



South Somerset District Council



Local Development Scheme

2013 – 2016

January 2013

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Local Development Scheme 2013 - 2016

1. What is a Local Development Scheme?

The Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011, requires local planning authorities to prepare and maintain a Local Development Scheme (LDS). The LDS is a timetable for the production of the District's Local Plan, Development Plan Documents and Supplementary Planning Documents.

This LDS has been produced to give local residents and other stakeholders information about:

- The local development plan documents the district council will be preparing over the next three years,
- The subject matter and geographical area to which the plans relate; and
- The timetable for the preparation, adoption and revision of the plans.

It is important that plans for the future development of the district are produced in a timely and efficient manner, as if they are not, development which is crucial to the social, economic and environmental well-being of the district and its residents may be delayed or abandoned, and the co-ordination of development and infrastructure provision may be difficult to achieve.

The approved South Somerset Local Development Scheme 2007-2010, is now out of date and needs to be reviewed to cover the next three years (April 2013- March 2016), and to set out how the Council will prepare the documents that are required to support the publication and delivery of the Local Plan.

2. The Development Plan for South Somerset

The development plan, which sets out the planning policy framework for South Somerset, currently comprises:

- Regional Planning Guidance for the South West (RPG 10),
- Saved Policies of the Somerset and Exmoor National Park Joint Structure Plan Review (adopted April 2000),
- Saved Policies of the South Somerset Local Plan (adopted April 2006),
- Somerset Minerals Local Plan (2004); and
- Somerset Waste Local Plan (2005).

Changes to the development plan and the tiers within it, have been proposed for a number of years. In September 2004, through the Planning and Compulsory Purchase Act 2004, the Government announced their intention to abolish Structure Plans. They were to be replaced with a Regional Spatial Strategy (RSS) and Local Development Framework (LDF). In light of this, in 2007, the Government saved all of the policies (except Policy 53) of the Somerset and Exmoor National Park Joint Structure Plan Review pending the adoption of the RSS.

In July 2010, the coalition Government announced further changes, namely that Regional Spatial Strategies were to be revoked, and the Localism Act 2011 has made provision for the revocation of Regional Spatial Strategies and Structure Plans. The intention is that Local Plans and Neighbourhood Plans will then form the development

plan. Until legislative changes are enacted, development plan documents must be in general conformity with the regional strategy (RPG10) and the emerging South West Regional Spatial Strategy (RSS) although never adopted, remains a material consideration.

Minerals and Waste Local Plans will remain in place until they are fully replaced by the Minerals and Waste Local Development Framework and its associated Development Plan Documents. Somerset County Council is in the process of replacing the Local Plans - the Somerset Minerals Plan is currently at Preferred Options stage and the Waste Core Strategy DPD was submitted to the Secretary of State in March 2012.

The South Somerset Local Plan (1991-2011) was adopted in April 2006 and "saved" under the Planning and Compulsory Purchase Act 2004 regulations, which effectively extends the life of the policies within the Local Plan until they are replaced through Local Development Documents. All policies except the following six policies currently remain saved: EU1, EU2, EU5, HG5, HG13 and HG14 until the Local Plan 2006-2028 replaces them.

The Government's National Planning Policy Framework (NPPF) paragraph 215 indicates that due weight should be given to the Saved Local Plan Policies in accordance to their degree of consistency with the NPPF. Therefore the Saved Local Plan policies can be used for decision making if they are in line with the NPPF, but if they are not, the NPPF policies take precedence.

The Localism Act 2011 introduced provisions to allow communities to set out their own policies in relation to the use and development of land in their areas through Neighbourhood Plans. The Localism Act requires that the Council provides support to those communities who wish to produce Neighbourhood Plans.

3. South Somerset's Local Plans

The Local Planning Authority is charged with producing a portfolio of individual planning documents, which will set the context for delivering the spatial planning strategy for the District. This includes Local Development Documents consisting of two types:-

- Development Plan Documents (DPDs)
- Supplementary Planning Documents (SPDs)

The main difference between the two types of document relates to the level of consultation required and thus the weight given to each type of plan. The other significant difference is the requirement for an independent examination of DPD.

There are three other documents typically included in the Portfolio, and these are:

- The Local Development Scheme (LDS),
- The Statement of Community Involvement (SCI), and
- The Annual Monitoring Report (AMR).

Each type of planning document is explained in more detail below:

Development Plan Documents

Development Plan Documents set out policies and proposals and have development plan status and therefore have full weight in the determination of planning applications. They will be subject to community involvement and Sustainability Appraisal/Strategic Environmental Assessment throughout their preparation and will have independent

assessment at an examination by an Inspector. The main types of DPD, which local planning authorities should prepare, include the Local Plan, Allocations DPD, Area Action Plans and Proposals Map. The full list of proposed DPDs to be produced within this LDS period is set out in Section 6 and timetables in appendix 1.

Supplementary Planning Documents

The preparation of a number of supplementary planning documents (SPDs) will be essential in providing the necessary guidance and delivery support for a number of key areas of the District's Local Plan. SPDs have the advantage of being quicker to prepare and do not require independent examination, they will however be subject to community involvement and where appropriate Sustainability Appraisal/Strategic Environmental Assessment during preparation. The full list of proposed SPDs to be produced within this LDS period is set out in Section 6 and timetables in appendix 1.

Local Development Scheme

This document is the South Somerset Local Development Scheme (LDS), a 3-year programme for preparing the policies and proposals that will guide future planning decisions in the District. The LDS will be regularly rolled forward.

Statement of Community Involvement

The Statement of Community Involvement (SCI) sets out the Local Planning Authority's policy for involving the community in the preparation and revision of all Local Development Documents and development management decisions. The South Somerset SCI was adopted in July 2007; it sets out when and how the community will be involved in planning and was the subject of an independent assessment by an Inspector at an Examination. The SCI can be viewed on the Council's website at: <http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/local-development-framework/statement-of-community-involvement/>

Annual Monitoring Report

The Annual Monitoring Report (AMR) assesses the implementation of the Local Development Scheme and the extent to which the policies in the Local Development Documents are being achieved. The latest AMR is available from the Council's website at: <http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/local-development-framework/annual-monitoring-report/>

4. Links with Other Strategies and Plans

The key to the Local Plans and especially the District Wide Local Plan is the establishment of links and general conformity between individual Local Development Documents and other strategies and plans.

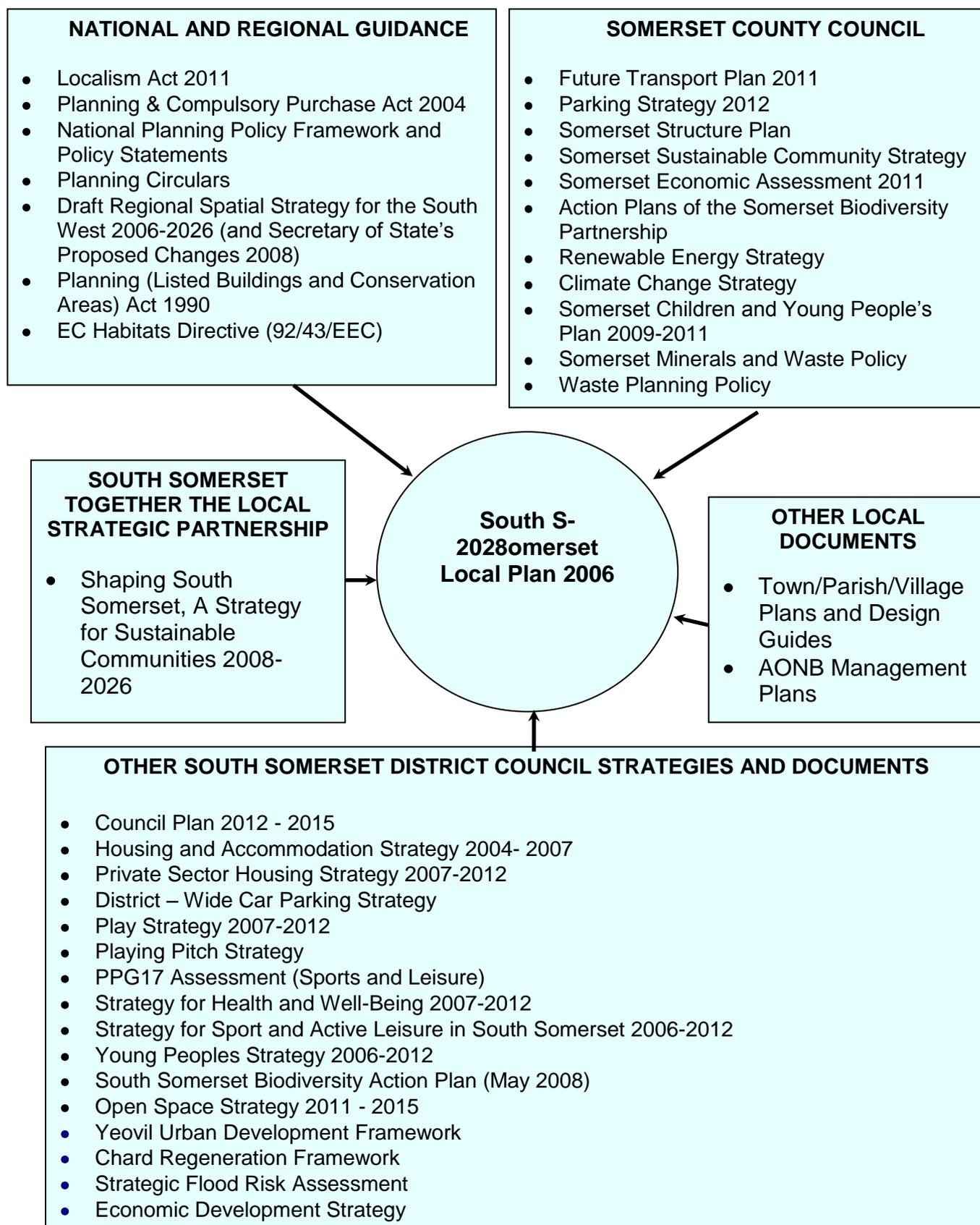
The Government's early intentions for Local Plans was that they should give spatial expression to those elements of the Sustainable Community Strategy that relate to the use and development of land. To this end the priorities identified in this LDS have had regard to the Council's Sustainable Community Strategy for 2008-2026 "Shaping South Somerset: A Strategy for Sustainable Communities". Whilst this is no longer a Government requirement there are clear benefits in this link.

Additionally in establishing a long term vision and strategic direction, the LDS has also had regard to the Council's priorities identified in the Council's Plan 2012-2015 "Our Plan - Your Future".

Local Development Documents will also link to other local strategies, including the Council's Housing and Accommodation Strategy, Economic Development Strategy, and Playing Pitch Strategy. Additionally, LDD's will help to implement the strategies produced by other bodies such as the County Council's Future Transport Plan. The central and most strategic Development Plan Document that the Council is producing is the Local Plan and the linkages between this Plan and other Strategies and plans is shown in Figure 1 on the next page

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Figure 1: Local Plan 2006 – 2028 – links with other strategies and plans



5. South Somerset Local Development Scheme 2007/10 (Sept 2007)

The original Local Development Scheme (LDS) was approved in September 2007 and covered the period April 2007 to March 2010. Whilst it is out of date, it is the starting point for the new LDS which will cover the period April 2013 to March 2016.

The original LDS comprises:

- The South Somerset Local Plan
- Statement of Community Involvement
- Core Strategy DPD
- Yeovil Town Centre Area Action Plan
- Annual Monitoring Reports

The publication of Planning Policy Statement 12 (PPS12, now replaced by the NPPF) in 2008 amended the requirements for local spatial planning. Core Strategies were identified as the principal DPD and therefore the production of the South Somerset Core Strategy DPD became the primary focus for the Spatial Planning team at the expense of the other documents in the LDS, and also resulted in a delay to the LDS review whilst the Core Strategy (now Local plan) was given full focus.

Progress on the current LDS comprises:

- The South Somerset Local Plan policies have been saved as previously explained.
- The Statement of Community Involvement was adopted in July 2007.
- The Core Strategy DPD (now the emerging Local Plan) is proceeding through its final stages to adoption (at the time of writing).
- The Town Centre Area Action Plan DPD for Yeovil has not yet been delivered as resources have not been forthcoming
- Annual Monitoring reports have been produced each year, the most recent being the 7th AMR for April 2010 to March 2011, published in early 2012.

Earlier drafts of the LDS included a Chard Town Centre Area Action Plan. This has however been taken forward outside of the Development Plan process in the Chard Regeneration Framework, with the key elements interpreted in the emerging Local Plan.

The starting point for this updated LDS is the adopted documents, such as SCI and the on-going work on the Local Plan.

6. The South Somerset Local Development Scheme 2013 - 2016

This document is the South Somerset Local Development Scheme (LDS), a programme for preparing the policies and proposals that will guide future planning decisions in the District. It sets out:

- The documents that currently form the development plan for the purposes of planning in South Somerset
- The Local Development Plan Documents that the Council will produce during **April 2013 - March 2016**
- Which local Development Plan documents will be part of the statutory development plan and which will be Supplementary Planning Documents and the timetable for their preparation and review
- How progress will be monitored and reviewed; and
- The resources that will be used in the preparation of local Development Plan Documents

Whilst inclusion of SPDs is no longer a requirement of a local Development Document they have been included in the Scheme in order to present the widest extent of forward plan work proposed by the Council.

The Local Development Scheme serves two main purposes:

- It provides the starting point for the community to find out what the local planning authority's policies are for the area, as it will set out the documents that currently form the development plan for the planning of the area.
- It sets out the programme for the preparation of Local Development Documents over a three year period, including timetables that will tell people when various stages in the preparation and review of any particular Local Development Document will occur.

Scope and Structure

Development Plan Documents and Supplementary Planning Documents

The following projects consisting of DPDs and SPDs are to be undertaken to ensure the community and Council's vision and objectives are achieved in the initial three year horizon of the Scheme (and through subsequent updates):

- The South Somerset Local Plan 2006-2028 DPD
- Site Allocations and proposals Map (DPD)
- Yeovil Sustainable Urban Extension Master Plan (DPD)
- Gypsy and Traveller Site Allocations (DPD)
- Town Centre Boundaries and Primary/Secondary Shopping Frontages (DPD)
- Green Infrastructure Strategy (SPD)
- Landscape Strategy (SPD)
- Historic Heritage Strategy (SPD)
- Annual Monitoring Report (LDD)

The programme reflects the Council's priorities and evolve naturally from work undertaken on the Council's Local Plan. The Council continues to prioritise the preparation of the Local Plan, as this document will be the overarching district wide strategy and will provide a vision for the future of the District as a whole and for specific places. The Site Allocations DPDs (the three immediately following the Local Plan in the list above) need to follow closely the production of the Local Plan in order to enable the refinement of the identified growth settlements and broad locations into specific sites to provide public and developer alike with the appropriate certainty of plan. The Town Centre Boundaries and Primary/Secondary Shopping Frontages DPD is promised in the Local Plan in order to refine again on a spatial basis important retail policy.

The Supplementary Planning Documents proposed are all signalled within the Local Plan and are required by the NPPF. Production of the Annual Monitoring Report is a statutory requirement.

The Yeovil Town Centre Area Action Plan (DPD) has not been carried forward into this LDS (2013-16) as it is considered that the amount of work required to produce the DPD is considerable and would render the LDS unachievable with the existing resources. It is still considered appropriate to produce the DPD, and it will be considered as a priority in the next LDS review.

Appendix 1 sets out the schedule of proposed Local Development Documents to be prepared by South Somerset District Council between April 2013 and March 2016. The appendix sets out the titles of the documents and presents their timetabling over the next three years.

The above programme and their actual timings shown in appendix 1 reflects the Council's priorities at present but may need to be reviewed if there becomes a pressing need to programme any new LDD or proceed with one established LDD quicker than another.

More detailed information on each of the Local Development Documents is set out in the profiles in appendix 2.

Statement of Community Involvement

The Statement of Community Involvement was adopted in 2007. Whilst its terminology is now not current in some places in the light of new legislation and the publication of the NPPF its contents remain current, appropriate and robust. It is intended to publish an amended version of the Statement of Community Involvement to update its terminology for ease of use but its substantive contents will remain unchanged.

Annual Monitoring Reports

The Council is required to make an Annual Monitoring Report available to the community to provide feedback on the performance of planning policies and whether their intended aims are being achieved. In particular the Report should:-

- Review progress on Local Development Documents and Supplementary Planning Documents against the Local Development Framework Timetable
- Assess the extent to which policies are being implemented.
- Include a review of the Local Plan housing trajectory in particular to assess the implementation of housing supply policies
- Where policies are not being implemented, explain why and what should be done (including amendment and replacement)
- Review LDDs and SPDs and whether their timetabling needs to change in the light of changing circumstances and whether new Documents needs to be drafted

The last Annual Monitoring Report was produced in January 2012 and was the seventh the Council has produced and covered the period April 2011 – March 2012. Until this year and the introduction of the Localism Act the Report was submitted to Central Government. This is no longer a requirement although there is still the requirement on the Council to produce an Annual Monitoring Report for Community scrutiny.

The monitoring of policies is central to the development of planning policy and implementation. It is conducted by the Spatial Policy Team throughout the year but with particular emphasis in spring for housing figures and autumn for employment and retail data and just before Christmas for the actual compilation of the Report (and formerly submission at year end to Government). With the end of the requirement for submission it is intended to publish relevant individual parts of the annual monitoring report at the time that the information is produced. This more reflects the nature of the monitoring year, provides information for the community earlier and is less onerous on staff resources.

Community Infrastructure Levy Charging Schedule

The Council is at the time of writing actively progressing the introduction of a Community Infrastructure Levy (CIL) for South Somerset and has published a draft preliminary Charging Schedule and received representations on it that it is currently considering. It is expected that these will be thoroughly appraised with continued dialogue with the development industry and other stakeholders and an amended draft Charging Schedule produced with updated viability evidence as required for consultation next June. This will enable the subsequent examination and adoption process to be concluded early in 2014 and in time for the legislative end date for the existing section 106 obligation legal agreements (April 2014).

The Council has already produced an Infrastructure Delivery Report demonstrating that there is a funding gap associated with the overall Local Plan development proposals requiring funding and this should be updated during the latter course of 2013 so that it will be current for consideration of CIL expenditure priorities. Initial work on revising the Infrastructure providers' information form and updating the stakeholder database will be undertaken early in 2013 so that the Council can then re survey infrastructure providers during the latter part of 2013 and early 2014 and collate the report in time for the prospective introduction and application of CIL in early 2014.

Evidence base and other documents

Sustainability Appraisal (incorporating Strategic Environmental Assessment)

To ensure sustainability is at the heart of planning policy formation, the local development documents are subject to Sustainability Appraisal that meets the requirements of the Strategic Environmental Assessment (SEA) Directive. This enables the potential social, economic and environmental implications of policies to be appraised to ensure that sustainability issues are identified and addressed early on.

Habitats Regulation Assessment

Under European legislation, the District Council is required to consider whether the Local Plan would be likely to have a significant effect on the integrity of any internationally designated sites. Relevant sites in South Somerset are Bracket's Coppice SAC an important wildlife site for bats, and Somerset Levels and Moors Ramsar/SPA.

The Habitats Regulation Assessment was published in June 2012, and suggested policy changes to the emerging Local Plan were endorsed on 15th June 2012.

Evidence Base

There has been significant progress in developing the evidence base to inform the preparation of the South Somerset Local Plan. A detailed list of evidence base can be found in Appendix 1 of the Proposed Submission Local Plan, or on the Council's website at:<http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/evidence-base/>

The evidence base will evolve over time and as the LDS progresses. Important additions to the evidence base at the time of writing include a review of the Gypsy and Traveller Accommodation Assessment (2011) because it only addresses the need up to 2020. This will be undertaken in this LDS period as part of the early work on the Gypsy and Traveller Site Allocations DPD. The Strategic Housing Market Assessment (SHMA) was published in 2009, given that there is an expectation to review the document every

five years, this will need to be done within the timeframe of this LDS. A full call for sites is currently being undertaken for the Strategic Housing Land Availability Assessment (SHLAA), this will continue into 2013, with the report due to be completed by end of April 2013.

Neighbourhood plans

With the advent of the Localism Act 2011 local communities can now produce neighbourhood plans and the Local Planning Authority is required to support such activities. In particular the Council must consider conformity issues with the Local Plan, agree areas that a Neighbourhood Plan can cover, provide technical advice and guidance on evidence gathering and sustainability appraisal, consider legal compliance, appoint an examiner and fund any examination and then organise a referendum and at the end of the process adopt the Neighbourhood plan. At the present time the number and nature of neighbourhood plans is unknown (nor the extent of central Government financial or other support). Until such time the resource support can only be identified as a potential in general terms as it is shown in appendix 1. There is the possibility that the decisions of local councils will impact on the Council's ability to deliver the Local Development Scheme. It will be for the Council to monitor this work and its potential impact and to manage it in such a way as the scheme and District Council's planning aspirations can be achieved in principle.

7. Resources

Current Spatial policy Team consists of

Spatial Policy Manager
3 FTE planning Policy Officers
1 strategic monitoring and Planning Policy officer
1 planning assistant
1 strategic transport officer
0.7 FTE Climate Change Officer

To be supplemented by 1 temp planning policy officer for 1 year from start of 2012 and a part time planning intern for 9 months from October 2012

Spatial Policy Team has commitments other than Local Development Framework for

- Support for Development Management including advice and evidence provision at appeal
- Contribution to Somerset Local Transport Plan and specific projects such as Yeovil, Transport Strategy review, Car Parking Strategy et al
- Contribution to corporate projects such as Open Space Strategy
- Duty to co-operate with neighbouring authorities
- Responding to national, regional and local policy initiatives
- Compilation and maintenance of evidence base for Local plan and wider corporate uses
- Neighbourhood planning support
- Infrastructure Delivery Plan update

In addition other Council officers will input as appropriate to fulfil those wider corporate aspects of the various plan documents. The Conservation Manager and Principal Landscape Officer will be a key resource to deliver the respective strategies identified.

The Green Infrastructure Strategy team pursuing that particular document will be a corporate team and wider than the Spatial Policy Team but the latter will still be expected to lead and have a key co-ordinatory role.

The Gypsy and Traveller Site Allocations DPD may be pursued as a Joint DPD dependant on the outcome of a Joint Gypsy and Travellers' Accommodation Assessment update and whether there is an identified 5 year supply of Gypsy and Traveller sites in all Districts. If a Joint DPD ensues then and will be undertaken by a wider Spatial Policy resource and it will be a matter for subsequent discussion with partner authorities how the work is shared. There is limited resource for such supplementary consultant/temp staff support. Potential resource is identified as:-

- Local Plan reserve
- Ongoing Local Plan budget
- Remaining eco town budget earmarked for Urban extension masterplan of £124,553 at time of writing
- Potential English Heritage grant support for Historic Heritage strategy (at the time of writing to be pursued)
- Government financial support for neighbourhood planning (of up to £30,000 per plan, although only indicated for 2012/13 and future years support yet to be announced with only £5,000 expected to be spent on resource with the rest used for Examination costs and potential referendum)

8. Protocol for Reviewing the Local Development Scheme

Once this South Somerset Local Development Scheme takes effect, the Council will:

- Make copies available during working hours at the Council Offices, Brompton Way, and the Area and Community offices;
- Publish it on the Council's website, www.southsomerset.gov.uk;
- Issue a press release;
- Send copies of it to key stakeholders.

The submitted version of the South Somerset Local Development Scheme will be reviewed and rolled forward to take account of progress on the programme and monitoring of the evidence base and adopted policies. The Annual Monitoring Report (now to be published on a continuous basis will be particularly relevant in this regard. Review will be the responsibility of the Project Management Board and requiring a triennial replacement Scheme (or earlier if in the opinion of the Board events and circumstances dictate differently). Any replacement scheme would need to be submitted to the Council's District Executive for approval.

This current Local Development Scheme is predicated on the content of the Proposed Submission Local Plan 2006 – 2028 and on a decision to proceed with CIL. It will therefore require an early review in the light of the Local Plan Examination Inspector's report and in the event that Members determine not to proceed with CIL in spring of next year 2013 when they consider the outcome of consideration of representations on the draft Preliminary Charging Schedule.

9. Risk Assessment

The Council recognises that there are risks in delivering the documents set out in the Local Development Scheme; some are within the Council's control and some are not. In preparing the LDS, the Council has identified the main areas of risk and their impacts, and ways of overcoming them in order to ensure that the programme in the Local Development Scheme can be delivered.

Area of risk	impact	Mitigation
Adequate staff resources	Unable to complete LDDs on time and to a decent standard.	<ul style="list-style-type: none"> ➤ Employ temporary staff/consultants subject to availability of resources ➤ Provide satisfying work, a supportive environment and opportunities for personal development. ➤ Use staff from other services in the Council. ➤ Joint working with other Authorities.
Adequate staff resource to undertake a Gypsy and Traveller site allocation DPD alongside other site allocation DPDs in the programme	Risk of programme slippage.	<ul style="list-style-type: none"> ➤ Articulate merits of joint approach addressing the nomadic lifestyle of the population of interest ➤ Undertake a county wide Gypsy and Traveller Accommodation Assessment ➤ Utilise wider staff resource from within the Council.
Council procedures and Corporate commitment	Risk of programme slippage.	<ul style="list-style-type: none"> ➤ Member/Officer steering group (LDF Project Management Board) to oversee the plan production process.
Funding pressure on resource	Loss of resource and reduced ability to deliver Scheme	<ul style="list-style-type: none"> ➤ Provision of scheme to influence budgetary decisions
Neighbourhood Planning	Staff resource required to provide technical advice and support to town and parish councils.	<ul style="list-style-type: none"> ➤ Maintain close contact with town and parish councils to ascertain the scale of work required. ➤ Consider extent to which neighbourhood plans can deliver the Council's LDS ➤ Seek government funding for resource should it be confirmed
Capacity of the Planning Inspectorate (PINS)	PINS unable to meet demand for DPD examination, leading to a delay in adopting the plan.	<ul style="list-style-type: none"> ➤ Programme for DPD production, and any revisions, will be provided to PINS as early as possible. ➤ Early informing PINS of Plans and regular liaison

Area of risk	impact	Mitigation
Soundness of DPDs	Lack of an up to date development plan for the District.	<ul style="list-style-type: none"> ➤ Robust community engagement and evidence gathering. ➤ Close engagement with key stakeholders and PINS. ➤ Acting on pre submission PINS advise
Evidence base	Lack of up to date evidence base affecting soundness of Plan	<ul style="list-style-type: none"> ➤ Ensure all policy and proposal can be justified with evidence ➤ Continual review of evidence base
Legal challenge	Lack of an up to date development plan for the District.	<ul style="list-style-type: none"> ➤ Ensure DPD's have been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and are 'sound'. ➤ Robust community engagement and evidence gathering. ➤ Acting on pre submission PINS advise
Programme slippage	Delay in preparing LDDs.	<ul style="list-style-type: none"> ➤ Use past experience of LDS preparation. ➤ Use project management methods. ➤ Allow for some contingency in the programme.
Legislative change	Delay in preparing LDDs. LDDs identified in the LDS no longer consistent with national policy/legislation.	<ul style="list-style-type: none"> ➤ Regular review of planning legislation and guidance. ➤ Review LDS and consider whether LDDs need to be prioritised or new ones added.

Appendix 1 Proposed Local Development Documents 2013 – 2016

Local Devt. document	2013												2014												2015												2016		
	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
Local Plan 2006 – 2028				5			6			7																													
Site Allocs & prop map					1					2					3				4				5				6			7									
Yeovil Sust Urban Extn					1					2					3				4				5				6			7									
Gypsy/ Traveller Site Allocations												1				2						3				4			5			6			7				
Town centre & frontages																											1						2			3			
CIL charging Sch and IDP update						B	C				D	E		F	G																								
Green Infrastructure Strategy									a									b					c	d															
Historic Heritage Strategy	a					b					c	d																											
Landscape Strategy					a					b						c	d																						
Annual Monitoring report	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O
Neighbourhood Plans	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O

(Legend on following page)

Legend

Development Plan Documents – DPDs

1. Initiation, evidence gathering and early engagement
2. Issues and option report publication (and consultation and consideration)
3. Draft report publication (and consultation and consideration)
4. Submission
5. Examination commencement
6. Inspectors report received
7. Adoption and publication of final document

Charging Schedule and Infrastructure Delivery Plan Update

- B Publication of draft Charging Schedule
- C Call for information on infrastructure and collation/clarification of requirement
- D Examination
- E Inspector's report
- F adoption of Charging Schedule
- G publication of revised database and IDP report

Supplementary Development Plans - SPDs

- a. Initiation, evidence gathering and early engagement
- b. Publication of draft SPD
- c. Amendment of SPD following consideration of representations
- d. Adoption and publication of SPD

Annual Monitoring Report and neighbourhood planning support

- O Continuous effort

Appendix 2 New Local Development Documents – Initial Profiles

The profiles set out below are very much initial indications of the work required, working arrangements and resource assets needed in order to produce the plans identified. Each of these DPDs or SPDs will be the subject of the more rigorous Council project planning methodology prior to their initiation and the details indicated below and potential timings as set out in appendix 1 may well change in consequence.

South Somerset Local Plan DPD

Description	Formerly Core Strategy and setting out District Wide policies and proposals for development
Geographic coverage	District
Status	Development Plan Document
Joint working	Some evidence base prepared jointly e.g. Strategic Housing market Assessment
Timetable	See appendix 1
Production	
Lead officer	Asst Director Economy
Political management	Project Management Board informing District Executive and Full Council
Internal resource	Spatial Policy team
External resource	Consultants used for Strategic Housing Market Assessment and affordable housing viability assessment; CIL evidence base and Infrastructure Delivery Plan; noise contours at Ilchester; Housing Growth Requirement and Role and Function reports; Support for Appropriate Assessment and Sustainability Appraisal; Housebuilder and Registered Social landlord engagement in the Strategic Housing land Availability Assessment (SHLAA) and Somerset County Council and Consultants support for transport modelling of Yeovil.
Stakeholder resource	Support as above on SHLAA and Transport modelling
Community and stakeholder engagement	Early engagement through dataroom and workshops and statutory consultation requirements met.

Site allocations and proposals map DPD

Description	Refinement of general growth proposals for market towns and rural centres in Local Plan into specific site allocations shown on a proposals map
Geographic coverage	Market towns and rural centres where overall growth requirements yet to be met by commitments.
Status	Development Plan Document
Joint working	None
Timetable	See appendix 1
Production	
Lead officer	Asst Director Economy
Political management	Project Management Board informing District Executive and Full Council
Internal resource	Spatial Policy team lead and supported by Area Teams
External resource	None
Stakeholder resource	Town and parish Councils, prospective developers and local stakeholders and community groups
Community and stakeholder engagement	Town and Parish Councils, prospective developers and local stakeholders and community groups

Yeovil Sustainable Urban Extension Masterplan DPD

Description	Refinement of identified area and key elements of Yeovil Urban Extension into an identified site allocation shown on a proposals map and development of specific policies for development including policies to achieve a garden suburb
Geographic coverage	Within
Status	Development Plan Document
Joint working	None
Timetable	See appendix 1
Production	
Lead officer	Asst Director Economy
Political management	Project Management Board informing District Executive and Full Council
Internal resource	Spatial Policy team
External resource	Consultant support funded by identified remaining eco town fund grant
Stakeholder resource	Town and Parish Councils, prospective developers and local stakeholders and community groups
Community and stakeholder engagement	Town and Parish Councils, prospective developers and local stakeholders and community groups

Gypsy and Traveller Site Allocations DPD

Description	Identification of site allocations to deliver Gypsy and Traveller site requirement and shown on proposals map
Geographic coverage	District wide but may be County Wide
Status	Development Plan Document
Joint working	Somerset County and Somerset District Councils to produce a joint evidence base update and possibly subsequent joint Development Plan Document
Timetable	See appendix 1
Production	
Lead officer	Asst Director Economy for South Somerset
Political management	Project Management Board informing District Executive and Full Council but will be reviewed under Duty to Co-operate arrangements in place following consideration of output of County wide Accommodation Assessment.
Internal resource	Spatial Policy Team lead and supported by Strategic Housing Team and Area South Team
External resource	Other District Council and County Council officers and Consultant's for the Gypsy and Traveller Accommodation Assessment precursor
Stakeholder resource	Gypsy and traveller community and Town and Parish Councils and local stakeholder and community groups
Community and stakeholder engagement	Gypsy and traveller community and Town and Parish Councils and local stakeholder and community groups

Town centre Boundaries and Primary/Secondary shopping frontages DPD

Description	Identification of town centres to which town centre policies apply and primary and secondary retail frontages and shown on proposals map. Refinement of town centre local plan policy with reference to spatial delineations
Geographic coverage	Yeovil, Market towns and Rural Centres
Status	Development Plan Document
Joint working	None
Timetable	See appendix 1
Production	
Lead officer	Asst Director Economy
Political management	Project Management Board informing District Executive and Full Council
Internal resource	Spatial Policy Team leading and supported by Area Teams and economic regeneration team
External resource	Retained Retail Consultants reviewing future growth potential
Stakeholder resource	Town and Parish Councils, chambers of trade/commerce, prospective developers and local stakeholders and community groups
Community and stakeholder engagement	Town and Parish Councils, chambers of trade/commerce, prospective developers and local stakeholders and community groups

Charging Schedule and Infrastructure Delivery Plan Update

Description	Charging schedule presenting Levy charges to apply to new development and update of Infrastructure Delivery Plan information to inform the subsequent application of funds gathered
Geographic coverage	District
Status	Charging Schedule (Under Community Infrastructure Levy Regulations)
Joint working	None
Timetable	See appendix 1
Production	
Lead officer	Asst. Director Economy
Political management	Project Management Board informing District Executive and Full Council
Internal resource	Spatial Policy Team, Development Management and Economic Development (in particular Development Valuer)
External resource	Landowners, developers and agents
Stakeholder resource	Town and Parish Councils, prospective developers and local stakeholders and community groups. Environment Agency, Public Utilities and Infrastructure Providers including Highways Agency and Community and Social Infrastructure providers including Somerset County Council, Primary Health Care Trust et al
Community and stakeholder engagement	Town and Parish Councils, prospective developers and local stakeholders and community groups. Environment Agency, Public Utilities and Infrastructure Providers including Highways Agency and Community and Social Infrastructure providers including Somerset County Council, Primary Health Care Trust et al

Green Infrastructure Strategy SPD

Description	Strategy presenting open space standards for all categories of open space together with public accessibility standards and policies relating to protection from development and potential alternative or combined land uses of the open space and management for all forms of non-agricultural/horticultural open space. Protection and promotion of biodiversity and clarification of mutual management opportunities and potential conflict resolution will form part of the suite of planning policies and management proposals.
Geographic coverage	District
Status	Supplementary Planning Document
Joint working	None
Timetable	See appendix 1
Production	
Lead officer	Asst. Director Economy
Political management	Project Management Board informing District Executive and Full Council
Internal resource	Spatial Policy Team, Community health and leisure Team and Street Scene Team
External resource	Somerset County Council (network project providing information on Biodiversity)
Stakeholder resource	Town and Parish Councils, prospective developers and local stakeholders and community groups and English nature
Community and stakeholder engagement	Town and Parish Councils, prospective developers and local stakeholders and community groups and English nature

Historic Heritage SPD

Description	A positive strategy for the conservation and enjoyment of the historic environment including heritage assets at risk through decay and neglect
Geographic coverage	District
Status	Supplementary Planning Document
Joint working	None
Timetable	See appendix 1
Production	
Lead officer	Asst Director Economy
Political management	Project Management Board informing District Executive and Full Council
Internal resource	Spatial Policy Team and Conservation Team
External resource	English Heritage
Stakeholder resource	Town and Parish Councils, prospective developers and local stakeholders and community groups and English Heritage
Community and stakeholder engagement	Town and Parish Councils, prospective developers and local stakeholders and community groups and English Heritage

Landscape Strategy SPD

Description	A positive strategy planning for the protection and enhancement and management of landscapes and in particular those of significance
Geographic coverage	District
Status	Supplementary Planning Document
Joint working	None
Timetable	See appendix 1
Production	
Lead officer	Asst Director Economy
Political management	Project Management Board informing District Executive and Full Council
Internal resource	Spatial Policy Team and Conservation Team
External resource	English Nature
Stakeholder resource	Town and Parish Councils, prospective developers and local stakeholders and community groups and Natural
Community and stakeholder engagement	Town and Parish Councils, prospective developers and local stakeholders and community groups and English Nature