

Mendip District Council
Local Development Scheme
2017-2020

Draft - v1

DRAFT MENDIP LOCAL DEVELOPMENT SCHEME – JANUARY 2017

Background

1. A Local Development Scheme (LDS) sets out the development plan documents in force in Mendip and the future programme for updating them. It covers the period from 2017-2020.
2. This LDS replaces the previous version agreed in November 2013 and comes into effect on....
3. The LDS will be reviewed and updated each year. At present national planning guidance on plan-making is under review and the LDS may need to be amended in the next six months to reflect procedural changes or government advice.
4. While the LDS is in force, monthly progress and news on the Local Development Plans can also be found on the Mendip website at www.mendip.gov.uk/lds . Progress on Neighbourhood Plans produced by town and parish councils can be found at www.mendip.gov.uk/neighbourhoodplanning. These become part of the Mendip development plan when adopted.
5. The LDS only includes plans which cover Mendip District. There are currently no proposals for joint development plans with neighbouring planning authorities.

Current Development Plan for Mendip

6. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
7. The current development plan for Mendip comprises the following documents and saved policies:
 - Mendip Local Plan Part 1 2006-2029 (adopted 15th December 2014)
 - Somerset Minerals Plan (adopted February 2015)
 - Somerset Waste Core Strategy (adopted 2013)
 - Saved Policy 6 (Bristol/Bath Green Belt) - Somerset and Exmoor National Park Joint Structure Plan Review
 - Saved Policy S&W9 & F10 – sites for education uses - Mendip District Local Plan 2001
 - A Neighbourhood Plan for Frome 2008-2028 (made on 12th December 2016)

A complete and updated list of development plan documents and supplementary planning documents can be found on the Mendip website.

8. The future plan programme will comprise of the following development plan documents.
 - Local Plan Part II – Site Allocations
 - Gypsies and Travellers site allocations
 - Single Local Plan

The scope, evidence base and timetable for key stages of each document are shown on the following pages.

9. Mendip also intend to explore the introduction of a Community Infrastructure Levy. This is not a development plan document but has been included in the LDS

Local Plan Part II – Sites and Policies DPD	
Scope	<p>This document will identify additional housing and employment sites to address the requirements set out in the Mendip Local Plan Part I. It will also update settlement limits of towns and villages identified in Local Plan Part I (Policy CP2).</p> <p>The plan will include a review of formal and informal green spaces and identify Local Green Spaces (as defined in the NPPF). This includes the Open Areas of Local Significance (OALS) subject to Policy DP2.</p> <p>The Plan may also include additional development management policies.</p>
Coverage:	District-wide
Progress to date	An issues and options consultation identifying land promoted for development and environmental constraints was published in October 2015
Conformity:	The National Planning Policy Framework and the Local Plan Part I
Evidence Base	<p>Housing and Employment supply</p> <p>Update to Infrastructure Delivery Plan</p> <p>Sustainability Assessment of site options</p>
Delivery Risks	The DPD will not review the adopted Local Plan Part I housing requirement. This will be confirmed with PINS prior to submission.
Local Plan Part II – Site Allocations - Milestones	
	Dates
Commence work	June 2015
Consultation on an Issues & Options Paper	October 2015
Formal consultation on the Pre-Submission Plan	June 2017
Submission	August 2017
Examination Hearings	October 2017
Inspectors Report	January 2018
Adoption	March 2018

Gypsy and Traveller Site Allocations DPD	
Scope	This document will identify sites and solutions to address to address the requirements for additional pitches identified in the Gypsy and Traveller Accommodation Assessment and adopted policy DP19
Coverage:	District-wide
Progress to date	Due to start in January 2017
Conformity:	The National Planning Policy Framework and the Local Plan Part I
Evidence Base	Re-survey/ critical review of Accommodation Assessment Call for Gypsy and Traveller sites Sustainability Assessment of site options
Delivery Risks	Plan delivery is dependent on the identification of suitable and deliverable sites. Progress will be reviewed by November 2017 and may then be combined with the Local Plan 'First' review rather than proceed as a separate document.
Gypsy and Traveller site allocations - Timetable and key stages	
	Dates
Commence work	Jan 2017
Consultation on an Issues & Options Paper	June 2017
Decision on rolling document into Single Local Plan	November 2017
Consultation on the Preferred options	January 2018
Formal consultation on Pre-submission plan	May 2018
Submission	Sept 2018
Examination Hearings	Dec 2018
Inspectors Report	March 2019
Adoption	May 2019

Single Local Plan	
Scope	This document will be a partial review of the Local Plan Part 1 (Strategy and Policies). It will test and roll-forward an updated housing requirement against the latest estimates of housing need. The plan will also review development management policies and incorporate additional site allocations as necessary in an updated single Local Plan. Alongside housing requirements, the plan is likely to review the settlement hierarchy and long-term key employment sites.
Coverage:	District-wide
Progress to date	Work to commence following key stages of Local Plan Part II. Due to start in November 2017
Conformity:	With the National Planning Policy Framework
Evidence Base	Plan scoping - this will include a detailed review of the need to update appropriate evidence base studies. Key studies are likely to include the 2016 Strategic Housing Market Assessment and refreshed evidence on employment/retail trends. Other studies may include open space standard and an updated flood risk assessment.
Delivery Risks	Timetable may need to be reviewed to reflect government reforms on plan production and guidance on evidence base studies
Single Local Plan - Timetable and key stages	
	Dates
Commence scoping work	November 2017
Consultation on an Issues & Options Paper	April 2018
Consultation on the Preferred options	September 2018
Formal consultation on a Pre-submission plan	February 2019
Submission	June 2019
Examination Hearings	October 2019
Inspectors Report	January 2020
Adoption	April 2020

Community Infrastructure Levy	
Scope	This document would introduce an infrastructure charge on new development - the Community Infrastructure Levy (or CIL). Charges are set per sq. m of floor space and must be tested through consultation and a specific CIL examination. Initial studies will establish applicable types of uses and rates which could be viable.
Coverage:	District-wide
Progress to date	Due to start in January 2017
Conformity:	The National Planning Policy Framework and the Local Plan Part I
Evidence Base	Viability work to inform a draft charging schedule Update to Infrastructure Delivery schedule
Delivery Risks	The findings of the viability work and government reforms to the CIL regime are under consideration which could directly affect the decision to proceed. The position will be reviewed in Spring 2017.
	Dates
Commence work - update to viability and infrastructure studies	January 2017
Decision to proceed with CIL	April 2017
Draft charging schedule consultation	June 2017
Formal consultation on charging schedule	September 2017
Submission	December 2017
CIL Examination	February 2018
Inspectors Report	April 2018
Adoption of charging schedule	June 2018
Possible date for CIL charging	October 2018

MENDIP DISTRICT COUNCIL - LOCAL DEVELOPMENT SCHEME 2017-2020

	2017												2018												2019												2020																							
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M																			
Local Plan Documents																																																												
Local Plan Part 2	<div style="background-color: #cccccc; padding: 5px;"> 4 5 6 7 8 m </div>																																																											
Gypsy & Traveller DPD	<div style="background-color: #cccccc; padding: 5px;"> 1 2 R 3 4 5 6 7 8 m </div>																																																											
Single Local Plan	<div style="background-color: #cccccc; padding: 5px;"> 1 2 3 4 5 6 7 8 </div>																																																											
Other Documents																																																												
CIL - charging schedule	<div style="background-color: #cccccc; padding: 5px;"> A B C D E F G H S </div>																																																											
Annual Review - LDS	<div style="background-color: #cccccc; padding: 5px;"> x x x x </div>																																																											

Key - Local Plan Documents

- 1 Start of work on DPD
- 2 Issues and Options Consultation
- 3 Preferred Options
- 4 Publication (formal consultation)
- 5 Plan Submission
- 6 Examination Hearings
- 7 Receipt of Inspectors Report
- 8 Adoption
- m Update to Policies Map
- R Review of deliverable sites and decision to progress on incorporate into first review

Key - CIL Community Infrastructure Levy

- A Updated viability and Infrastructure studies
- B Decision to proceed with CIL
- C Draft charging schedule consultation
- D Formal Consultation on charging schedule
- E Submission
- F CIL Examination
- G Inspectors Report
- H Adoption of Charging Schedule
- S Start of CIL charging

The programme does not include allowances for modification consultations as these will depend on representations received
The LDS will be subject to annual review.