

## **TAUNTON DEANE BOROUGH COUNCIL**

**EXECUTIVE – 9 MARCH 2005**

### **REPORT OF THE FORWARD PLAN MANAGER**

#### **THE LOCAL DEVELOPMENT FRAMEWORK:- THE LOCAL DEVELOPMENT SCHEME**

**(This matter is the responsibility of Executive Councillor Bishop)**

#### **1. PURPOSE OF THE REPORT**

- 1.1** To inform Members of the Executive on the contents of the proposed Local Development Scheme (LDS) and to seek its approval for submission to the Government Office for the South West.

#### **2. SUMMARY**

- 2.1** The LDS is a public statement of the local planning authority's three year programme for the intended preparation and delivery of its Local Development Documents (LDD's) which form part of the Borough Councils Local Development Framework (LDF). The LDF itself will provide a 'folder' of interrelated documents setting out overall spatial planning strategy for the Borough to period up until 2021.
- 2.2** The local planning authority is required to submit their LDS to the Secretary of State (represented by GOSW) before 28 March 2005. The Borough Council's LDS is attached as an Appendix to this report.

#### **3. BACKGROUND**

- 3.1** In November 2004, SPTED received a report from the Forward Plan Manager regarding the new planning system and the required linkages with the Community Strategy. This report focuses on the Local Development Scheme (LDS), another key component of the new planning system.
- 3.2** Under the Planning and Compulsory Purchase Act (2004) the existing Local Plan system was replaced by a Local Development Framework (LDF). The LDF consists of a suite of Local Development Documents (LDD's); both statutory (Development Plan Documents or DPD's), such as the proposed 'Taunton Town Centre Area Action Plan', and non statutory (Supplementary Planning Documents or SPD's), such as the proposed SPD to assist in the interpretation and implementation of the policies and objectives of the Town Centre Area Action Plan.
- 3.3** Local Development Frameworks are intended to streamline the local planning process and promote a proactive, positive approach to managing development. One of the key aims of the system is 'Programme Management' through the preparation of a range of local development documents in accordance with the Local Development Scheme. The LDS provides a timetable for the preparation of the

Council's LDD's, focussing on the first three years until March/April 2008, identifying priorities, key milestones and resources required to prepare the LDD's. These 'milestones' such as 'public consultation/participation on proposed options and proposals' are set out for each proposed LDD in Appendix 3 and 4 of the LDS submission attached.

#### **4. PROCEDURE**

**4.1** The 2004 Act requires that the LDS be submitted to the Secretary of State (GOSW) within six months of commencement of the Act (i.e. by 28 March 2005). It will not be subject to independent examination nor published for the public to make formal comment. However, Officers have sought to ensure that the preparation of the LDS is both realistic in terms of timescales, priorities, resources and content through ongoing consultation with the Government Office (GOSW). GOSW are liaising with the Planning Inspectorate (PINS) on behalf of all the Somerset District Councils to ensure the Inspectorate can accommodate the proposed timetables set out in various LDS's. Any further comments on the LDS from GOSW will be reported verbally with this Agenda item. Although not published for formal public comment, the LDS was also taken to the Local Strategic Planning (LSP) Working Group for consideration of its content and relationship with Community Strategy Initiatives. Any proposed changes identified by the LSP Working Group will be reported verbally.

**4.2** The LDS is brought into effect four weeks after being submitted to the Secretary of State unless the Minister intervenes during this period, or requests more time. After this the Council must make a copy available for inspection at Deane House and publish a copy on the Planning website.

#### **5. CORPORATE PRIORITIES**

**5.1** The Local Development Scheme (LDS) sets out the programme and priorities for preparing the Council's Local Development Framework (LDF). The LDF is the means by which the land use / spatial elements of the Community Strategy and the Vision for Taunton will be delivered and will assist in delivering all of the corporate priorities.

#### **6. RECOMMENDATION**

**6.1** The Executive is requested to approve the Local Development Scheme and that it is formally submitted to the Secretary of State (represented by The Government Office for the South West) for consideration and approval.

#### **Background Papers**

SPTED 18 November 2004. "Linking the Local Development Framework to the Community Strategy".

SPTED 15 February 2005. "The Local Development Framework: The Local Development Scheme".

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**TAUNTON DEANE BOROUGH COUNCIL**

**LOCAL DEVELOPMENT SCHEME**

**February 2005**

# **TAUNTON DEANE BOROUGH COUNCIL**

## **LOCAL DEVELOPMENT SCHEME**

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## **TAUNTON DEANE BOROUGH COUNCIL LOCAL DEVELOPMENT SCHEME (LDS)**

### **1. Introduction**

- 1.1** This is the Taunton Deane Borough Council's first local Development Scheme (**LDS**). The LDS is a three year rolling management plan for the preparation of planning policy documents referred to as Local Development Documents (**LDD's**) that will direct future planning decisions in the Borough.
- 1.2** The LDS will be reviewed and rolled forward on an annual basis to take account of progress on the programme and monitoring of the evidence base and adopted policies. This LDS was submitted to the Government Office in March 2005 and covers the period to March 2008.
- 1.3** The LDS contains a number of abbreviations. For convenience, Appendix 1 of this document provides a brief definition of each abbreviation used.

### **2. Local Development Framework**

- 2.1** The Local Development Framework (LDF) is the name given for the portfolio of LDD's together with the Statement of Community Involvement (SCI), the LDS and Annual Monitoring Reports. There are two types of LDD's.
  - **Development Plan Documents (DPD's)** These have been subject to independent testing or examination and have the weight of development plan status in determining planning applications;
  - **Supplementary Planning Documents (SPD's)** These do not have development plan status but must undergo rigorous community involvement. SPD's elaborate on policies and proposals in the DPD and are a 'material consideration' in determining applications for planning permission.
- 2.2** The Development Plan Documents, together with the Regional Spatial Strategy for the South West (prepared by the Regional Assembly) will form the statutory development plan for the Borough of Taunton Deane.
- 2.3** This new approach to planning was introduced by the Government under the Planning and Compulsory Purchase Act 2004. Through the LDF the new system is intended to streamline the local planning process, provide greater flexibility and a quicker response to changes in local circumstances. The LDF will deliver a strategic approach to spatial planning, delivering sustainable development and reflecting 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.

- 2.4 The LDF will be a key component in the delivery of the Taunton Deane 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**).
- 2.5 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 2021.
- 2.6 The Borough Council will need to prepare a number of DPD's. The order in which they are prepared will reflect the priorities emerging through other plans and strategies with which that DPD interrelates and in particular, implementation of 'The Taunton Vision'. The highest priorities will be given to the Core Strategy and Area Action Plans:
- **Core Strategy:** This DPD sets out the vision for the authority and the, strategic objectives, spatial strategy and primary policies for meeting that vision, reflecting the policies and objectives set out in the emerging Regional Spatial Strategy for the South West and where appropriate the strategic objectives of the 'Community Strategy'. For example it will specify how much growth should be accommodated within the Borough and where it should be located, together with areas where development should be particularly constrained for environmental and other reasons. The Core Strategy is a priority for preparation since all other DPD's will be required to conform to it.
  - **Area Action Plans:** Two AAP's are proposed; one for the town centre and one for an urban extension(s) to the built up area of Taunton. These Plans will provide the framework for delivering the bulk of the Boroughs growth requirements to the period 2021, which are identified in the emerging Regional Spatial Strategy. Both AAP's will build on work prepared for the 'Taunton Vision', in particular detailed work under the Urban Design Framework (UDF) for the town centre which will focus on the regeneration of underused brownfield sites to enable the centre to fully realise its potential as a sub-regional centre and is therefore considered a priority for production in parallel with the Core Strategy. Where possible, the AAP's will also identify opportunities to compare, link and merge community strategy action plans to deliver and maximise benefits for local communities.
  - **Site Allocations:** This DPD will identify specific areas of land for particular uses or a mix of uses, such as employment and housing land, to ensure 'needs' identified in the Regional Spatial Strategy and other local documents such as the Council's Housing Strategy, but which cannot be accommodated within the town centre or urban extension AAP's, are met.

- **Policies for the Control of Development;** This DPD will set out a range of policies applicable across the Borough to ensure that development proposals meet the authority's vision and Core Strategy. For example, it is likely to include policy approaches to proposed housing development in the countryside or restrictions on the type of goods sold in out of centre retail stores.
- **Proposals Map:** This will illustrate on an ordnance survey map the policies in the development plan (ie all the development plan documents which are contained in the local development framework).
- **Saved Plans:** The recently adopted Taunton Deane Local Plan (November 2004) is "saved" for three years, until November 2007 and will be part of the Development Plan until then. However parts may be superseded by other LDD's before then and with the agreement of the Secretary of State, other parts may be 'saved' beyond three years (see paragraph 4.2). Appendix 2 indicates the DPD that is proposed to replace each of the existing Local Plan policies.

2.7 The Act also requires yearly monitoring of the progress made on the implementation of LDD's and the extent to which their policies are being achieved. This is explained in more detail in section 14 of this LDS

### 3. **Statement of Community Involvement**

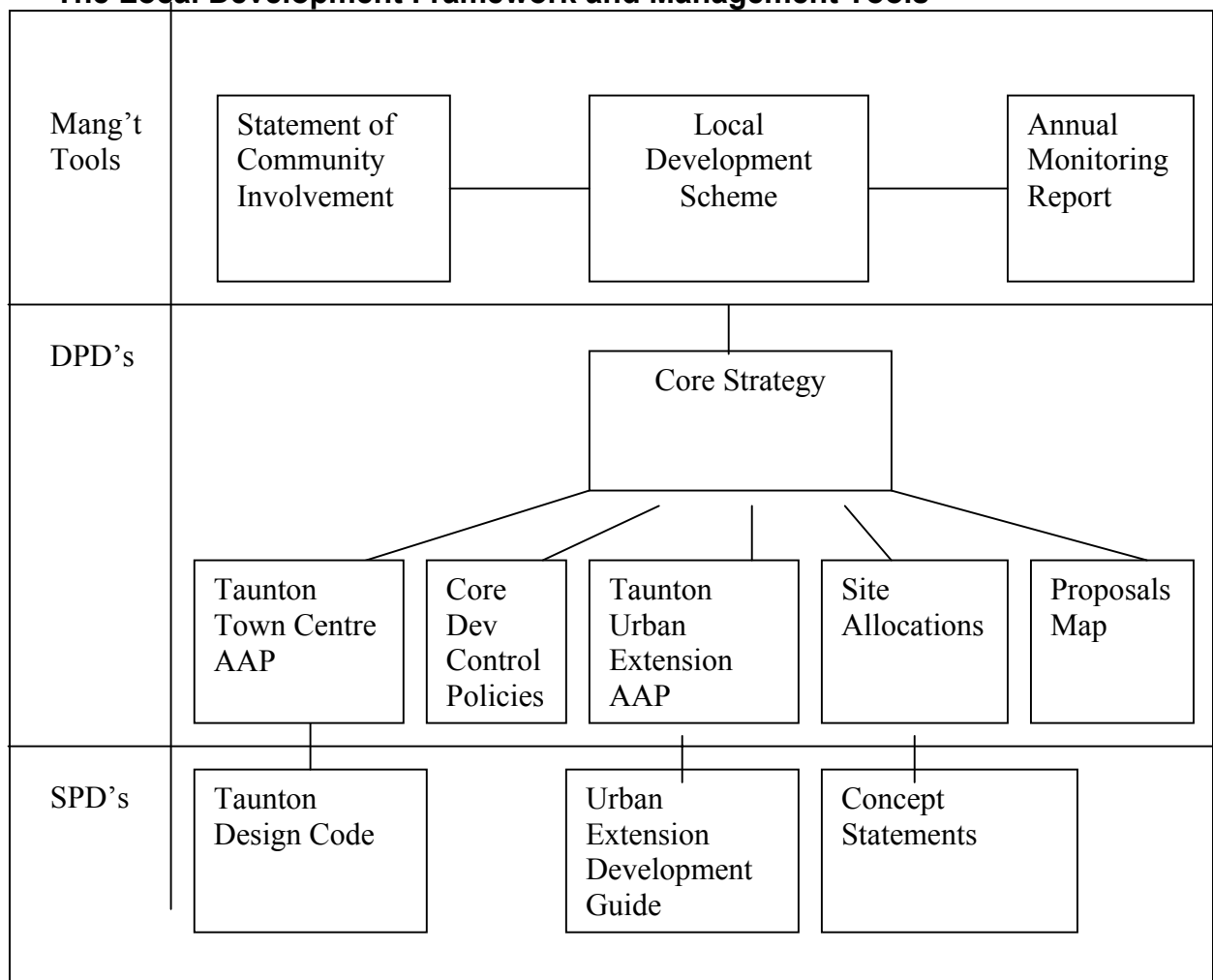
3.1 The Statement of Community Involvement (**SCI**) is a further important document that is included within the LDF folder. The SCI performs an integral role in the preparation of the LDF, setting out the Councils approach for involving interested parties in preparing and revising Local Development Documents (LDD's) and for consulting on planning applications. The SCI will be subject to independent examination by an Inspector. Further information on the SCI is set out in greater detail in Appendix 3.

### 4. **The LDF Folder**

4.1 *Figure 1* below identifies how the 'suite' of documents provides the framework for the spatial planning of the area. Appendix 4 explains the role and timetable for preparation of each LDD in greater detail. Appendix 5 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.



**Figure 1.  
The Local Development Framework and Management Tools**



**4. Transitional Arrangements**

**4.1** The Government has made special arrangements for moving from the old development plan system to the new one.

Saved Plans

**4.2** The adopted Taunton Deane Local Plan prepared under the 1990 Town and Country Planning Act is automatically “saved” for three years from November 2004 (the date the Plan was adopted), or until parts of

it are replaced within those three years by DPD's prepared under the new system. However, provision exists to "save" parts of the adopted local Plan beyond the three year period. Due to the priority afforded to certain DPD's and staff resources it is anticipated that a number of policies will be saved beyond three years, subject to the Secretary of State's approval. Appendix 2 provides details of which existing Local Plan policy will be integrated into which DPD.

#### Supplementary Planning Guidance

- 4.3** Under the previous planning system, Supplementary Planning Guidance (SPG) was often prepared by the Council to assist in the interpretation and implementation of development plan policies. The 2004 Act makes no provision to "save" existing SPG within the new system. However, SPG does maintain its status as a non statutory material consideration in determining applications for planning permission. The Borough Council has prepared a range of SPG over the past few years, some now more relevant than others. Appendix 6 sets out the Councils existing SPG and specifies what function they will retain within the new system.

### **5. Links with other strategies and plans**

- 5.1** The Boroughs future role and function is determined from 'above' by other public bodies, such as the Regional Assembly, 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 LDD's will need to be informed by and in conformity with, a number of other internal and external Plans and Strategies. The following are particularly relevant in the preparation of the LDF.

- 5.2** Somerset and Exmoor National Park Structure Plan: The Structure Plan sets out the spatial planning policies for all of the Somerset Districts, for example specifying how much new housing is required within the County, and Taunton Deane between 1991-2011. The actual locations for this required level of housing were set out in the Taunton Deane Local Plan, adopted in 2004. The existing role and function of the Structure Plan will cease upon publication of the Regional Spatial Strategy although the number of houses already built and committed within the Deane will need to be incorporated into the LDF.

- 5.3** Regional Spatial Strategy: Prepared by the Regional Assembly, the first draft of the Regional Spatial Strategy for the South West 2006-2026 (RSS) is anticipated later in 2005. This spatial planning document, which also incorporates the Regional Transport Strategy, will provide the framework for development right across the region, identifying foci for future residential and employment growth, including Principal Urban Areas (PUA's), for which Taunton is currently designated. The opportunities and restrictions for growth within the RSS are being progressed through the Taunton Sub Area Study (TSAS), which will be progressed in liaison with local service providers (such as the health

authority), and widespread public consultation. As the RSS will form part of the Councils Development Plan the Councils other LDD's (such as the Core Strategy and Area Action Plans) will need to be in close 'conformity'.

- 5.4** Minerals and Waste Development Schemes: Although Taunton Deane is responsible for operating most of the new planning system within the Borough, responsibility for minerals and waste planning falls under the remit of the Somerset County Council.
- 5.5** Local Transport Plan: Prepared by Somerset County Council as the Local Transport Authority, in consultation with the District and Borough Council's. The LTP sets out the transportation objectives, policies and spending plans in Somerset for the next five years subject to a successful funding bid to central government. The LTP should therefore identify where major spending on transportation will be required in support of the RSS and LDF. Thus for example, proposals such as the "Third Way" (inner relief road), the Northern Inner Distributor Road (NIDR), the relocation of Taunton bus station and improved integration of bus and rail services are all important objectives raised through the Taunton Transport Strategy Review and fed into the LTP. These issues will in turn require to be cross-referenced into the relevant LDD's (for example the Town centre Area Action Plan) as part of the delivery process.
- 5.6** Consultation on LTP 2 is proposed for spring 2005.
- 5.7** Taunton Deane Community Strategy: 'Our Place, Our Future, A Community Strategy for Taunton Deane' 2003-2005 has been produced by Taunton Deane Local Strategic Partnership (LSP). The LSP is a partnership of the key public, private and voluntary organisations in Taunton Deane. The Community Strategy was developed through consulting key organisations who provide services in the Deane, consulting local residents and taking into account key environmental, social and economic trends. The overall aim of the Community strategy is to improve the quality of life for people and communities in Taunton Deane now and into the future.
- 5.8** The Community Strategy is particularly integral to the LDF process (and will be fully explored within the SCI) as each of the development plan documents (DPD's) will seek to assist the delivery of the Strategy's six priorities: Economy, Transport and Access, Crime, Health, Environment and Delivery (ETCHED) as they relate to land use planning. For example, the Strategy's objective of improving the Deanes' rural communities can be addressed through identifying sustainable opportunities for employment diversification and sites for new investment and job creation.
- 5.9** Taunton Vision (2002): The Vision builds on early preparatory work in the Community Strategy, setting out a range of objectives and projects

aimed at enhancing the strategic role of Taunton as a distinct commercial, cultural and service centre for the central part of the south west region over the next 20 years. Subsequently the Urban Design Framework (UDF) and Urban Extension Study (UES) developed these proposals further identifying sites suitable for accommodating this growth. These documents, together with others identified in the individual LDD profiles in Appendix 4 will perform a vital role informing the preparation of Area Action Plans for the town centre and urban extension which will deliver the aspirations identified within 'The Vision'.

**5.10** Taunton Deane Borough Council Corporate Strategy: The Corporate Strategy is a three year rolling plan setting down the strategic direction of the Council. It is directly linked to the themes within the Community Strategy, demonstrating how the Council is contributing towards and delivering priorities set out in the Community Strategy (see ETCHED in 5.8 above). There are four priority areas:

\*Economy - delivering the Vision for Taunton;

\*Transport - working with partners to tackle local transport priorities;

\*Crime -tackling Anti-Social Behaviour in our communities;

\*Health - more affordable housing and reducing homelessness.

**5.11** The Corporate Strategy determines the allocation of Council resources in service areas and these priorities are 'tested' through public consultation. These priorities will in turn be reflected in the timetabling for prioritising the preparation of the DPD programme. Thus, for example housing priorities will be addressed in the 'Housing Strategy', which will in turn be reflected in the preparation of DPD's such as the 'Core Strategy' (eg the requirement for affordable housing) and the 'Allocations' DPD (eg identification of sites to meet the growth needs of Wellington).

**5.12** 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, Playing Pitch Strategy, Cultural Plan, Nature Conservation Strategy, Biodiversity Action Plan, Tourism and Economic Development Strategies.

## **6. Programme Preparation**

**6.1** Although there will be a number of DPD's produced covering various subject areas, the process will be fairly consistent throughout. There are four main stages of production:

### Pre Production Stage:

- Gathering of evidence and survey material to provide a sound understanding of local issues and needs.

### Production Stage:

- Issues and options developed through informal discussion with local communities and stakeholders such as the Local Strategic Partnership and Parish Councils.
- A preferred options report together with an initial Sustainability Appraisal.
- Formal (pre submission) public consultation in line with the SCI. This stage is considered as a 'milestone'.
- Consider representations from consultation and prepare changes for final DPD and Sustainability Appraisal.
- Submit DPD and Sustainability Appraisal to Secretary of State. This stage is considered a 'milestone'.

Examination:

- Public consultation on submitted DPD
- Pre examination consideration of representations of support and objection.
- Inspectors examination into 'soundness' of the plan.

Adoption:

- Receipt of Inspectors binding report.
- Report prepared for Council.
- Adoption of DPD and incorporate into LDF. This is the final 'milestone' event.

**6.2** The Gant chart attached as Appendix 5 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 through the year and adjustments made when the LDS is next reviewed.

## **7. Management and Responsibilities**

**7.1** The Schedules in Appendix 4 (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 the Statement of Community Involvement (SCI) and DPD preparation.
- Head of Policy and Performance (stakeholder and community engagement, links to community strategy, auditing of processes);
- Head of Development (Programme Review);
- Forward Plan Manager (day to day programme, staff and resource management).

**7.2** For each DPD and the SCI, the levels of political responsibility are as follows:

- The Borough Council's Strategic Planning, Transportation and Economic Development (SPTED) Review Panel will meet and consider

issues as and when different stages of DPD preparation has been reached, ensuring that Members are fully involved and informed in the process. SPTED has no decision-making powers.

- An Executive decision will be required for all pre submission stages.
- Review Board oversees decisions of Executive and have the opportunity to 'call in' decisions.
- Full Council resolution would be required for submission and adoption stages.

**7.3** The 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. The group currently consists of a member from the LSP core membership, one representative from each of the (3) area based partnerships, one representative from the Community Council and the Council's Corporate Projects Officer.

**7.4** Weekly meetings are held between the Head of Development and the Forward Plan manager and weekly between the Head of Development and other Departmental Heads (Core Management Team), to ensure all lines of communication are working and to review progress.

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

**7.6** The Chief Executive will take personal responsibility for ensuring that the annual monitoring report is produced on time and that the information is fed into the annual review of the LDS.

## **8. Resources**

**8.1** The Forward Plan Team will be responsible for the preparation of Local Development Documents. The following staff resources will be available to do the work:

Head of Development	20%
Forward Plan Manager	60%
Principal Planner	50%
1 x Senior Planner	80%
1 x Senior Planner	50%
1 x temp Planner	80%
1 x Planning Assistant	80%
1 x Information Officer	50%
1 x 0.6 FTE Technician	50%

**8.2** The Planning Delivery Grant (PDG) has enabled provision to be made to engage consultants on specific projects such as the Urban and Retail Capacity studies where there is a lack of expertise or capacity in house. These studies will be undertaken in year 1 to provide background information in the formulation of the Core Strategy and Town Centre Area Action Plan.

**8.3** 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 RDA and Somerset County Council. These studies will be used to inform the preparation of the Town Centre and Urban Extension Area Action Plans.

**8.4** The 2004/05 Budget and Planning Delivery grant has made full provision to cover the first year's programme.

## **9. Risk Assessment**

**9.1** 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 Forward Plan section has had a low turnover of staff. This may well be due to efforts to provide a good working environment, variety in workload and fair remuneration for the work undertaken. However, due to the small size of the section, any loss of staff numbers would have severe consequences in the preparation of the LDD's and other core functions of the team.
- **Financial Resources:** The Council has recently undergone a budgetary review process, assessing service provision in relation to the meeting of corporate priorities. Whilst some services have been cut, the Forward Plan Unit has been identified as a 'Priority Service'.
- **Soundness of DPD's:** Risk will be minimised by continuing the close working relationship and meetings with GOSW throughout the process 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 DPD's 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:** In liaison with the Government Office for the South West, the Council has sought to minimise risk of slippage by 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. However, an element of 'slack' has been included into the later part of the programme for contingency.

## **10. Joint working**

**10.1** The Council has been fully supportive of joint working with other Somerset Districts, the County Council, the Regional Planning Body and GOSW in the early stages of preparing the Local Development Framework, including bi-monthly meetings to progress similar working practices and approaches towards preparing the LDS.

**10.2** It is not proposed to prepare any joint DPD's requiring adoption with adjoining districts. However, joint working towards developing a compatible set of 'generic' development control policies across the Somerset districts and joint working on information gathering for future proposed SPD's such as 'Affordable Housing' is proposed.

## **11. The Evidence Base**

**11.1** The Borough Council developed a sound evidence base that was rigorously tested in the preparation of the recently adopted Boroughwide Local Plan. 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.

**11.2** As part of the continued updating of evidence, the following technical studies will inform the preparation of the LDD's within the current LDS:

- Urban Capacity Study (2005);
- Housing Needs and Market Assessment Update (2005);
- Retail Capacity Study (2005);
- Employment Land supply and demand Update (2005);
- Housing, Employment and Retail yearly Monitoring reports;
- Taunton Urban Design Framework (2004);
- Taunton Design Code (2004);
- Taunton Urban Extension Study (2004).

## **12. Sustainability Appraisal and Strategic Environmental Assessment**

**12.1** 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 LDD's at the very start of preparation and updated at each milestone stage (Options, Preferred Option/Draft Policies, Submission and Adoption). 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 2021.

## **13. Supporting Documents and Statements**

**13.1** A number of supporting documents and statements will be required to accompany each LDD in order to demonstrate that its preparation:

- Conforms with the Regional Spatial Strategy;
- Was undertaken in parallel with a Sustainability Appraisal, meeting government guidance;
- Is in accordance with the agreed requirements and procedures of the Statement of Community Involvement;



- Specifies the relationship between it and the Structure Plan, Taunton Deane Local Plan and the extent to which it replaces specific sections and/or policies;
- Reflects the evidence gathered in the supporting documents relevant to that LDD topic.

#### **14. Monitoring and review**

**14.1** Following its adoption, the Taunton Deane Local Development Scheme (LDS) will be monitored on an annual basis from 1<sup>st</sup> January 2006. The Annual Monitoring Report (AMR) will assess the implementation of the LDS and the extent to which policies in the LDD's are being achieved. Each year a report will be submitted to the Councils Executive and subsequently GOSW, that will include an assessment of:

- Whether the Authority is meeting, or is on track to meet, the targets it has set itself in its LDD's and if not, the reasons why;
- What impact the Authority's policies are having on other targets set at national, regional and local level;
- Whether the Authority needs to replace any policies in order to meet their sustainable development objectives; and
- What action needs to be taken if policies need to be replaced.

**14.2** The AMR will be available to view on the Council's website and will be used to determine whether there is a need to amend the LDS.

**TAUNTON DEANE BOROUGH COUNCIL**

**LOCAL DEVELOPMENT SCHEME**

**APPENDICES**

## **APPENDIX 1**

### **ABBREVIATIONS USED IN THIS DOCUMENT**

**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.

**LSP: Local Strategic Partnership.** 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..

**PDG: Planning Delivery Grant.** A funding mechanism of central government issued to local planning authorities who achieve specified delivery and other targets.

**RDA: (South West) Regional Development Agency.** A Government Agency charged with promoting sustainable economic development, prosperity and productivity in the regions.

**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 (ie 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.

**SPTED: Strategic Planning, Transportation and Economic Development Review Panel:** A Panel of Borough Councillors with the task of considering relevant issues and recommending action for the Planning Policy and Transportation Portfolio holder to take to Executive.

**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 2**

### **THE STATUS OF POLICIES DURING THE TRANSITION FROM LOCAL PLAN TO DEVELOPMENT PLAN DOCUMENTS.**

The following table indicates how the policies in the adopted Taunton Deane Local Plan will be replaced or merged with the relevant Development Plan Documents. Some existing policies may well become redundant prior to inclusion in the DPD preparation but have been included below at this stage. Likewise, additional policies will also be required within the DPD's that are not currently within the adopted Local Plan . At this stage these cannot be indicated. The policies proposed to fall within the "Allocations" and "Development Control" DPD's will be "saved" beyond the three year transitional period, in accordance with the 2004 Act/Regulations since these documents are not anticipated for adoption prior to 2008.

<b>Development Plan Document</b>	<b>Content</b>	<b>Policies of the adopted Local Plan that will be replaced or merged with the Development Plan document</b>
<b>Core Strategy</b>	Strategic document setting out the vision, spatial objectives and strategy for meeting known and anticipated development requirements to 2016.	S2 Design S3 Mixed Use Developments S4 Rural Centres S5 Villages S7 Outside Settlements S8 Best & Most Versatile Agricultural Land H9 Affordable housing within general market housing EC1 Employment development EC9 Loss of employment land EC10 Accessibility of new development EC12 Major proposals for key town centre uses EN1 Wildlife sites of international importance EN2 Sites of Special scientific interest EN3 Local wildlife and geological interests EN28 Development and flood risk T1 Associated settlements T26 Development preventing the achievement of transport policies W1 Definition of extent of Wellington
<b>Town Centre Area Action Plan</b>	Focuses on the regeneration and redevelopment opportunities in Taunton town centre to accommodate residential, employment, retail, leisure and other activities to enable the potential of the centre as a sub-regional focus to be met.	S9 Taunton town centre H6 Town centre housing T2 Tangier T3 Firepool T22 Diversity in the town centre T23 The Crescent T24 Wood Street T30 Walking encouragement within the restricted access cordon T31 Pedestrian priority measures within the town centre

		T32 (point a) Inner relief road
<b>Urban Extension Area Action Plan</b>	The identification of a major development site(s) required to make a major contribution towards the residential and employment requirements within the Borough to 2016.	
<b>Generic Development Control Policies</b>	To provide the policy framework for consistent development control decision making across the Borough	H2 Housing within classified settlements H3 Residential conversions in the town centre H4 Self contained accommodation H5 Non self contained accommodation H7 Conversion of rural buildings H8 Replacement of dwellings outside settlements H11 Rural local needs housing H12 Agricultural or forestry workers H13 Occupancy conditions H14 Gypsy and Traveller sites H15 Travelling show people H16 Residential care homes H17 Extensions to dwellings H18 Ancillary accommodation H19 Designing out crime EC2 Expansion of existing firms on land subject to restrictive policies EC3 Extension of existing employment sites EC4 Working from home EC6 Conversion of rural buildings EC7 Rural employment proposals EC8 Farm diversification EC11 Local service provision

		<p> EC13 Restrictions on Unit size and range  EC14 Modernisation of Floorspace  EC15 Assoc Settlements/Rural Centres/Villages  EC16 New and altered shop fronts  EC17 Shop Front Security  EC18 Upper Floors of Shops  EC19 Farm Shops  EC20 Garden Centres  EC21 Tourist and Recreational Dev  EC23 Tourist Accommodation  EC24 Caravans &amp; Holiday Chalets  EC25 Touring Caravan and Camping Sites  EC26 Outdoor Advertisements and Signs  M1 Non-residential developments  M2 Non-Residential Car Parking outside Taunton &amp; Wellington  M3 Non-Residential development and transport provision  M4 Residential Parking Provision  M5 Cycling  M6 Traffic Calming  C1 Education Provision for New Housing  C3 Protection of Recreational Open Space  C4 Standards of Provision  C5 Sport Facilities  C6 Public Rights of Way  C7 Blackdown Hills Ridge Route  C8 Developments Affecting Disused Railway Tracks and Canals  C9 Horse Riding and riding Establishments  C10 Golf  C11 Power Lines  C12 Renewable Energy </p>
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		<p>C13 Wind Turbines C14 Large Telecommunications Masts C15 Satellite Antennae C16 Utility Developments EN4 Wildlife in buildings to be converted or demolished EN5 Protected Species EN6 Protection of Trees, Woodlands... EN7 Ancient Woodlands EN8 Trees in and around settlements EN9 Tree Planting EN10 Areas of Outstanding Natural Beauty EN11 Special Landscape Features EN12 Landscape Character Areas EN13 Green Wedge EN14 Conservation Areas EN15 Demolition affecting Conservation Areas EN16 Listed Buildings EN17 Changes to Listed Buildings EN18 Demolition of Listed Buildings EN19 Recording of Listed Buildings EN20 Parks and Gardens of Special Historic Interest EN21 Nationally important archaeological remains EN22 Development Affecting Sites of County Archaeological Importance EN23 Areas of High Archaeological Potential EN24 ARUs now UOS EN25 The Water Environment EN26 Water Resources EN27 Water Source Protection Areas and Public water Supply Source Protection Areas EN29 Flooding due to Development</p>
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		<p>EN30 Hazardous Substances EN31 Development near to sites where hazardous substances are used EN32 Contaminated Land EN33 Building Waste EN34 Control of External Lighting T19 Primary shopping area: Taunton T20 Restrictions on change of use from food and drink establishments T21 Secondary shopping areas: Taunton T25 Vitality and viability of defined local shopping centres T34 Approach routes into Taunton W7 Primary shopping area W8 Restrictions on change of use from A3 W9 Secondary shopping areas W10 Complementary uses in the town centre W12 Office development: Wellington W13 Retention of burgage patterns W14 Landscape setting of approach routes BL2 New housing development: infill BL3 Open areas to be protected BL4 Areas of environmental importance CO2 New housing development: Infill CM2 New housing development: infill HB2 Protection of views to Neroche View KM2 New housing development: infill OK2 New housing development: infill WV2 New housing development: infill WV4 Retail facilities: Wiveliscombe</p>
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<p><b>Allocations</b></p>	<p>Identifies specific sites for a range of residential, employment and other development opportunities within the Borough to meet requirements to 2016 not previously identified through the Town Centre and Urban Extension Area Action Plans.</p>	<p>H1 Phasing strategy  H10 Affordable housing: indicative targets  EC5 Culmhead  EC22 Land W of Bishops Lydeard Station  C2 Reserved School Sites  T4 Norton Fitzwarren major development site  T5 Norton Fitzwarren: housing allocations  T6 Norton Fitzwarren: employment allocations  T7 Norton Fitzwarren: community uses  T8 Monkton Heathfield major development site  T9 Monkton Heathfield: mixed use area  T10 Monkton Heathfield: Avinghills residential allocation  T11 Monkton Heathfield: Langaller employment allocation  T12 Monkton Heathfield: educational site  T13 East of Silk Mills Lane: residential allocation  T14 Priorswood Road: mixed use site  T15 Small residential allocations  T16 East of Crown Estate: employment allocation  T17 South of Priorswood Concrete works: employment allocation  T18 Courtlands Farm: employment allocation  T27 Bus facilities provision  T28 Park and ride sites  T29 Bus services from new developments: Monkton Heathfield and Norton Fitzwarren  T35 Ladymead sports centre  T36 Blackbrook recreational open space  T37 Priorswood landfill site  T38 Maidenbrook playing field allocation  W2 Tonedale Mill  W3 Cades Farm (new policy)</p>
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		<p>W4 Chelston House Farm  W5 Chelston Business Park  W6 Milverton Road/Lowmoor Ind. Est.  W11 Town centre uses  W15 Sewage treatment works  BL1 Gore Farm: Housing  CO1 Corfe Farm: Housing  CM1 Hyde Lane: Housing  HB1 Station Road: Housing  HE1 Henlade: employment  KM1 Hill Farm: housing  TV1 Cotford housing capacity  WV1 Style Road: housing  WV3 Taunton Road: employment</p>
<b>Proposals Map</b>	The identification on an Ordnance Survey base of sites, designations and other areas to which specific policies and proposals are made within other DPD's.	



## APPENDIX 3

### STATEMENT OF COMMUNITY INVOLVEMENT

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 LDD's and major planning applications. It is the Council's service level agreement with the community and stakeholders. This has top priority so work has already commenced to engage with the Local Strategic Partnership, 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 will forge the linkages with the Community Strategy and community planning processes, enabling the LDF to address locally based issues and expectations. Pre submission consultation will take place in spring 2005 followed by pre submission public participation during the late summer 2005. Submission will occur during late autumn 2005.

**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 and will have regard to the Council's Corporate Communications Strategy (2004).

#### Timetable

##### Stage

Completion of pre-production / survey / early engagement:	Mar 2005
Pre submission consultation:	May 2005
Pre submission public participation:	Oct 2005
Submission to Secretary of State:	Feb 2006
Pre Examination Meeting:	May 2006
Examination:	Jul 2006
Receipt of Inspectors Report	Oct 2006
Adoption:	Jan 2007

#### Arrangement for Production

Organisational Lead: Head of Development

Political Management: Chief Executive, informed by Strategic Planning, Transportation and Economic Development Panel

Internal Resources:

Forward Plan Unit, Economic Development Unit, Policy and Performance Unit

External Resources:

Stakeholder Resources:

Local Strategic Partnership (LSP) to provide key link to community planning processes.

Community and stakeholder involvement:

Early stakeholder and community engagements and consultation on pre submission proposals.

## **APPENDIX 4**

### **PROFILES OF EACH LOCAL DEVELOPMENT DOCUMENT**

#### **The Taunton Deane Local Plan.**

##### **Overview**

**Role and Subject.** This was prepared under the previous planning legislation, being adopted in November 2004 with an end date of March 2011. Under the new planning system it is necessary to replace this development plan as a priority, with a number of Local Development Documents in order to keep it up to date. Under regulations the existing plan will be saved for a period of 3 years to December 2007 whilst remaining DPD's are put in place to replace it. As each development plan document is adopted, the relevant policies and proposals in the adopted local plan that it replaces will be withdrawn. Any existing policy not being replaced within this timeframe will have to have the express consent of the ODPM to remain as a "saved policy".

**Coverage** Borough wide

**Status** Adopted Development Plan Document

**Conformity** With the adopted Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011

**Timetable and Arrangements for Production** Not applicable.



## Core Strategy Development Plan Document

### Overview

**Role and Subject.** Strategic document setting out the vision, spatial objectives and spatial strategy (backed by a key diagram) for meeting known and anticipated development requirements to 2021.

It will contain the area specific vision for the Borough, measurable objectives (linked to ongoing monitoring arrangements) and a set of core policies required to direct and deliver growth in a sustainable manner. It will deliver a broad framework for sustainable growth within the Borough through a range of objectives and policies such as the identification of the broad areas where development will be focussed (which will be followed through to delivery in the relevant Area Action Plans) and areas of conservation and development restraint. Policies will identify the role and function of Taunton PUA, including the anticipated housing and employment requirements and the growth needs for the identified settlement hierarchy below, including Wellington. Policies will provide guidance covering accessibility and locations for major travel generators, to provide the delivery mechanisms for affordable housing needs and other developer contributions, mixed use developments and associated infrastructure provision, urban and rural regeneration and environmental enhancement and conservation.

It will be prepared to be in conformity with RPG and emerging RSS which itself will be informed by work on the Taunton Sub area study. The Core Strategy will have regard to the Community Strategy and the saved Local Plan in so far as those are compatible with RPG/RSS. It is a priority because all other LDD's must be in conformity with the Core Strategy.

**Coverage.** Borough wide

**Status.** Development Plan Document

**Conformity.** Externally, general conformity with the emerging Regional Spatial Strategy, County Structure and Local Transport Plans. Internally, with the Council's Corporate Strategy, Community Strategy, Housing Strategy and Taunton Visioning work.

### Timetable

Pre-production / survey / consultancy phase :	Apr05- Aug05
Period of preparation, including early stakeholder and Community engagement and consultation on issues and options:	Sep05- Feb06
Pre-submission consultation on preferred options and proposals:	Mar 06
Submission to the Secretary of State:	Sep 06
Pre Examination Meeting	Feb 07
Examination:	May 07

Receipt of Inspectors binding Report  
Estimated date for adoption:

Sep 07  
Jan 08

### **Arrangements for Production**

**Organisational Lead:** Head of Development.

**Political Management:** Lead Portfolio Holder Planning Policy and Transportation. Council's (SPTED) Review Panel will review evidence and results of consultation at each stage and make recommendations to Executive. Full Council resolution required for submission and adoption stages.

**Internal Resources:** Forward Plan Unit Manager and Team, Economic Development Unit, Development Control, Housing Services, Environmental Health,

**External Resources:** Consultants engaged to undertake Retail Capacity Study, Urban Capacity Study, Housing Needs and Market Assessment, Recreational Facilities and Open Space. Somerset County Council Education will input into educational requirements arising from new developments, Planning and Highway Departments will inform the Core Strategy regarding accessibility mapping, highway capacities, programmes, future requirements arising from developments and principles for developer contribution. County Archaeologist will provide information on the historic environment within identified general development areas and the Environment Agency will provide information on development constraints in areas at risk of flooding. DEFRA will be required to inform the Core Strategy regarding land quality in areas with potential development interest.

**Stakeholder Resources:** Local Strategic Partnership (LSP) to provide link to community planning. Representatives of stakeholder groups to attend meetings and focus groups.

**Community and stakeholder involvement:** Early stakeholder and community engagement building on work developed through the agreed SCI with the

LSP. Full consultation on issues and options and preferred options and proposals.

**Post Production Monitoring:** Annual monitoring of key targets and selected key indicators such as affordable housing delivery and brownfield development targets, developed in partnership with the LSP. Reported in the Annual Monitoring Report.

## Taunton Town Centre Area Action Plan Development Plan Document

### Overview

**Role and Subject.** The current Local Plan identifies areas for change within the town centre but was formulated before GOSW's RPG10, which identified Taunton as a Principal Urban Area (PUA). The AAP will address and deliver regeneration and redevelopment opportunities identified in the Borough Councils 'Urban Design Framework' which has been prepared as part of the 'Taunton Vision' exercise. A key function of the AAP will be to enable development to enhance the sub regional function of Taunton town centre through the delivery of additional retail, office, residential and leisure/cultural space. The capacity for the town centre to absorb the required levels of growth will be addressed through commissioned studies such as the Retail and Urban Capacity studies. The AAP will also set out the delivery mechanisms for improved transport infrastructure such as the Third Way/Inner Relief road completion and the Northern Inner Distributor Road (NIDR) identified through the Local Transport Plan.. The AAP will be in conformity with the Core Strategy DPD and have regard to the Community Strategy.

Due to associated pressures arising from Taunton's designation as a PUA, the Urban Design Framework and strong developer interest in progressing key town centre sites, it is considered that issues raised go beyond the scope of the existing Local Plan. A full set of up to date and clear development plan policies, following thorough public scrutiny, are required in order to implement the Vision for Taunton and to guide investment and enhancement in the sub regional centre.

The Plan will define a spatial boundary for the DPD and specify criteria for development opportunities, the range of proposed uses within each site together with the required infrastructure and planning obligations. Areas will be identified on the accompanying Proposals Map.

**Coverage.** Taunton town centre.

**Status.** Development Plan Document.

**Conformity.** Externally, general conformity with the emerging Regional Spatial Strategy, County Structure and Local Transport Plans, Town Centre Business Plan. Internally, with the Council's Corporate Strategy, Community Strategy, Housing Strategy and Taunton Vision/Urban Urban Design Framework.

### Timetable

Pre-production / survey / consultancy phase :	Apr05- Aug05
Period of preparation, including early stakeholder and Community engagement and consultation on issues and options:	Sep05- Feb06
Pre-submission consultation on preferred options and proposals:	Mar 06

Submission to the Secretary of State:	Sep 06
Pre Examination Meeting	Feb 07
Examination:	May 07
Receipt of Inspectors binding Report	Sep 07
Estimated date for adoption:	Jan 08

**Arrangements for Production**

**Organisational Lead:** Head of Development.

**Political Management:** Lead Portfolio Holder Planning Policy and Transportation. Council's (SPTED) Review Panel will review evidence and results of consultation at each stage and make recommendations to Executive. Full Council resolution required for submission and adoption stages.

**Internal Resources:** Forward Plan Unit Manager and Team, Economic Development Unit, Development Control, Housing Services, Environmental Health, Leisure Services

**External Resources:** Private sector landowners and developers of regeneration sites with other bodies such as the South West Regional Development Agency and Taunton Vision Advisory Board to assist in the financial and other delivery process. Somerset County Council's Education, Planning and Highways Departments, County Archaeologist for relevant specialist advice and the Environment Agency to provide advice on addressing potential flood risk.

**Stakeholder Resources:** Local Strategic Partnership (LSP) to provide link to community planning. Representatives of stakeholder groups to attend meetings and focus groups.

**Community and stakeholder involvement:** Early stakeholder and community engagement building on work developed through the agreed SCI with the LSP. Taunton Vision Advisory Board (Chief Executives and other private sector leaders) and Executive Group (public and private sector organisations) will ensure AAP is compatible with aims of Taunton Vision. The Taunton Vision Delivery Team will be strongly involved in ensuring the delivery of the Vision and AAP proposals are fully integrated. Full consultation on

issues and options and preferred options and proposals with all groups.

**Post Production Monitoring:** Annual monitoring of key targets and indicators to be developed in partnership with LSP such as delivery of office floorspace. Delivery to be reported in Annual Monitoring Report.

## Urban Extension Area Action Plan Development Plan Document

### Overview

**Role and Subject** Recognised by the Government as the most sustainable development location after brownfield recycling. The Area Action Plan (AAP) will identify one or more areas to accommodate the Borough's growth requirements, together with its associated infrastructure, as identified in the emerging Regional Spatial Strategy and Taunton sub area Study. The DPD will draw on work undertaken on behalf of the Borough Council, County Council and Regional Development Agency through the existing 'Urban Extension Study' (2004) as well as other work such as the Urban and Retail Capacity studies, which will inform the LDF process of growth requirements and opportunities within the development plan period. The outcome of the Plan will be to deliver a sustainable, mixed use development(s) building onto and enhancing existing infrastructure (physical and social) of a scale to meet the growth needs of the Borough beyond that capable of being accommodated on brownfield sites.

The high growth requirements stemming from the Councils Principal Urban Area status (PUA) will require that this Plan will be commenced towards the earlier stage of the LDF process.

### Coverage

The Urban Extension Study identifies an area (or areas) of land at the urban edge of Taunton as the preferred site(s) to accommodate the majority of the Borough's additional growth requirements above that identified on brownfield sites.

### Status

Development Plan Document

### Conformity

With the Regional Spatial Strategy and having regard to the deposit draft Joint Structure Plan Alteration (June 2004)

### Timetable

Pre-production / survey / consultancy phase :	Jun06- Jan07
Period of preparation, including early stakeholder and Community engagement and consultation on issues and options:	Feb07- Aug07
Pre-submission consultation on preferred options and proposals:	Sep 07
Submission to the Secretary of State:	Feb 08
Pre Examination Meeting	May 08
Examination:	Jul 08
Receipt of Inspectors binding Report	Nov 08
Estimated date for adoption:	Mar 09

### Arrangements for Production

**Organisational Lead:** Head of Development.

- Political Management:** Lead Portfolio Holder Planning Policy and Transportation. Council's (SPTED) Review Panel will review evidence and results of consultation at each stage and make recommendations to Executive. Full Council resolution required for submission and adoption stages.
- Internal Resources:** Forward Plan Unit Manager and Team. Other input from Economic Development, Development Control, Housing Services, Leisure Services, Environmental Health.
- External Resources:** Landowners, housing and commercial developers and their specialist teams, Somerset County Council's Education, Planning and Highways Departments for their specialist input into development requirements, County Archaeologist, Environment Agency. Taunton Vision Advisory Board to guide proposals in line with the Taunton Vision.
- Stakeholder Resources:** Local Strategic Partnership (LSP) to provide link to community planning. Representatives of stakeholder groups to attend meetings and focus groups.
- Community and stakeholder involvement:** Early stakeholder and community engagement building on work developed through the agreed SCI with the LSP. Taunton Advisory Board (Chief Executives and other private sector leaders) and Executive Group (public and private sector organisations) will ensure AAP is compatible with aims of Taunton Vision. The Taunton Vision Delivery Team will be strongly involved in ensuring the delivery of the Vision and AAP proposals are fully integrated. Full consultation on issues and options and preferred options and proposals with all groups.
- Post Production Monitoring:** Annual monitoring of key targets and indicators to be developed in partnership with LSP such as the provision of community facilities through the development. Delivery to be reported in Annual Monitoring Report





## Generic Development Control Policies Development Plan Document

### Overview

**Role and Subject** Prepared in consultation (but not jointly) with other Somerset districts, the DPD will be a non site specific set of criteria based policies providing a consistent approach across the County towards assessing ad hoc development proposals. The DPD will reflect government policy advice and be in conformity with the aims and objectives of the Core Strategy. It is unlikely to be an initial priority for preparation due the need for an adopted Core Strategy and an AAP to harness the increasing development pressure in the town centre.

### Coverage

Boroughwide, excluding site allocations and locations covered by Area Action Plan DPD policies.

### Status

Development Plan Document

### Conformity

With the Core Strategy, relevant government policy, including PPS1 and PPS12, the County Structure Plan until replaced by emerging Regional Spatial Strategy.

### Timetable

Pre-production / survey / consultancy phase :	Jun06- Feb07
Period of preparation, including early stakeholder and Community engagement and consultation on issues and options:	Mar07- Aug07
Pre-submission consultation on preferred options and proposals:	Sep 07
Submission to the Secretary of State:	Feb 08
Pre Examination Meeting	May 08
Examination:	Jul 08
Receipt of Inspectors binding Report	Nov 08
Estimated date for adoption:	Mar 09

### Arrangements for Production

**Organisational Lead:** Head of Development.

**Political Management:** Lead Portfolio Holder Planning Policy and Transportation. Council's (SPTED) Review Panel will review evidence and results of consultation at each stage and make recommendations to Executive. Full Council resolution required for submission and adoption stages.

<b>Internal Resources:</b>	Forward Plan Unit Manager and Team. Other input from Economic Development, Development Control, Housing Services, Leisure Services, Environmental Health.
<b>External Resources:</b>	Prepared with other Somerset District Council's but adopted locally. Somerset County Council's Education, Planning and Highways Departments, County Archaeologist, Regional Development Agency, Environment Agency.
<b>Stakeholder Resources:</b>	Local Strategic Partnership to provide key link with community planning. Representatives of stakeholder groups to attend meetings and focus groups.
<b>Community and stakeholder involvement:</b>	Early stakeholder and community engagement. Consultation on issues and options. Consultation on preferred options and proposals.
<b>Post Production Monitoring:</b>	Annual monitoring of policies and selected key indicators, developed in partnership with the LSP and other Somerset District Councils. Reported in the Annual Monitoring Report.

## **Allocations Development Plan Document**

### **Overview**

#### **Role and Subject**

To identify and allocate sufficient development land to accommodate the growth requirements of the Borough in conformity with the Regional Spatial Strategy, Core Strategy and with regard to evidence in the Urban Capacity Study, Retail Capacity Study and Employment Land Study. Allocations will be made for residential, employment, leisure and recreation, environmental and retail space together with appropriate social and physical infrastructure across the Borough other than in those areas covered by Area Action Plans.

#### **Coverage**

Borough wide except those areas already covered by Area Action Plans.

#### **Status**

Development Plan Document

#### **Conformity**

With the emerging Regional Spatial Strategy, Core Strategy, Planning Policy Statements and having regard to the deposit draft Joint Structure Plan Alteration (June 2004).

#### **Timetable**

Pre-production / survey / consultancy phase :	Jun 06- Feb 07
Period of preparation, including early stakeholder and	
Community engagement and consultation on issues and options:	Mar - Aug 07
Pre-submission consultation on preferred options and proposals:	Sep 07
Submission to the Secretary of State:	Feb 08
Pre Examination Meeting	May 08
Examination:	Jul 08
Receipt of Inspectors binding Report	Nov 08
Estimated date for adoption:	Mar 09

#### **Arrangements for Production**

**Organisational Lead:** Head of Development.

**Political Management:** Lead Portfolio Holder Planning Policy and Transportation. Council's (SPTED) Review Panel will review evidence and results of consultation at each stage and make recommendations to Executive. Full Council resolution required for submission and adoption stages.

**Internal Resources:** Forward Plan Unit Manager and Team.  
Other input from Economic Development,

Development Control, Housing Services, Leisure Services, Environmental Health.

**External Resources:**

Somerset County Council's Education, Planning and Highways Departments, County Archaeologist, Environment Agency.

**Stakeholder Resources:**

Local Strategic Partnership to provide key link with community planning. Representatives of stakeholder groups to attend meetings and focus groups.

**Community and stakeholder involvement:** Early stakeholder and community engagement. Consultation on issues and options. Consultation on preferred options and proposals, prioritising affected parishes and communities. Consultation on objection sites.

**Post Production Monitoring:**

Annual monitoring of policies and selected key indicators such as housing completion levels, developed in partnership with the LSP and other Somerset District Councils. Reported in the Annual Monitoring Report.

## Town Centre Supplementary Planning Document

### Overview

#### Role and Function

To provide design advice for the Town Centre Area Action Plan drawing from existing work undertaken for the Urban Design Framework (Design Code) and relating to the identified development sites in the Town Centre AAP.

#### Coverage

Taunton town centre

#### Status

Supplementary Planning Document

#### Conformity

In accordance with the principles of the Core Strategy, the Town Centre Area Action Plan and the published Urban Design Framework and Design Code.

#### Timetable

Early stakeholder and Develop draft consultation, incl. sustainability appraisal:	Community engagement:	Undertaken Sep05-Feb06
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Consultation on draft SPD  
Estimated date for adoption

Mar 06  
Nov 07

#### Arrangements for Production

**Organisational Lead:** Head of Development.

**Political Management:** Lead Portfolio Holder Planning Policy and Transportation. Council's (SPTED) Review Panel will review evidence and results of consultation at each stage and make recommendations to Executive. Full Council resolution required for submission and adoption stages.

**Internal Resources:** As per DPD

**External Resources:** As per DPD

**Stakeholder Resources:** As per DPD

**Community and stakeholder involvement:** As per DPD

## Urban Extension Supplementary Planning Document

### Overview

#### Role and Subject

To provide detailed design guidance for the implementation of identified urban extension(s) made through the LDF process. The guidance will seek to promote layouts that follow best practice and complement the distinctiveness of the location through use of local building styles and materials.

#### Coverage

Area as defined within the Urban Extension DPD

#### Status

Supplementary Planning Document

#### Conformity

In accordance with the principles of the Core Strategy, RSS (having regard to the Structure Plan Review Deposit Draft 2004, the Urban Extension Area Action Plan and the published Urban Extension Study.

#### Timetable

Early stakeholder and Feb 07	Community engagement:	Sep06-
Develop draft consultation, incl. sustainability appraisal: 07		Mar-Aug
Consultation on draft SPD		Sep 07
Estimated date for adoption		Jan 09

#### Arrangements for Production

**Organisational Lead:** Head of Development.

**Political Management:** Lead Portfolio Holder Planning policy and Transportation. Council's (SPTED) Review Panel will review evidence and results of consultation at each stage and make recommendations to Executive. Full Council resolution required for submission and adoption stages.

**Internal Resources:** As per DPD

**External Resources:** As per DPD

**Stakeholder Resources:** As per DPD

**Community and stakeholder involvement:** As per DPD

## Affordable Housing Supplementary Planning Document

### Overview

#### Role and Subject

To provide detailed guidance for the implementation of affordable housing policy in Core Strategy.

#### Coverage

Boroughwide

#### Status

Supplementary Planning Document

#### Conformity

In accordance with saved policies of adopted Local Plan until replaced by Core Strategy policies.

#### Timetable

Early stakeholder and	Community engagement:	Oct 05-Feb 06
Develop draft consultation, incl. sustainability appraisal:		Mar- Aug 06
Consultation on draft SPD		Sep-Oct 06
Estimated date for adoption		Jan 07

#### Arrangements for Production

##### Organisational Lead:

Head of Development.

##### Political Management:

Lead Portfolio Holders from Planning Policy and Transportation and Housing . Council's (SPTED) Review Panel will review evidence and results of consultation at each stage and make recommendations to Executive. Full Council resolution required for submission and adoption stages.

##### Internal Resources:

Forward Plan Unit Manager and Team and Housing Manager (Private sector and development) and team

##### External Resources:

Input from Local Strategic Partnership, Quantock Housing Partnership, Housing Corporation, House Builders Federation.

##### Stakeholder Resources:

LSP to provide key links to community planning. Representatives of stakeholder groups to attend meetings and stakeholder groups.

##### Community and stakeholder involvement

Early stakeholder and community engagement building on work



developed through the agreed SCI with the LSP. Full consultation on draft SPD.





2005

2006

2007

2008

		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A												
T O W N C E N T R E A P	Pre Production				█	█	█	█	█																																												
	Issues and Options consultation									█	█	█	█	█	█																																						
	Preferr ed options and Proposals														█																																						
	Submission to S of S															█	█	█	█	█	█	█																															
	Pre Exam Meeting																																																				
	Examination																																							█	█	█											
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## **APPENDIX 6**

### **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)

#### **Existing draft SPG to be completed as SPD**

Affordable Housing (draft 2001)

