan
EN23 Areas of high archaeological importance	Review as part of Site Allocations and Development Management Plan
EN24 Urban open space	Review as part of Site Allocations and Development Management Plan
T4 Norton Fitzwarren	Development commenced but retain as saved policy until complete
T5 Norton Fitzwarren housing allocations	Development commenced but retain as saved policy until complete
T6 Norton Fitzwarren employment allocations	Development commenced but retain as saved policy until complete
T7 Norton Fiitzwarren community allocations	Development commenced but retain as saved policy until complete
T13 East of Silk Mills	Development nearly complete.

## The status of Local Plan policies and replacement by DPDs

### Appendix 2

<b>Policy</b>	<b>Comment</b>
T15 Small residential allocations	Review as part of Site Allocations and Development Management Plan
T16 East of Crown Estates	Development commenced but retain as saved policy until complete
T19 Primary shopping area	Review as part of Site Allocations and Development Management Plan
T20 Restrictions on change of use from food and drink	Review as part of Site Allocations and Development Management Plan
T21 Secondary shopping areas	Review as part of Site Allocations and Development Management Plan
T27 Bus facilities provision	Review as part of Site Allocations and Development Management Plan
T28 Park and Ride sites	Allocations developed. However, commitment given to employment use on remainder of Silk Mills site. Review as part of Site Allocations and Development Management Plan.
T30 Walking encouragement	Review as part of Site Allocations and Development Management Plan
T31 Pedestrian priority measures	Review as part of Site Allocations and Development Management Plan
T33 Taunton's skyline	Review as part of Site Allocations and Development Management Plan
T34 Approach routes into Taunton	Review as part of Site Allocations and Development Management Plan
T36 Blackbrook recreational open space	Review as part of Site Allocations and Development Management Plan
T37 Priorswood landfill site	Review as part of Site Allocations and Development Management Plan
T38 Maidenbrook playing field	Review as part of Site Allocations and Development Management Plan
W2 Tonedale Mill	Review as part of Site Allocations and Development Management Plan
W6 Milverton Road	Review as part of Site Allocations and Development Management Plan
W7 Primary shopping area	Review as part of Site Allocations and Development Management Plan

## Appendix 2 The status of Local Plan policies and replacement by DPDs

<b>Policy</b>	<b>Comment</b>
W8 Restrictions on change of use from food and drink	Review as part of Site Allocations and Development Management Plan
W9 Secondary shopping areas	Review as part of Site Allocations and Development Management Plan
W11 Town centre uses	Review as part of Site Allocations and Development Management Plan
W13 Retention of existing burgage patterns	Review as part of Site Allocations and Development Management Plan
W14 Approach routes into Wellington	Review as part of Site Allocations and Development Management Plan
W15 Sewage treatment works	Review as part of Site Allocations and Development Management Plan
BL1 Gore farm	Site lies within settlement limits. Retention of policy unnecessary.
CO1 Corfe Farm	Review as part of Site Allocations and Development Management Plan
WV1 North of Style Road	Review as part of Site Allocations and Development Management Plan
WV3 South of Taunton Road	Review as part of Site Allocations and Development Management Plan

## Statement of Community Involvement Appendix 3

The Statement of Community Involvement (SCI) is an important document published within the Framework folder and will be prepared in line with the following approach:

### Overview

**Role and Subject** Sets out standards and the approach to involving stakeholders and the community in the production of all LDDs and major planning applications. It is the Council's service level agreement with the community and stakeholders. The structure of the first SCI (2007) involved close liaison with the Local Strategic Partnership (now TDP), stakeholders and the wider community to ascertain how they wish to be involved in the different parts of the process for preparing each type of document. The SCI forges the linkages with the Community Strategy and community planning processes, enabling the LDF to address locally based issues and expectations.

The preparation of the SCI was given top priority because of its interrelationship with the production of the Community Strategy and LDF documents. Public consultation on the process was undertaken in 2005 and submission to the Secretary of State was made in November 2006. The Inspector's report was received in February 2007 and the SCI was adopted in July 2007.

A review of the SCI will be undertaken during 2013. This is a year later than the proposed review date in the 2011 LDS but has been delayed due to capacity issues.

**Coverage** Borough wide and involving organisations external to the Borough.

**Status** Non Development Plan Local Development Document

**Conformity** Must at least meet the minimum requirements in the regulations.

### Timetable

- All stages complete
- Review proposed 2013

## Appendix 4 Profiles of each Local Development Document

### Site Allocations and Development Management DPD

Table 4.1

<b>Description</b>	<b>Site specific allocation document, to assist in meeting housing, employment and other targets and requirements specified in adopted Core Strategy. Will also contain a suite of 'detailed' development management policies.</b>
Coverage	Boroughwide, excluding Taunton town centre
Status	Development Plan Document
Timetable	See Appendix 5. Commence 2013. Adoption 2015
Joint working	Aspects of information gathering (e.g. Gypsy and Travellers)
Organisational Lead	Growth and Development Manager
Political management	Executive Councillor for Planning Policy and Transportation. Council's LDF Steering Group will review evidence at each stage and make recommendations to Executive or the relevant Executive Councillor. Full Council resolution required for Submission and Adoption stages.
Internal resources	Planning Policy team, Development Management, Housing Services, Economic Development Unit, Environmental Health.
External resources	Somerset County Council's Education, Planning and Highways Departments, County Archaeologist, Environment Agency, Highways Agency, LEP, Wessex Water.
Stakeholder resources	TDP to provide key link with community planning. Town and Parish Councils, prospective developers, local stakeholders and community groups
Community and stakeholder involvement	Early stakeholder and community engagement. Consultation on Issues and Options and Preferred Options, prioritising affected parishes and communities.
Post production monitoring	Annual monitoring of policies and selected key indicators such as housing and employment completions. Reported in the AMR

## Profiles of each Local Development Document Appendix 4

### Taunton Town Centre Area Action Plan and Core Strategy review

**Table 4.2**

<b>Description</b>	<b>Review of economic and demographic projections and thus employment, housing and other associated requirements (eg retail and leisure). This will also be used to inform a review of the TTCAAP</b>
Coverage	Taunton town centre (AAP) and Boroughwide (Core Strategy)
Status	Development Plan Document
Timetable	See Appendix 5. Commence 2015
Joint working	Some evidence base prepared jointly (e.g. Strategic Housing Market Assessment)
Organisational Lead	Growth and Development Manager
Political management	Executive Councillor for Planning Policy and Transportation. Council's LDF Steering Group will review evidence at each stage and make recommendations to Executive or the relevant Executive Councillor. Full Council resolution required for Submission and Adoption stages.
Internal resources	Planning Policy team, Development Management, Housing Services, Economic Development Unit, Project Taunton, Environmental Health.
External resources	Consultants engaged to undertake various technical studies. Somerset County Council to advise on transport, planning and educational requirements arising from new developments. Highways Agency, Natural England, English Heritage, Environment Agency, DEFRA and utility providers will be consulted and advise on matters concerning their interests.
Stakeholder resources	TDP to provide link to community planning. Town and Parish Councils, prospective developers, local stakeholders and community groups. Project Taunton Advisory Board to advise on town centre regeneration priorities.
Community and stakeholder involvement	Early stakeholder and community engagement building on work developed through the agreed SCI with the TDP. Full consultation on Issues and Options and Preferred Options and proposals.
Post production monitoring	Annual monitoring of policies and selected key indicators such as housing and employment completions. Reported in the AMR

## Appendix 4 Profiles of each Local Development Document

### Community Infrastructure Levy

**Table 4.3**

<b>Description</b>	<b>Charging schedule for new development resulting from 2008 Act and Localism Act 2010 (as amended 2011) to fund strategic infrastructure provision required from new development.</b>
Coverage	Boroughwide
Status	Charging schedule (under CIL Regulations)
Timetable	See Appendix 5. Adoption Jan/Feb 2014
Joint working	None
Organisational Lead	Growth and Development Manager
Political management	Executive Councillor for Planning Policy and Transportation. Council's LDF Steering Group will review evidence at each stage and make recommendations to Executive or the relevant Executive Councillor. Full Council resolution required for draft charging schedule and adoption stages.
Internal resources	Policy team, Development Management and Project Taunton
External resources	Specialist consultant advice, landowners, developers, agents.
Stakeholder resources	Prospective developers, public utility and infrastructure providers including Highways Agency, Somerset County Council, Environment Agency, (then) PCT.
Community and stakeholder involvement	Developer workshop (June 11), consultation on preliminary draft charging schedule (June/July 12) and draft charging schedule ( Feb/Mar 13)
Post production monitoring	Publish and regularly review the IDP, Regulation 123 list and the Charging Schedule

It should be noted that whilst the Community Infrastructure Levy (CIL) is not part of the Development Plan it is subject to Examination and the Council has therefore used its discretion to include CIL within this schedule to provide a wider understanding of the Council's work priorities.

## Profiles of each Local Development Document Appendix 4

### Authorities Monitoring Report

**Table 4.4**

<b>Description</b>	<b>Reports on a range of matters including timetable of LDS preparation, the monitoring of key Indicators directly related to Statutory Plan objectives, Neighbourhood Development Plans and Community Infrastructure Levy.</b>
Coverage	Boroughwide
Status	Non Development Plan Document. Must conform with Section 35 of the Planning and Compulsory Purchase Act 2004 as amended by Section 113 of the Localism Act 2011.
Timetable	Annual December publication
Joint working	None
Organisational Lead	Growth and Development Manager
Political management	Reported to LDF Steering Group. Executive Councillor for Planning and Transportation 'sign-off'
Internal resources	Planning Policy team
External resources	None
Stakeholder resources	None
Community and stakeholder involvement	None
Post production monitoring	Ongoing monitoring of planning applications etc in annual topic reports (eg Housing, Employment) feeding into AMR.



## Appendix 4 Profiles of each Local Development Document

### Neighbourhood Plans

**Table 4.5**

<b>Description</b>	<b>Plans can establish general planning policies in a defined neighbourhood. Must be in conformity with the Council's Statutory Plans.</b>
Coverage	Specific Parishes
Status	Development Plan Document
Timetable	Non specific. See Appendix 5.
Joint working	None
Organisational Lead	Not applicable
Political management	None until adoption stage and then Executive and Full Council
Internal resources	Specific officer from Policy team as required.
External resources	Potential support from Planning Aid.
Stakeholder resources	TDP to provide link to Community Planning. Specific Town and Parish Councils, prospective developers, public utility and infrastructure providers including Somerset County Council, Environment Agency.
Community and stakeholder involvement	To be led by specific Town and Parish Council
Post production monitoring	Responsibility of relevant Town and Parish Councils in liaison with TDBC



## Appendix 6 Existing Supplementary Planning Guidance

### **SUPPLEMENTARY PLANNING GUIDANCE**

The Borough Council has produced a range of Supplementary Planning Guidance over the past few years, elaborating on certain policies and proposals contained in adopted Local Plans. The 2004 planning and Compulsory Purchase Act makes no provision to “save” existing SPG as part of the new planning system. However, they will retain their status as a non statutory ‘material consideration’ in determining planning applications. Some SPG will be withdrawn as they now have little or no relevance, others will remain as SPG.

#### **Withdrawn:**

Tangier Development Guide (Approved 1992)

Tone Vale/Cotford St Luke Development Guide (Approved 1995)

#### **SPG to remain:**

Monkton Heathfield Development Guide (Approved 2004)

Taunton Deane Residential Design Guide (1998)

Norton Fitzwarren Draft Development Guide (1999)

Employment Land (draft 2003)

Shop Fronts (1996)

Advertisement Control (Undated)

Security for Shop Fronts (1999)

Proposals for New and Revised Conservation areas in Taunton Deane (1998)

Rural Building Conversions (1997)

West Bagborough Village Design Guide (2000)