

Local Development Scheme

2020-2023

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Planning Policy

Inward Investment and Growth

Sedgemoor District Council

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Contents

1	Overview	2
2	Local Development Documents 2020-2023	5
3	Supporting Documents and Evidence Base	8
4	Resources and Production Arrangements	9
	Appendix 1: Local Development Documents - Detailed Profiles	15
	Appendix 2: List of adopted Supplementary Planning Documents	20

1 Overview

What is the Local Development Scheme?

1.1 This Local Development Scheme (LDS) sets out the key planning policy documents the Council intend to produce, including 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. The Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to prepare and maintain an LDS.

1.2 The LDS is intended to ensure local communities and interested parties can find out about what planning policy documents the Council intend to prepare and when. It is published on the Council's website and updated as necessary so that all interested parties can keep track of progress. This latest update to the LDS therefore sets out the timetable and milestones for the preparation of documents over the next three years. It also evaluates how resources and risks will be managed to achieve the timetable set out.

1.3 This LDS replaces the previous LDS published in October 2018. Changes implemented by Section 111 of the Localism Act mean that the LDS no longer needs to be submitted to the Secretary of State. Instead local planning authorities must resolve that the scheme is to have effect and in the resolution specify the date from which this is the case. The Assistant Director of Inward Investment and Growth has delegated to amend the LDS in consultation with the Portfolio Holder to agree amendments. This latest version of the LDS comes into effect from January 2020.

Overview of Local Development Documents

1.4 Local Development Documents (LDDs) is the term used to describe the range of planning policy documents prepared by the Local Planning Authority. They include Development Plan Documents (which form part of the statutory development plan for the area) and Supplementary Planning Documents (which are a material consideration for decision making, but do not form part of the statutory development plan). LDDs therefore collectively deliver the spatial planning strategy for the local planning authority's area.

Development Plan Documents

1.5 Development Plan Documents (DPDs) set out the Council's policies and proposals for the development and use of land and have the full weight of planning law in determining applications for planning permission. The Council will involve the community in preparing each DPD and it must be subject to Sustainability Appraisal/Strategic Environmental Assessment before being submitted to the Secretary of State. Each DPD must be tested through an independent examination before it can be adopted as Council policy. The Council's DPDs considered together form the 'Local Plan' for the area. The Adopted Local Plan together with any Neighbourhood Plans that come into force make up the statutory Development Plan for the area.

Supplementary Planning Documents

1.6 Supplementary Planning Documents (SPDs) 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. A list of currently adopted SPDs is set out in Appendix 2.

Supporting Management Tools

1.7 A number of documents are produced by the Council to monitor and manage plan making and implementation. These are described below and include the Statement of Community Involvement, Annual Monitoring Report, and Local Development Scheme.

- **Statement of Community Involvement (SCI):** Sets out the consultation strategy in relation to community involvement in planning matters.
- **Authority Monitoring Report (AMR):** Prepared annually these assess the implementation of the Local Development Scheme and the extent to which policies in Development Plan documents are being achieved. Each AMR published relates to the previous financial year.
- **Local Development Scheme (LDS):** This document. It sets out the Council's programme and timetable for preparing planning policy documents.

Other related local authority planning documents

Community Infrastructure Levy (CIL)

1.8 The CIL is a system of developer contributions that runs alongside a scaled back system of Section 106 planning obligations. The money raised through CIL will be used to help deliver prioritised infrastructure that is needed to support growth. Charging for CIL will commence on 1st April 2015.

Planning Guidance Documents

1.9 In addition to SPD's the Council also publish other guidance documents that expand on policies in the Development Plan or provide more detailed area specific advice. These, for example, include development briefs and design codes for specific sites, or more detailed guidance on the interpretation of district wide policies. This guidance is kept under regular review and can be viewed on the Council's website.

Neighbourhood Plans

1.10 Introduced through the Localism Act 2011, communities can shape development in their area through the production of Neighbourhood Plans. Neighbourhood Plans should support the strategic development needs set out in the Local Plan and plan positively to support local development, as set out in the NPPF. Neighbourhood Plan policies should therefore be in general conformity with the strategic policies in the Council's adopted Local Plan. Once adopted a Neighbourhood Plan forms part of the statutory Development Plan for the area alongside the Local Plan. Decision on applications are therefore made using both the Local Plan and the Neighbourhood

1 Overview

Plan, as well as any other material considerations. A number of communities in the district have progressed Neighbourhood Plans and have been adopted as part of the Development Plan. Full details are available online at: <https://www.sedgemoor.gov.uk/1289>

The Current Development Plan for Sedgemoor

1.11 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF and planning law requires that planning applications must be determined in accordance with the Development Plan unless other material considerations indicate otherwise. The Development Plan is therefore critical in guiding decisions on new building and the use of land. The planning system in the UK is therefore often referred to as being 'plan-led'. The Development Plan for Sedgemoor therefore currently consists of the following documents:

- Sedgemoor Local Plan (adopted 20th February 2019)
- Ashcott Neighbourhood Plan (adopted 19th October 2016)
- Cheddar Neighbourhood Plan (adopted 17th October 2018)
- Burnham and Highbridge Area Neighbourhood Plan (adopted 17th October 2018)
- Wedmore Neighbourhood Plan (adopted 22nd May 2019)
- Wembdon Neighbourhood Plan (adopted 31st July 2019)
- Somerset Minerals Local Plan (adopted 18th February 2015)
- Somerset Waste Core Strategy (adopted 20th February 2013)

1.12 When considering non-mineral and waste development proposals the starting point should therefore be to refer to Sedgemoor's Local Plan and the adopted Neighbourhood Plan for the area (if relevant). Consideration should also be given to relevant adopted SPD's and other guidance, available through the Council's website. Local policies should be read alongside the NPPF.

1.13 As the Minerals and Waste Authority, Somerset County Council is responsible for preparing the Minerals and Waste Development Plans and are required to prepare a separate LDS to set out the timetable and milestones for its preparation. This document can be viewed at the County Council's website at www.somerset.gov.uk

Local Development Documents 2020-2023 2

2.1 The District Council has considered what LDD's it intends to produce in the period up to 2023. In addition to the description below full profiles setting out the timetable for the preparation of documents is included in Appendix 1.

Local Plan Review (2020-2040)

2.2 Sedgemoor District Council recently adopted the Local Plan in February 2019. As set out in the monitoring framework (Appendix 2 of the Local Plan) the Council intend to review the plan at least every five years. This is also consistent with NPPF paragraph 33 which sets out that local authorities should review policies in local plans and spatial strategies at least once every five years and be updated as necessary. Whilst the full scope and period covered by the next Local Plan will be considered in detail as part of the review, it is expected that it is likely to look ahead to at least 2040, reflecting that strategic policies should look ahead at least a minimum of 15 years from adoptions (NPPF paragraph 22). The review will consider the growth targets and strategic priorities up to 2040, including reviewing the following:

- Set out a vision and economic, social and environmental objectives to guide new development
- Identify overall levels of housing, employment and other forms of development required over the plan period
- Determine the appropriate distribution of new development across the District's settlements, including allocating strategic sites in sustainable locations
- Set out a framework for appropriate development in rural locations
- Identify and plan for community services and infrastructure needed to support growth
- Set out clear policies to ensure the objectives of the plan are achieved

2.3 As part of the Local Plan the Policies Map (previously known as the proposals map) will also be reviewed. This will be based on Ordnance survey mapping and will geographically illustrate policies in the Local Plan that apply to specific locations.

Other Development Plan Documents

2.4 As well as the Local Plan 2020-2040, the Council also intends to produce an additional Development Plan Document:

- **Gypsy and Traveller Development Plan Document** - Using the policy framework established through the Local Plan this document will plan positively to meet the need for gypsy and traveller sites across the District, as identified in an updated Gypsy and Traveller Accommodation Assessment. Until this is adopted it is intended the Local Plan will set out an appropriate criteria based policy.

2 Local Development Documents 2020-2023

2.5 When adopted these documents will comprise the Development Plan for the area. As discussed the timetable for plan preparation is set out in Appendix 1 and is based on the requirements for plan preparation set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The key milestones in plan preparation are described in more detail below:

Participation in the plan preparation	Referred to as 'regulation 18' consultation under the 2012 regulations this consists of one or more formal opportunities for the public and key stakeholders to participate in plan preparation and comment on the content of the plan. At this stage the Council will set out key issues and alternative options and provide an opportunity for comments on the scope and content of the new plan.
Publication of draft Plan	Referred to as 'regulation 19' this involves publication of the proposed submission Local Plan and it's accompanying Sustainability Appraisal in a form which the Council consider to be sound. There is then at least a 6 week period for people to comment on the plan in relation to issues of soundness and legal compliance.
Submission	This is when the plan and supporting information is submitted by the Council to the Secretary of State for examination (regulation 22).
Examination Hearings	A critical time in the examination is the hearing sessions which involve round table discussions where an Inspector will explore the key issues the Local Plan raises (regulation 24).
Inspectors Report	Following the hearing sessions the Inspector will issue a report setting out whether they consider the plan to be sound and legally compliant (regulation 25). It will also include any changes to the plan requested by the Council in order for it to be found sound.
Adoption	The final stage where the plan is formally adopted by the Council (regulation 26), at which point it forms the statutory development plan for the District.

Table 1 Stages for preparation of Local Development Documents

Supporting Management Tool

Statement of Community Involvement

2.6 The Statement of Community Involvement sets out how the local authority will involve the community in the preparation local development documents and planning applications decisions. It sets out how the public can get involved in planning matters and what methods the Council will use to actively engage different community sectors. The Council intend to update its Statement of Community Involvement during 2020.

Local Development Documents 2020-2023 2

Other Management Tools

2.7 The Council will continue to prepare Authority Monitoring Reports (AMRs) to monitor the extent to which the policies contained within Local Development Documents are being achieved and delivering on key objectives. The outputs from AMRs is important evidence for reviewing Local Development Documents in the future. The LDS will also be reviewed and revised as appropriate to ensure it is up-to-date.

Community Infrastructure Levy

2.8 CIL charging commenced in Sedgemoor from 1st April 2015. The CIL regulations were amended by Government in September 2019 which resulted in a number of significant changes to how CIL can operate. This includes the removal of the previous restriction on pooling 5 or more planning obligations to fund a single infrastructure project. This change also enables local planning authorities to use both section 106 contributions and CIL to fund the same piece of infrastructure (subject to relevant tests being satisfied). Given these changes in the CIL regime Sedgemoor intends to review its CIL rates and coverage to ensure it is as effective as possible going forward. This review will need to be based on updated evidence on development viability.

Neighbourhood Planning

2.9 Following the Localism Act a number of Town and Parish Councils have prepared Neighbourhood Plans. When adopted these then form part of the Development Plan for the relevant area. A number of Neighbourhood Plans are in the process of being developed and the Council will therefore continue to provide support and assistance where required, including fulfilling its decision making duties and other obligations within the required time frames. To date a number of communities in Sedgemoor have embarked on preparing plans, with three now adopted:

- Ashcott (adopted October 2016)
- Axbridge
- Burnham and Highbridge Area (adopted October 2018)
- Cannington
- Cheddar (adopted October 2018)
- Nether Stowey
- North Petherton
- Puriton
- Wedmore (adopted 22nd May 2019)
- Wembdon (adopted 31st July 2019)

3 Supporting Documents and Evidence Base

Sustainability Appraisal and Strategic Environment Assessment

3.1 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. Sustainability Appraisal is an iterative process that is undertaken throughout the whole period of plan preparation.

3.2 The appraisal process draws heavily upon the Council's evidence base and the plans and programmes of other organisations. 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.

Habitats Regulations Assessment and Appropriate Assessment

3.3 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 Habitats Regulations Assessment /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.

Evidence Base

3.4 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 Council also jointly commission evidence studies with adjacent authorities for topics which are cross-boundary and strategic in nature. Key topics include:

- Economy
- Historic Environment
- Housing Market and Housing Land Availability
- Employment Need and Land Availability
- Settlement Role and Function
- Environment
- Flood Risk
- Infrastructure
- Transport
- Green Infrastructure and Green Space

Resources and Production Arrangements 4

4.1 Effective project management and co-ordination of resources across both the Policy team and other services is necessary if the milestones in production of Local Development Documents are to be met. This section sets out the Council's staff resources, political arrangements, and how risks to delivery will be mitigated.

Resources

4.2 Core responsibility for the preparation and monitoring of Local Development Documents lies with the Council's Inward Investment and Growth Group, and in particular the Policy Team. Local Development Documents are however cross-cutting and also need to be prepared jointly with input from other Council services. There are therefore also a number of other in-house officers across other services who as and when necessary will have a role in aiding the preparation of documents. Examples include Housing, Economic Development, Development Management and Legal Services. It is therefore important the Policy team co-ordinate input and make officers from other services aware of when resources will be required. Officers with different areas of expertise will be drawn together as officer working groups/technical teams at key stages in the preparation of the Local Development Documents.

4.3 Given the limited number of internal resources available the Council will also seek to utilise external resource where appropriate. There will be specific opportunities to work collaboratively with developers and landowners to progress place specific master plans and development briefs. External consultants will also be utilised, particularly to assist with evidence base work.

Political Arrangements and Reporting

4.4 The Portfolio Holder will have responsibility for overseeing the process for the preparation of Local Development Documents. The Council has also established a Members Working Group to act as a cross party steering group for Sedgemoor planning policy. This is chaired by the Portfolio Holder and made up of a group of 9 Members representative of all political parties and locations in the District. The main purpose of the group is to consider evidence and development options, feedback views, review consultation results and to recommend strategic direction. This ensures that Members are fully involved in the plan preparation process. The Members Working Group generally meets once every two months though will meet more frequently when needed to ensure issues are covered.

4.5 The Members Working Group does not have any decision-making powers but will be able to make recommendations to the Council's Executive and Full Council when progress on the Local Plan or other documents is required to be reported. Decisions on DPD's, SPD's and other planning related documents will be made by Full and Executive Council as required by the Council's constitution. Full Council resolution will be required for submission and adoption stages.

Joint Working

4.6 The duty to cooperate has been introduced through the Localism Act 2011 to ensure cross-boundary cooperation between planning authorities. This is important in acknowledging that there are strategic issues wider than the District's area that can only be addressed through cross-boundary working. The NPPF is clear that public bodies should engage constructively, actively and on an ongoing basis to ensure plans include effective policies on cross boundary matters. Key

4 Resources and Production Arrangements

issues that are beyond individual Council's administrative boundaries include for example, housing market and travel to work areas, infrastructure planning and the natural environment (e.g. river catchments). In addition to working with relevant local planning authorities on strategic matters the duty also applies to the following public bodies of relevance to Sedgemoor:

- The Environment Agency
- Historic England
- Natural England
- Civil Aviation Authority
- Homes England
- NHS Commissioning Board and Clinical Commissioning Group's
- The Office of Rail Regulation
- Highways England
- Highways Authority
- Marine Management Organisation

4.7 These are the public bodies that fall under the duty to cooperate as prescribed in the Town and Country Planning (Local Planning) (England) Regulations 2012. There are however other important organisations and infrastructure providers that exist locally that the Council are engaging with as the Local Plan is prepared. Some examples of these include the Somerset Rivers Authority, the Somerset Internal Drainage Board Consortium, and Western Power Distribution.

4.8 The Council will also need to continue to work with business leaders as part of the Local Enterprise Partnership to ensure plans align with their aspirations in terms of economic growth. Similarly close collaboration with Somerset Local Nature Partnership should be undertaken to ensure strategic priorities for the natural environment are taken into account.

4.9 The Council will ensure that appropriate working arrangements are in place at both the officer and Councillor level to ensure the duty to cooperate is met and can be demonstrated as part of plan preparation. This will include preparing and maintaining relevant Statements of Common Ground throughout the process.

Risk Assessment

4.10 Consideration of potential risks to deliver is critical to ensure the timely delivery Local Development Documents. Whilst it is difficult to anticipate all potential risks to delivery it is important key ones are identified and consideration given to how they can be eliminated, mitigated, minimised or accepted. Key risks that have been identified include:

Risk Identified	Likelihood/Impact	Key Actions
Programme slippage	<p>Likelihood: Medium</p> <p>Impact: High</p>	Ensure the LDS is realistic based on previous experience and carefully monitor progress against key milestones. Where possible include contingency and 'front loading' in plan preparation.

Resources and Production Arrangements 4

Risk Identified	Likelihood/Impact	Key Actions
	<p>Linked to other risks identified below. Failure to prepare documents in line with the LDS is potentially damaging to the Planning Authorities reputation. Failure to maintain an up to date Development Plan will hamper delivery of corporate priorities and is likely to lead to unplanned development.</p>	
<p>Failure to secure Councillor support (e.g. agreement not reached at Full Council).</p>	<p>Likelihood: Medium</p> <p>Impact: High</p> <p>Failure to obtain member support for the Local Plan when it is at an advanced stage has potential to lead to significant delays.</p>	<p>Ensure elected Members are properly briefed throughout the plan preparation process, including through the members working group.</p>
<p>Adequate staff resources and staff turnover</p>	<p>Likelihood: Medium</p> <p>Impact: High</p> <p>Loss of experienced staff will impact of the production of local development documents. Given the Policy team is relatively small any loss of staff has potential to have significant consequences.</p>	<p>Ensure that sufficient staff resource is in place in the policy team to deliver the LDS milestones. Identify opportunities for joint working with Local Authorities to share workload burden. Where resources allow use consultants for key pieces of work.</p>
<p>Adequacy of financial resources</p>	<p>Likelihood: Low</p> <p>Impact: High</p> <p>Sufficient resources are required to preparing documents, including consultancy work, consultation and the examination.</p>	<p>Ensure the LDS informs the Council's financial planning. Look to deliver better value for money through joint working or undertaking evidence base work in-house.</p>
<p>Competing work priorities</p>	<p>Likelihood: Medium</p> <p>Impact: High</p>	<p>Carefully prioritise work to ensure input into other work areas does not compromise the LDS.</p>

4 Resources and Production Arrangements

Risk Identified	Likelihood/Impact	Key Actions
	<p>The Policy team is involved in other work, such as planning applications for major development which have potential to redirect resource from delivering LDS milestones.</p>	
<p>Lack of public engagement</p>	<p>Likelihood: Medium</p> <p>Impact: High</p> <p>Lack of public involvement in the early stages of plan preparation may lead to preferred approach not being supported.</p>	<p>Invest resources within and outside the policy team in engagement, consultation and communications. Engage in policy options at an early stage.</p>
<p>Lack of capacity of statutory agencies in the plan making process</p>	<p>Likelihood: Low</p> <p>Impact: Medium</p> <p>Reduced capacity of the resources of statutory consultees has potential to impact on their ability to input effectively into the plan making process and satisfy duty to cooperate requirements.</p>	<p>Ensure LDS is updated promptly to ensure 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.</p>
<p>Lack of up to date evidence base</p>	<p>Likelihood: Low</p> <p>Impact: High</p> <p>Lack of a robust evidence base underpinning plan making is likely to result in the plan being found to be unsound.</p>	<p>Maintain and proportionate and up to date evidence base and plan this into the early stages of plan preparation. Ensure all policies and proposals are justified based on the evidence base.</p>
<p>Resource required for Neighbourhood Planning</p>	<p>Likelihood: Medium</p> <p>Impact: Medium</p> <p>Could be an additional stress on staff resource in terms of providing required technical and professional support for Parish and Town Council.</p>	<p>Seek to maintain close relationships with communities preparing Neighbourhood plans and monitor the scale of the work required.</p>

Resources and Production Arrangements 4

Risk Identified	Likelihood/Impact	Key Actions
Development Plan Documents found unsound	<p>Likelihood: Low</p> <p>Impact: High</p> <p>If found unsound at examination it could to piecemeal development and planning decisions by appeal. Lack of overarching strategy in relation to growth and provision of infrastructure.</p>	<p>Ensure robust evidence gathering and close engagement with PINS, communities and key stakeholders (e.g. infrastructure providers).</p>
Failure to comply with duty to cooperate	<p>Likelihood: Medium</p> <p>Impact: High</p> <p>A legal duty on the Council. The duty cannot be demonstrated retrospectively therefore failure to demonstrate it will have significant implications on LDS milestones.</p>	<p>Ensure cross boundary strategic priorities are scoped at an early stage and early sustained engagement with adjacent authorities and other key stakeholders is established. Ensure this is established at both the officer and member levels. Document engagement and outcomes and how this has led to effective policies on strategic matters (including statements of common ground).</p>
Changes in national legislation and policy	<p>Likelihood: Medium</p> <p>Impact: High</p> <p>Significant changes in national policy may impact on the requirements for plan preparation and content.</p>	<p>Regular monitoring of changes to Government legislation and policy.</p>

Table 2 Risk Assessment

Appendix 1: Local Development Documents - Detailed Profiles

Appendix 1: Local Development Documents - Detailed Profiles

LOCAL PLAN 2020-2040	
Scope and content	
Description	As the Development Plan for the District when adopted planning application will be determined in accordance with the Local Plan, unless other material considerations indicate otherwise. The new Local will set out the vision and objectives to guide new development up to 2040. It will plan for the required levels of housing, employment, infrastructure and other forms of development and determine the distribution of development across the District's settlements, including allocating strategic sites in sustainable locations.
Status	Development Plan Document
Geographical Coverage	District wide
Conformity	NPPF and Planning Practice Guidance
Timetable & Milestones	
Commence work on evidence base and options	October 2020 - October 2021
Engagement in plan preparation (Reg 18)	November 2021 - May 2022
Publication and consultation on proposed submission DPD (Reg 19)	August 2022 - October 2022
Submission to Secretary of State (Reg 22)	January 2023
Examination Hearings Period	May 2023 - July 2023
Adoption and publication	December 2023
Arrangements for Production	
Resources and management arrangements	Prepared by the Policy team in conjunction with other Council services and consultant expertise. Members steer provided by working group with key stages agreed at Executive/Full Council.
Joint working	Joint working with adjacent Local Authorities. Strategic planning issues addressed as part of duty to cooperate.
Community and stakeholder involvement	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 Council's Authority Monitoring Report (AMR).	

Appendix 1: Local Development Documents - Detailed Profiles

Gypsy and Traveller Development Plan Document	
Scope and content	
Description	Using the policy framework established through the Local Plan (2011-2032) the document will plan positively to meet the need for gypsy and traveller sites across the District, as identified in an updated Gypsy and Traveller Accommodation Assessment.
Status	Development Plan Document
Geographical Coverage	District wide
Conformity	NPPF and Planning Practice Guidance
Timetable & Milestones	
Commence work on evidence base and options	January 2020 - August 2020
Engagement in Plan Preparation (Reg 18)	October 2020 - December 2020
Publication and consultation on proposed submission DPD (Reg 19)	May 2021 - June 2021
Submission to Secretary of State (Reg 22)	October 2021
Examination Hearings Period	January 2022 - February 2022
Adoption and publication	July 2022
Arrangements for Production	
Resources and management arrangements	Prepared by the Policy team in conjunction with other Council services and consultant expertise where required. Members steer provided by working group with key stages agreed at Executive/Full Council.
Joint working	Joint working with adjacent Local Authorities. Strategic planning issues addressed as part of duty to cooperate.
Community and stakeholder involvement	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 Council's Authority Monitoring Report (AMR).	

Appendix 1: Local Development Documents - Detailed Profiles

POLICIES MAP	
Scope and content	
Description	The policies map will identify the area specific proposals and designations as detailed in the policies of the Local Plan. This will be shown on an Ordnance Survey base map to ensure the extent of policies is clear to the development industry, public and other stakeholders.
Status	Development Plan Document
Geographical Coverage	District wide
Conformity	Must conform with other Development Plan Documents
Timetable & Milestones	
The Policies map will be produced in line with the timetable of the Local Plan and policies which are location specific. The Policies Map will be updated accordingly when any further Development Plan Documents are adopted (e.g. Neighbourhood Plans).	
Arrangements for Production	
Resources and management arrangements	Prepared by the Policy Team. Members steer provided by working group with key stages agreed at Executive/Full Council as required.
Community and stakeholder involvement	In accordance with the Town and Country Planning (Local Planning) (England) Regulation 2012 and as set out in the Council's Statement of Community Involvement.
Post-Production	
The Policies Map should reflect the geographical extent of relevant Development Plan Policies. Future amendments of the Policies Map will be dependent on the outcome of monitoring and review of the Local Plan and other Development Plan documents.	

Appendix 1: Local Development Documents - Detailed Profiles

COMMUNITY INFRASTRUCTURE LEVY REVIEW	
Scope and content	
Description	Sedgemoor adopted its Community Infrastructure Levy (CIL) in 2015. 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. Following changes to the CIL regulations in September 2019 the Council intend to review CIL charging rates and coverage.
Status	CIL Charging Schedule
Geographical Coverage	District wide
Conformity	Local Plan, Infrastructure Delivery Strategy, NPPF, Practice Guidance
Timetable & Milestones	
Commence work on evidence base and options	January 2020 - March 2020
Early Engagement	March 2020 - April 2020
Publication of draft charging schedule	May 2020 - June 2020
Submission for Examination	July 2020
Examination Hearings Period	September 2020
Adoption and Publication	December 2020
Arrangements for Production	
Resources and management arrangements	Prepared by the Policy team in conjunction with other Council services and consultant expertise where required. Members steer provided by working group with key stages agreed at Executive/Full Council as required. Emerging charging schedule will be based on development proposals in Local Plan, updated viability assessments and Infrastructure Delivery Strategy.
Joint working	Joint working with adjacent Local Authorities. Strategic planning issues addressed as part of duty to cooperate.
Community and stakeholder involvement	In accordance with the CIL Regulations as amended and the Council's SCI.
Post-Production	
Sedgemoor 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 through the forthcoming Annual Funding Statements.	

Appendix 2: List of adopted Supplementary Planning Documents

Appendix 2: List of adopted Supplementary Planning Documents

- Bridgwater Strategic Flood Defence SPD (Although superseded by CIL this remains relevant background information)
- Economic Development SPD
- Eastover SPD
- Hinkley Point C Project SPD
- Isleport 2 Business Park SPD
- Landscape Assessment and Countryside Design Summary SPG
- Meads SPD
- Planning Guidance on Space for Sport and Play SPG
- Puriton Energy Park SPD
- Travel Planning SPD and Somerset Parking Strategy
- Cheddar Gorge Design Guide SPD
- Guidelines for Horse-related Development for the Mendip Hills AONB SPD
- Agricultural Building Design Guidelines for the Mendip Hills AONB SPD
- Allerton Village Design Statement SPD
- Catcott Village Design Statement SPD
- Compton Bishop Village Design Statement SPD
- Cossington Village Design Statement SPD
- Chilton Polden Village Design Statement SPD
- Edington Village Design Statement SPD
- Othery Village Design Statement SPD
- Over Stowey Village Design Statement SPD
- Shapwick Village Design Statement SPD
- Spaxton Village Design Statement SPD
- Wedmore Village Design Statement SPD