

# Somerset West and Taunton

## **SOMERSET WEST AND TAUNTON LOCAL DEVELOPMENT SCHEME**

**July 2019**

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### Document control record

Name of Document: Local Development Scheme  
Author: Somerset West and Taunton  
Description of content: Outlines the timetable and delivery plan for Development Plan documents

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Date of approval: (insert date) 2019

Version	Date	Comments
1	2 April 2019	New Development Scheme for new Council ( 1 <sup>st</sup> Draft)
2	3rd April 2019	Track changes (1st Draft)
3	3rd April 2019	Track changes (accepted)
4	10th April 2019	Updates: Local Plan end date, separate issues and options stage and revisions to SPD
5	12th April 2019	Typo's and factual updates
6	30 <sup>th</sup> May 2019	Typo's and factual updates.
7	27 <sup>th</sup> June 2019	Issues and Options stage now combined in Q3. Allows Parish Council(s) to respond to consultation

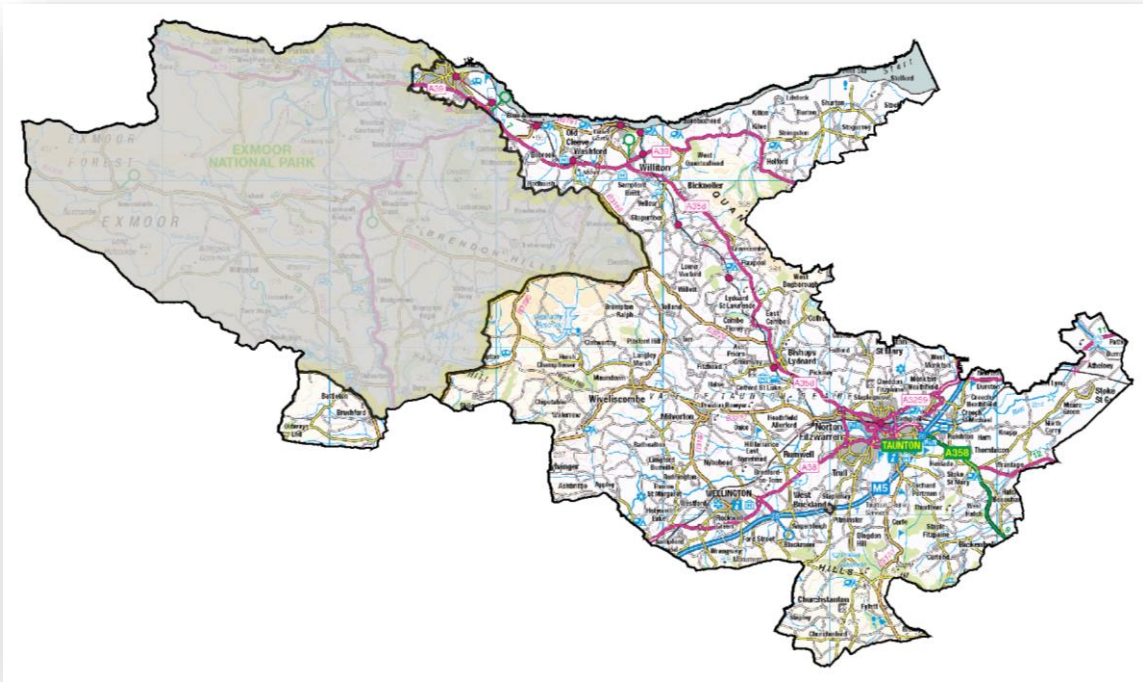
## **Contents**

Introduction	4
Future plans for the LDF	6
Ensuring successful delivery	9
Risk Assessment	10
The Evidence Base	14
Sustainability Appraisal and Strategic Environmental Assessment	14
Appropriate Assessment	14
Infrastructure Delivery Plan	15
Appendices	
Appendix 1: Local Development Documents - Detailed Profiles	16
Appendix 2: List of Current Development Plan for Somerset West and Taunton	23

**Introduction**

- 1. This Local Development Scheme sets out the key planning policy documents that Somerset West and Taunton intend to produce, including Development Plan Documents which make up the District's Local Plan. It is the first Local Development Scheme (LDS) that the Council has produced since the decision to become one Council by Taunton Deane Borough Council and West Somerset Council. The LDS identifies the key milestones in their preparation and sets out the arrangements for their production.
- 2. Since the 1<sup>st</sup> April 2019, as a new Council, Somerset West and Taunton has a range of responsibilities regarding planning, planning policy and the determination of relevant planning applications.

**Diagram 1: Somerset West and Taunton.** The central area outlined in black represents the area cover by a new district council, serving the residents, businesses and communities of both Taunton Deane and West Somerset.



- 3. We are required under the Planning and Compulsory Purchase Act 2004 (as amended) (the Act) to prepare and maintain a Local Development Scheme (LDS). The Act also requires every planning authority to prepare a development scheme which sets out the programme for the preparation and review of development plan documents. Furthermore, in accordance the Local Government (Boundary Changes) Regulations 2018, we must adopt a local development document under section 23 of the 2004 Act to apply to the whole of the area within a period of 5 years starting with the reorganisation date.
- 4. The Council has prepared this LDS in accordance with the Act. This first edition of the LDS brings together the previous Taunton Deane LDS (January 2015) and West Somerset LDS (March 2016)

<https://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Local-Plan-to-2032/Local-Development-Scheme>

5. It was approved by Full Council on **the xx** 2019.
6. The LDS contains a number of abbreviations and technical terms. A glossary of planning terms can be found on our web site. A list of current Development Plan for Somerset West and Taunton is enclosed as Appendix 2.
7. This first edition of the LDS takes account of national developments in planning policy and legislation and local changes. Being the first LDS for the new local authority there is no detailed commentary on changes from the previously agreed LDS's. The new district-wide Local Plan drawing together the adopted planning policies from:

#### **Taunton Deane BC**

- Relevant remaining saved policies of the Taunton Deane Local Plan (2004)
- The Town Centre Area Action Plan (Adopted 2008)
- Taunton Deane Core Strategy (Adopted 2012)
- Site Allocations and Development Management Plan (Adopted 2016).

#### **West Somerset (excluding Exmoor National Park)**

- Relevant remaining saved policies of the West Somerset Local Plan (2006)
- West Somerset Local Plan (Adopted 2016).

8. In addition, the Council produces an Authority Monitoring Report (AMR). This statutory document monitors the effectiveness of policies in the Development Plan. The AMR also contains specific information about expected future rates of housing delivery on a range of sites. This and other documents such as the Community Infrastructure Levy (CIL) are available for download from:  
<https://www.somersetwestandtaunton.gov.uk/planning-policy/evidence-base-and-monitoring/authority-monitoring-report-amr/> and  
<https://www.somersetwestandtaunton.gov.uk/planning-policy/cil/>
9. The Local Development Framework (or LDF) is the name for the collection of development plan documents and other documents which provide the framework for delivering planning policy in Somerset West and Taunton, as shown in the diagram below.

## Diagram 2: Relationships between documents within the Local Development Framework



*Note: EiP – Examination in Public*

### Future plans for the LDF

10. We are required under the Planning and Compulsory Purchase Act 2004 to prepare a Local Development Scheme (LDS) which sets out the programme for the preparation and review of development plan documents which make up the District's Local Plan. It identifies the key milestones in their preparation and sets out the arrangements for their production.
11. According to Planning Practice Guidance: *“To be effective plans need to be kept up-to-date. Policies will age at different rates depending on local circumstances, and the local planning authority should review the relevance of the Local Plan at regular intervals to assess whether some or all of it may need updating. **Most Local Plans are likely to require updating in whole or in part at least every five years.** Reviews should be proportionate to the issues in hand. Local Plans may be found sound conditional upon a review in whole or in part within five years of the date of adoption.” (Bold Somerset West and Taunton emphasis)*
12. The National Planning Policy Framework (NPPF) (February 2019) makes clear that the Government's preferred approach is for each local planning authority to

prepare a single Local Plan for its area (or a joint document with neighbouring areas).

13. The review of the new district wide Local Plan began on the 1<sup>st</sup> April 2019(see <https://www.somersetwestandtaunton.gov.uk/planning-policy/local-development-scheme/>)Key drivers for this work include:

- Statutory requirement for the new Council to maintain an up to date Local Plan (as set out in paragraph 11 above).
- To keep pace with evolving national policy and guidance (eg Revised National Planning Policy Framework (NPPF) February 2019)).
- To maintain a vibrant economy, the provision of objectively assessed need (such as new homes), and protect our local environment.
- To provide a better service to our customers.
- A spatial vision for the new Council, ensuring that the whole Local Plan is effective and up to date.

14. In line with legislation governing the preparation of Local Plans, Table 1 below outlines the work programme going forward on the Somerset West and Taunton LDF. This table lists the production of the following documents:

- A new district wide Local Plan (ie a review of adopted development plan documents, rolling forward the planning time horizon until 2040 and merging them into one document).
- A Legal Compliance document.
- A Statement of Community Involvement (SCI).
- An Authority Monitoring Report (AMR) (which will be updated on an annual basis as before).
- A review of Community Infrastructure Levy (CIL).
- Various Supplementary Planning Documents (SPD).

**Table 1: LDF Project summary and timeline**

Project	Key stages	Output	Dates
<b>Somerset West and Taunton</b> District wide Local Plan (Development Plan Document)	<b>Legal Compliance<sup>#</sup></b> - to commence Local Plan review within 5 years of the adoption date.	A review style document setting out the significant changes / issues / reasons for the review.	Q2 quarter, 2019/20
	Publish (Regulation 18*)	An “Issues and Options” style document for consultation	Q3 quarter, 19/20

	Publication (Regulation 19*)	Informed by above consultation, an updated evidence base and supported by reasoned justification - this document contains updated policies that Somerset West and Taunton propose to include in the new District –wide Local Plan	Q2 quarter, 2020/21
	Submission (Regulation 22*)	Submission of the District-wide Local Plan to the Secretary of State	Q3 quarter, 2020/21
	Independent examination (Regulation 24*)	Examining the soundness and legal compliance of the submission document	Q1 quarter, 2021/22
	Adoption*	Adoption of the Plan by the Council	Q3 quarter, 2021/22
<b>Review of Taunton Town Centre Area Action Plan (2008)</b>	To be considered as part of District –wide Local Plan Review - see above		
<b>Review of Site Allocations and Development Management Plan (2016)</b>			
<b>Adoption of Statement of Community Involvement (SCI)</b>	Publication & consultation	Consultation on SCI's	Q2 quarter, 2019/20
	Adoption	Review consultation responses and adopt SCI's	Q3 quarter, 2019/20
<b>Authority Monitoring Report (AMR)</b>	n/a	A statutory document monitoring the effectiveness of policies in the adopted Development Plan.	Annually Q3 quarter
<b>Review of Community Infrastructure Levy (CIL)</b>	Publication & consultation	CIL review to be informed by contents of District wide pre-submission Local Plan.  Further government reforms on the horizon for 2019. When there is clarity on arrangements detailed timescales for the CIL review will be set out.	TBC
	Independent examination	Examination of the CIL charging schedule	TBC
	Adoption	Take account of any changes recommended by the examiner and adopt	TBC



<b>Supplementary planning documents (SPD)</b>			
<b>Adoption of Taunton Garden Town Plan: Design Guidance</b>	Adoption	Informed by various forms of community consultation, embeds guidance into the statutory Local Plan	Q3 quarter, 2019/20
<b>Affordable Housing SPD</b>	Publication & consultation	Updates & embeds guidance into the statutory Development Plan	Post Adoption of District wide Local Plan
	Adoption	Informed by various forms of consultation, embeds guidance into the statutory Local Plan	TBC

15. A more detailed timetable for plan preparation of each Development Document' is set out in Appendix 1.
16. The final output of the review of will be termed a Somerset West and Taunton District wide Local Plan (2019 to 2040), to align this with matters outlined in paragraph 13 (above) and to take account of changes in national policy and guidance.
17. Within Table 1 the Council has identified a need to deliver various Supplementary Planning Documents (SPDs) – in effect, embedding them into the statutory planning system. The detailed programmes for these will be finalised in due course.
18. As the Minerals and Waste Authority, Somerset County Council is responsible for preparing the Minerals and Waste Development Framework and are required to prepare a separate LDS. This document can be viewed at the County Council's website at: <http://www.somerset.gov.uk/policies-and-plans/policies/minerals-and-waste/>

### **Ensuring successful delivery**

19. The LDF documents will be largely prepared by Council staff in the Strategy functional area. Delivery depends on various factors, including staffing levels in the Council, which may be subject to change during the life of the Local Development Scheme. The costs for plan-making will be met from Council's budgeting process.
20. The leadership provided by the senior management team helps to ensure the timely delivery of the project and the delivery of outputs that reflect the needs of the Council's customers.
21. External consultants may be used for some aspects of the work, to act as a "critical friend" via sustainability appraisal work and for technical / specialist aspects of retail planning. Subject to necessary approvals such additional support

will be brought in as needed.

22. There will also be costs associated with undertaking consultations with stakeholders and the required Examination in Public (EiP). The costs for consultation and EiP will be kept under review and the allocation of funds for these will take place through the Council's annual budgeting process.
23. Officers will also work with a Member Local Plan Steering Group (which consists of a group of nominated Elected Members (Councillors) who assist in the plan making process.
24. In accordance with the Council's Constitution and governance arrangements (see <https://democracy.somersetwestandtaunton.gov.uk/mgCommitteeDetails.aspx?ID=331>), relevant committees make decisions on specific LDF issues at various stages of the plan making process. Recommendations to adopt new Development Plan Documents are made to Full Council.

### **Risk Assessment**

25. In preparing this LDS consideration has been given to potential risks that might impact on the preparation and timely delivery of Development Plan Documents. Whilst it is difficult to anticipate all potential risks it is important that the key ones are identified and consideration is given to how they can be eliminated, mitigated, minimised or accepted (see Table 2).

**Table 2: Basic register of risks and opportunities**

Risk	Risk rating	Impact	Mitigating measure
<b>Legal Compliance for a new Council:</b> legislation requires that we must adopt a local development document under section 26 of The Local Government (Boundary Changes) Regulations 2018; Which applies to the whole of the Council area within 5 years of the reorganisation date.	<b>Low</b> (Rare(1) x Major (4))	<b>Major:</b> government intervention in the plan making process and loss of local control. The impact from any such action would be significant.	Ensure a district wide local plan is in place that complies with legislation which has been reviewed via an Examination in Public and found to be legally compliant.
<b>Staff:</b> Availability of experienced personnel. Key staff may leave or become unavailable due to long term sickness.	<b>Medium</b> (Possible(3) x Major(4))	<b>Major:</b> slippage in delivery of one or more elements of the LDF.	Identify resource requirements and undertake necessary forward planning. Where resources allow use consultants for key pieces of work eg Sustainability Appraisal.
<b>Competing work priorities:</b> Key staff involved in other work (eg funding bids to central government, neighbourhood planning) which have potential to redirect resource from delivering LDS milestones.	<b>Medium</b> (Possible(3) x Major(4))	<b>Major:</b> slippage in delivery of one or more elements of the LDF.	Carefully prioritise work / undertake necessary forward planning to ensure input into other work areas does not compromise the LDS. Operational Plans and Corporate Strategy reflect importance.
<b>Lack of up to date evidence base:</b> Key policies <u>not</u> being monitored with an Authority Monitoring Report (AMR) and technical studies.	<b>Low</b> (Unlikely (2) x Moderate (3))	<b>Moderate:</b> Lack of a robust evidence base underpinning plan making is likely to result in one or more elements of the LDF being found to be unsound.	Maintain and up to date evidence base and plan this into the early stages of plan preparation. As evidenced in the AMR, ensure all policies and proposals are justified based on the evidence base.
<b>Funding:</b> There may be insufficient funding or resources allocated to the production of LDF documents and/or cost uncertainties associated with Inspector's time and length of Public Inquiries (EIP's).	<b>Medium</b> (Unlikely(2) x Major (4))	<b>Major:</b> slippage in delivery of one or more elements of the LDF.	LDS informs the Council's financial planning with existing reserves in place. Look to deliver better value for money through joint working or undertaking evidence base work in-house.

	Risk rating	Impact	Mitigating measure
<p><b>Soundness:</b> The Inspector may conclude that one or more elements of a Development Plan Document are 'unsound' at the EIP stage (i.e. the Public Inquiry).</p>	<p><b>Low</b>  (Rare(1) x Major(4))</p>	<p><b>Major:</b> Non delivery / adoption of one or more elements of the LDF / Development Plan Document.</p>	<p>Ensure robust evidence gathering and close engagement with the Planning Inspectorate (PINS), and key statutory stakeholders (e.g. infrastructure providers) on best practice and case law. Take advantage of any training / support provided via the Planning Advisory Service (PAS) and Royal Town Planning Institute (RTPI). Soundness issues could be addressed either within the plan- making process or by "lifting out" the issue that is making the plan unsound and addressing that separately.</p>
<p><b>Duty to Co-operate (DtC):</b> insufficient cooperation with/from key partner. Note requirements have been outlined in SCC's latest Statement of Community Involvement in Planning.</p>	<p><b>Low</b>  (Rare(1) x Major(4))</p>	<p><b>Major:</b> slippage in delivery of one or more elements of the LDF. It is not possible to rectify an issue of DtC at public hearings / EIP stage, so this risk could have a significant impact.</p>	<p>Ensure cross boundary strategic matters are scoped at an early stage and early engagement with adjacent authorities and other key stakeholders is established and maintained. Ensure this is established at both the officer and member levels. Document &amp; maintain audit trail of how this has led to effective policies on strategic matters.</p>
<p><b>Changes to Legislation:</b> There may be changes to national and international legislation, and/or national policy statements and guidance.</p>	<p><b>Medium</b>  (Possible(3) x Major(4))</p>	<p><b>Major:</b> may impact on the one or more elements of the LDF. Ultimately, any Development Plan Document will undergo an EIP to assess its legal compliance (as well as soundness).</p>	<p>Regular monitoring of changes to Government legislation and policy.  Assess legal compliance (self-assessment test) before submission stage.</p>

Risk	Risk rating	Impact	Mitigating measure
<b>Programme slippage / Internal delays:</b> Slippages in gathering data / assessments for the evidence base.	<b>Low</b>  (Possible(3) x Minor(2))	<b>Minor:</b> slippage in delivery of one or more elements of the LDF.	The Councils have sought to minimise risk of slippage by drawing on experience from previous LDS preparation,  Ensure 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.
<b>Lack of capacity – external statutory bodies in the plan making process:</b> Slippages in gathering data / assessments for the evidence base.	<b>Medium</b>  (Possible(3) x Major(4))	<b>Major:</b> slippage in delivery of one or more elements of the LDF.  Reduced capacity of the resources of statutory consultees also has potential to impact on their ability to input effectively into the plan making process and satisfy duty to cooperate requirements.	Forward planning to ensure timeline for work is clear. Regular dialogue with consultee's to ensure that consultees are aware of when input will be required. Maintain regular contact with agencies and informal engagement outside of public consultation periods to avoid spikes in workload.  .
<b>Legal challenge:</b> Delays to adopting because of High Court challenges.	<b>Low</b>  (Rare(1) x Major(4))	<b>Major:</b> slippage in delivery of one or more elements of the LDF. Risk of additional legal costs.	Assess legal compliance (self-assessment test) before submission. Obtain internal legal advice.

Notes:

Council's risk assessment matrix.

## **The Evidence Base**

26. It is critical that Local Development Documents are founded on a robust and proportionate evidence base. These are published on the Council's website and reviewed as necessary to inform plan making in the District. The new district wide Local Plan will be underpinned by a number of important key evidence base documents. Key topics include:
- Economy.
  - Employment Need and Land Availability.
  - Housing Market and Housing Land Availability.
  - Settlement Role and Function.
  - Taunton (Garden town status).
  - Historic Environment.
  - Strategic Flood Risk Assessment / Flood Risk Infrastructure.
  - Transport.
  - Green Infrastructure and Green Space.

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

27. Where appropriate Local Development Documents are subject to Sustainability Appraisal that meet the requirements of the Strategic Environmental Assessment (SEA) Directive. This is to ensure sustainability is at the heart of planning policy formation, with potential social, economic and environmental implications of policies appraised to ensure sustainability issues are identified early and inform the plan making process.
28. The Sustainability Appraisal is an iterative process that is undertaken throughout the whole period of plan preparation. The appraisal process draws heavily upon the Council's evidence base and the plans and programmes of other organisations.
29. At the start of plan preparation the Council updates its Sustainability Appraisal Scoping Report, which pulls together relevant plans, programmes and data to inform Sustainability Appraisal that policies should be tested against. A Sustainability Appraisal report is then published alongside each consultation stages to demonstrate how different policy approaches perform, with a final report produced when the Local Development Document is published.

## **Appropriate Assessment**

30. A number of sites within or near the District have been given European designations based on their importance to wildlife. To protect the integrity of European sites Local Authorities are likely to be obliged to carry out Appropriate Assessment as part of the planning process under the Habitats Directive. This is needed to ensure the policies in the Local Plan, either alone or in combination with other plans or projects, will not lead to an adverse effect on the integrity of the designated sites. In the first instance a 'screening' stage will need to be undertaken to

determine if the plan is likely to have a significant effect on a European designated site. If necessary this is then followed by an Appropriate Assessment.

### **Infrastructure Delivery Plan (IDP)**

31. The Infrastructure Delivery Plan (IDP) will set out the evidence on current and future infrastructure provision in West Somerset and Taunton. It assesses infrastructure capacity and identifies any necessary improvements required as a result of the planned development within the period up to 2040. The IDP's purpose is to show that the new District wide Local Plan can realistically be delivered and that infrastructure will not prevent development occurring.

End

## Appendix 1: Local Development Documents – Detailed Profiles

<b>District wide Local Plan (2019 -2040)</b>	
<b>Scope and content</b>	
<b>Description</b>	<p>Once adopted planning application will be determined in accordance with this Local Plan, unless other material considerations indicate otherwise.</p> <p>Drawing together relevant the adopted planning policies from Taunton Deane BC and West Somerset Council, the new district wide Local Plan will set out the vision and economic, social and environmental objectives to guide and control new development up to 2040.</p> <p>The new district wide Local Plan will plan for the required levels of housing, employment, infrastructure and other forms of development and determine the appropriate distribution of development across the District’s settlements. The new Local Plan will set out clear policies to ensure the objectives of the plan are achieved, including Development Management Policies and if required, allocating strategic sites in sustainable locations.</p>
<b>Status</b>	Development Plan Document
<b>Geographical Coverage</b>	District wide
<b>Council Lead Officer</b>	Head of Strategy
<b>Conformity</b>	NPPF and Planning Practice Guidance
<b>Timetable &amp; Milestones</b>	
<b>Legal Compliance document – to commence Local Plan review</b>	Q1 quarter, 2019/20
<b>Commence work on evidence base and options</b>	Q1 quarter, 2019/20
<b>Plan preparation (Reg 18): Publish an “Issues and Options” style document</b>	Q3 quarter, 2019/20
<b>Publication and consultation on proposed submission DPD (Reg 19)</b> Informed by above issues and options consultation, an updated evidence base and supported by reasoned justification. This document contains updated policies that Somerset West and Taunton propose to include in the new District –wide Local Plan.	Q2 quarter, 2020/21
<b>Submission to Secretary of State (Reg 22)</b> Submission of the District-wide Local Plan to the Secretary of State	Q3 quarter, 2020/21



<b>Examination Hearings Period (Reg 24)</b> Examining the soundness and legal compliance of the submission document	Q1 quarter, 2021/22
<b>Adoption and publication of the Plan by the Council</b>	Q3 quarter, 2021/22
<b>Arrangements for Production</b>	
<b>Resources and management arrangements</b>	Prepared by the Strategy functional area in conjunction with other Council services, statutory consultees and consultant expertise. Members steer provided by a new Member Local Plan Steering Group with key stages agreed at, Executive and Full Council.
<b>Joint working</b>	Joint working with adjacent Local Authorities key on evidence base work (e.g. SHMA, Infrastructure Delivery). Strategic planning issues addressed as part of duty to cooperate.
<b>Community and stakeholder involvement</b>	In accordance with the Town and Country Planning (Local Planning) (England) Regulation 2012 and the Council's SCI.
<b>Post-Production</b>	
The implementation of policies of the Local Plan will be monitored as part of the Authorities Monitoring Report (AMR).	

<b>Authorities Monitoring Report (AMR)</b>	
<b>Scope and content</b>	
<b>Description</b>	Assesses the implementation of the LDS and the extent to which the policies in the Development Plan documents are being achieved.
<b>Status</b>	Statutory but <u>not</u> a Development Plan Document.
<b>Geographical Coverage</b>	District wide
<b>Council Lead Officer</b>	Head of Strategy
<b>Conformity</b>	Must conform with Section 35 of the Planning and Compulsory Purchase Act 2004 as amended by Section 113 of the Localism Act 2011.
<b>Timetable &amp; Milestones</b>	
Annual December publication (ie Q3 quarter)	

<b>Arrangements for Production</b>	
<b>Resources and management arrangements</b>	Prepared by the Strategy functional area in conjunction with other Council services, statutory consultees and consultant expertise. Members steer provided by a new Member Local Plan Steering Group with sign-off at Executive.
<b>Joint working</b>	None.
<b>Community and stakeholder involvement</b>	None.
<b>Post-Production</b>	
Ongoing monitoring of planning applications in annual topic reports (eg Housing, Employment) which feed into the AMR.	

<b>Review of Community Infrastructure Levy (CIL)</b>	
<b>Scope and content</b>	
<b>Description</b>	Taunton Deane BC adopted its Community Infrastructure Levy (CIL) and its charging schedule in 2014. CIL is a levy on new development to fund the timely delivery of infrastructure needed to support development. It is therefore important to the delivery of planned growth in the District.
<b>Status</b>	Local Development Document
<b>Geographical Coverage</b>	District wide
<b>Council Lead Officer</b>	Head of Strategy
<b>Conformity</b>	Local Plan, Infrastructure Delivery Strategy, NPPF, Practice Guidance
<b>Timetable &amp; Milestones</b>	
<p>Following on from the recommendations of the Independent CIL Review Panel and the Autumn Budget 2017, announcements in March 2018, the Government consulted on a series of reforms to the existing system of development contributions. A response is awaited on further consultation on CIL draft regulations that focused on technical implementation of the reforms outlined by the government. Further simplification of this process is just one of the potential reforms on the horizon for 2019.</p> <p>The Council intend to review CIL charging rates following conclusion of Government reforms to developer contributions</p>	
Publication and Consultation	after Q3 quarter, 2020/21
Independent Examination	To be advised
Adoption	To be advised
<b>Arrangements for Production</b>	
<b>Resources and management arrangements</b>	Prepared by the Strategy functional area in conjunction with other Council services, statutory consultees and consultant expertise. Members steer provided by a new Member Local Plan Steering Group with key stages agreed at Executive and Full Council. Emerging charging schedule will be based on development proposals in Local Plan, updated viability assessments and Infrastructure Delivery Strategy.

<b>Joint working</b>	Joint working with adjacent Local Authorities key on evidence base work (e.g. SHMA, Infrastructure Delivery). Strategic planning issues addressed as part of duty to cooperate.
<b>Community and stakeholder involvement</b>	In accordance with the CIL Regulations 2010 (as amended) or any further changes that result of reforms to developer contributions.
<b>Post-Production</b>	
Somerset West and Taunton as both charging and collecting authority will issue liability notices. Reporting of the levy raised and what it is to be spent on will be monitored.	

## Affordable Housing Supplementary Planning Document (SPD)

### Scope and content

<b>Description</b>	<p>Taunton Deane BC adopted its affordable Housing SPD in May 2014 (See <a href="https://www.somersetwestandtaunton.gov.uk/media/1164/affordable-housing-2014.pdf">https://www.somersetwestandtaunton.gov.uk/media/1164/affordable-housing-2014.pdf</a>) The Council intends to review this SPD after the adoption of the district wide Local Plan.</p> <p>The purpose of the proposed SPD is to provide greater detail on housing policies in the adopted district wide Local Plan. The guidance within the SPD is intended to be used in decision making relating to planning applications that include residential development, where an affordable housing contribution is to be sought. It also updates &amp; embeds current adopted guidance into the statutory Development Plan.</p>
<b>Status</b>	Development Plan Document
<b>Geographical Coverage</b>	Site specific: District wide
<b>Council Lead Officer</b>	Head of Strategy
<b>Conformity</b>	NPPF and Planning Practice Guidance

### Timetable & Milestones

<b>Publication and consultation</b>	Post Adoption of District wide Local Plan
<b>Adoption and publication of the Plan by the Council</b>	To be advised

### Arrangements for Production

<b>Resources and management arrangements</b>	Prepared by the Strategy functional area in conjunction with other Council services, statutory consultees and consultant expertise. Members steer provided by a new Member Local Plan Steering Group with key stages agreed at Executive.
<b>Joint working</b>	Joint working with "Registered housing providers". Further details available at: <a href="https://www.somersetwestandtaunton.gov.uk/housing/council-and-social-housing/registered-housing-providers/">https://www.somersetwestandtaunton.gov.uk/housing/council-and-social-housing/registered-housing-providers/</a>
<b>Community and stakeholder involvement</b>	In accordance with the Town and Country Planning (Local Planning) (England) Regulation 2012 and the Council's SCI.

### Post-Production

The implementation of policies of the Local Plan will be monitored as part of the Authorities Monitoring Report (AMR).

**Table 3: Summary: LDF Timeline and Key Milestones**

	2019/2020				2020/21				2021/2022			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
District Wide LP		Legal	Issues & Options			Publication	Submission		EIP		Adopt	
SCI		Publish	Adopt									
CIL							Publish (TBC)					
Taunton Garden Town Plan: Design Guidance			Adopt									
Affordable Housing SPD												Publish (TBC)
AMR												

## **Appendix 2: Current Development Plan for Somerset West and Taunton:**

As at (insert approval date) the Development Plan for Somerset West and Taunton consists of the following documents:

### **Taunton Deane BC**

- Relevant remaining saved policies of the Taunton Deane Local Plan (2004).
- The Town Centre Area Action Plan (Adopted 2008).
- Taunton Deane Core Strategy (Adopted 2012).
- Site Allocations and Development Management Plan (Adopted 2016).
- The relevant adopted Neighbourhood Plan.
- Somerset Minerals Local Plan (adopted February 2015).
- Somerset Waste Core Strategy (adopted February 2013).

### **West Somerset**

- Relevant remaining saved policies of the West Somerset Local Plan (2006).
- West Somerset Local Plan (Adopted 2016).
- The relevant adopted Neighbourhood Plan.
- Somerset Minerals Local Plan (adopted February 2015).
- Somerset Waste Core Strategy (adopted February 2013).

## **Neighbourhood Planning and Neighbourhood Plans:**

Following the Localism Act a number of Parish Councils have progressed Neighbourhood Plans for their area. When adopted these identify the key priorities for the community and where homes, commercial premises and other development should be built. When adopted the Neighbourhood Plan also becomes part of the Development Plan.

To date a number of communities have embarked on preparing plans, with four now adopted:

- Bishops Lydeard and Cothelstone NDP adopted 12th July 2016.
- Trull & Staplehay NDP adopted 11th July 2017.
- West Monkton & Cheddon Fitzpaine NDP adopted 23rd April 2018.
- Stogumber NDP adopted 23<sup>rd</sup> November 2017.

A number of other Neighbourhood Plans are currently being developed and will therefore require close collaboration between the District and qualifying body on key issues to ensure plans are complementary. The Council will have a key role in guiding Neighbourhood Plans through the examination and referendum process.

For further information on these and other neighbourhood plans being prepared visit (<https://www.somersetwestandtaunton.gov.uk/planning-policy/neighbourhood-planning/>)

**SPD: Supplementary Planning Documents** build upon the policies and proposals contained within DPD's, providing additional detail and guidance. They are a material consideration in deciding applications for planning permission, but do not themselves have Development Plan

status. They can be used to provide further guidance or detailed advice on policies in the Local Plan. They are not tested through independent examination but they will be subject to community involvement during preparation.

The currently adopted SPDs are:

- Taunton Town Centre Planning Obligations SPD (2008).
- Taunton Town Centre Design Code SPD (2008).
- The Affordable Housing SPD (2014).
- Jurston Farm Development Brief SPD (2014).

The above documents are available on Council website at:

<https://www.somersetwestandtaunton.gov.uk/planning-policy/adopted-local-plans/taunton-town-centre-area-action-plan/>

End