

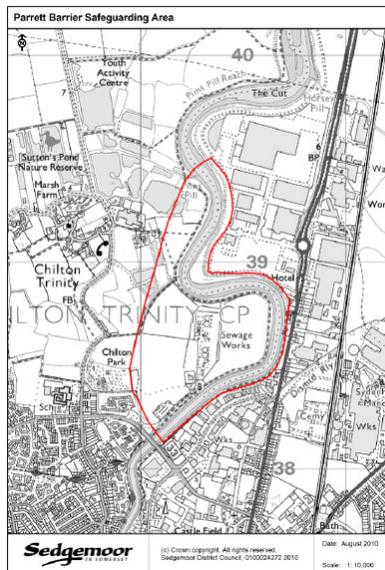
Sedgemoor District Local Plan Review



Shaping the Future of
Sedgemoor 2006-27

May 2013

[Adopted September 2011]



- Current Core Strategy was adopted in 2011
- This focuses 70% of growth at Bridgwater with allocations within FZ3a
- Policy P1: Bridgwater identifies a safeguarded area for the construction of a surge barrier and also confirms the commitment to work in partnership with EA and other key stakeholders
- Commitment to the delivery of the strategic flood defence solution was essential in order for the Inspector to find the plan “sound”

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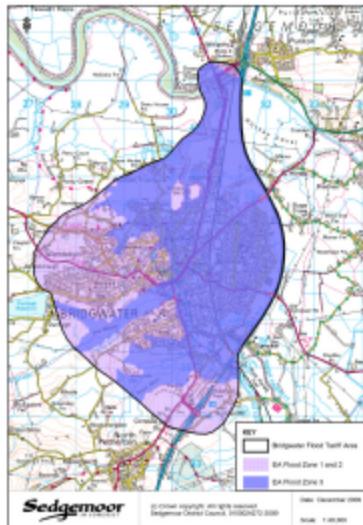


Local Development Framework

**Bridgwater Strategic Flood
Defence Tariff SPD**

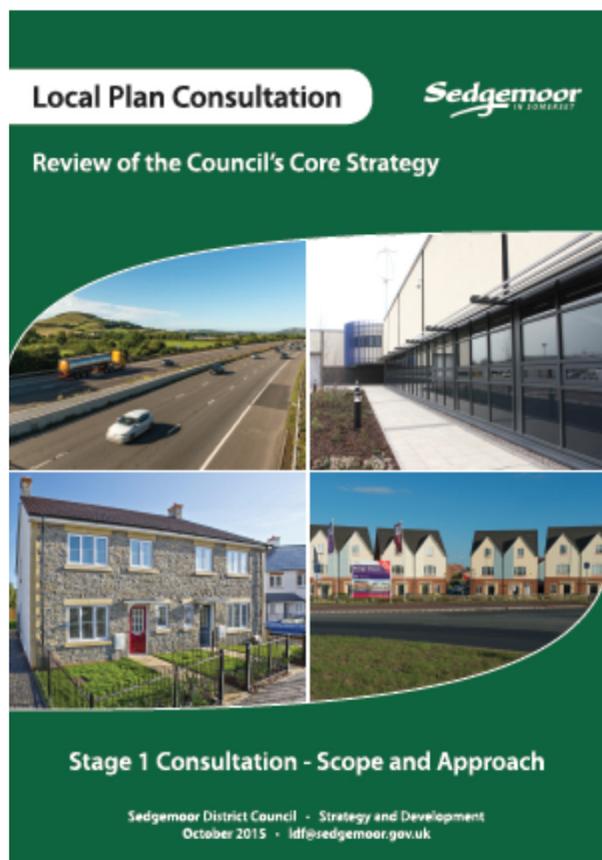


Adopted September 2009



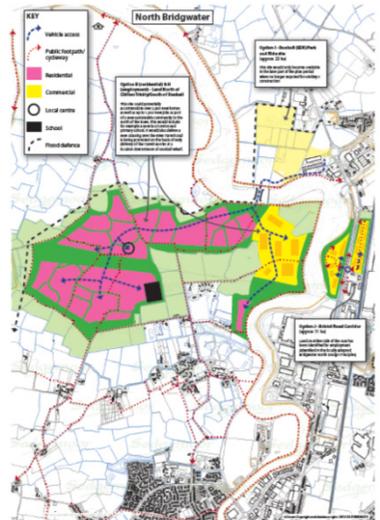
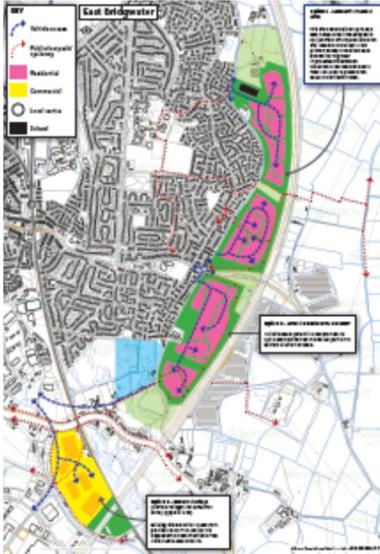
- Funding for the surge barrier has already been collected by SDC initially through an innovative tariff charged on new development.
- At the end of 2015 over £1.1m had been collected and approximately £5m was secured through legal agreement.
- This approach has now been superseded by Community Infrastructure Levy (CIL)
- SDC have confirmed that contributions towards flood defence remain the top priority for use of CIL receipts, this is set out in the Regulation 123 list.
- This further demonstrates the commitment by the Council to work in partnership to deliver the appropriate flood defence solution for Bridgwater that will both protect existing residents and businesses and enable continued growth and investment.

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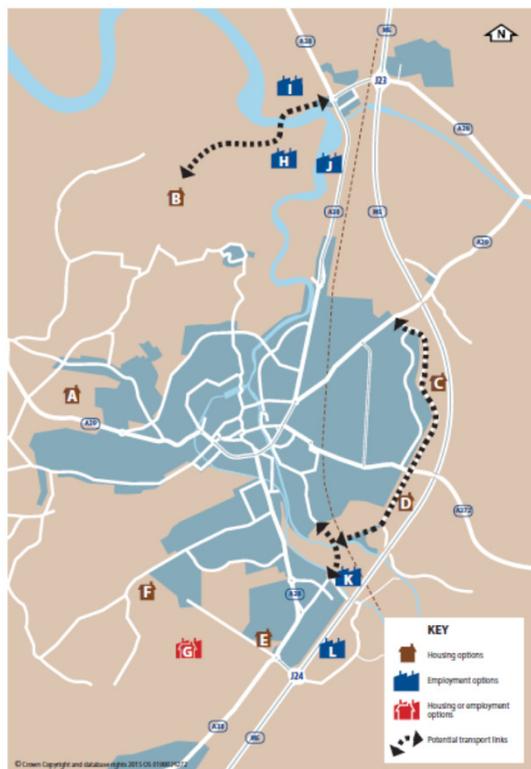
- The Core Strategy is now being reviewed and “rolled” forward 5 years
- It will contain new ambitious growth targets
- Whilst more growth may be accommodated in rural areas Bridgwater will remain the focus for growth
- Initial thoughts are that at least 3,500 new homes will be needed at Bridgwater although this may increase.
- The new plan will need to provide much greater certainty regarding the barrier and its delivery.
- The current suggestion is to retain a protected area for the construction of the barrier although potentially preferred locations(s) could be identified.

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- A number of strategic sites were included in recent consultation that took place between October 2015 and January 2016
- Sites on the east of the town and to the north of the town are within FZ3a and delivery of the barrier is therefore critical if any of these options are to be pursued
- Delivery of the barrier is therefore essential in order to support accelerated growth – both housing and employment
- It is also essential in supporting the local plan regeneration objectives, the Bridgwater Vision as well as wider LEP ambitions and the recent Devolution prospectus.

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- Currently it is anticipated that a full draft local plan will be published for consultation in September 2016
- This will include specific allocations, a clear strategy for delivering essential infrastructure, and an appropriate policy approach for the Bridgwater Barrier
- All objections will be discussed at a subsequent Examination that is likely in the spring 2017
- It will be beneficial to have an up to date plan that is planning for accelerated growth in line with Government ambitions.
- This plan will confirm the need for the barrier, provide policy support the TWAO process, identify private sector financial contributions, and demonstrate the critical role of the barrier in delivering new homes and jobs as well as protecting existing properties and businesses.