

NEXT STEPS

Somerset West and Taunton Council (SWT) has prepared the Wellington Place Plan as a material planning consideration for the preparation of masterplans, pre-application advice, assessing planning applications and any other development management purposes within the area of the Plan.

New Somerset-wide Local Plan

1 April 2023 marks the beginning of a new unitary council for Somerset, replacing the previous two-tier system of county and district councils.

Given these time-scales and the numerous stages in Local, Mineral and Waste Plan preparation, the existing councils (including Somerset West and Taunton Council) will therefore no longer be progressing new plans through the statutory process based on their individual geographies. Existing county and district councils are working closely to scope the content and time-scales for new Development Plan(s) to be prepared in the future as part of the single unitary council. This includes ongoing work to progress and align key evidence base documents. Relevant documents, including an updated Local Development Scheme (LDS) for the new Somerset Council will be published in due course as the councils work through the transitional arrangements.

This means that although Somerset West and Taunton Council is no longer pursuing the Local Plan Review 2040, consulted upon in 2020, the information gathered through the Wellington Place Plan consultation and evidence base will inform the Development Plan(s) for the new Somerset Council. The Wellington Place Plan will also inform the evidence base for new policies and allocations in the Development Plan(s) for the new Somerset Council.

Delivery focus

At a town-wide scale the delivery programme for the Place Plan will be coordinated and led by SWT. SWT's role will be to establish and lead the governance structure, undertake direct activities and infrastructure projects, and coordinate activities undertaken by the private sector and third sector.

Action plan

SWT has prepared an Action Plan which will establish a delivery focus on the priorities and principles in the Place Plan. The Action Plan is set out in the Appendix to this main document.

The Action Plan contains a list of potential actions to realise the vision and objectives set out in the Wellington Place Plan. The time-scales for delivery will be kept under review and align with the new Somerset-wide Local Plan, once adopted.



Accessibility: Designing the public realm (including streets and spaces) and buildings in a way which is inclusive for all people, including those with physical, sensory or cognitive impairments.

Blue Infrastructure: Blue infrastructure usually relates to urban water infrastructure, including ponds, lakes, streams rivers and storm water provision.

Buffer: A buffer is a landscape feature used to protect a sensitive area from the impacts of development .

Community Infrastructure Levy (CIL): The Community Infrastructure Levy (the 'levy') is a charge which can be levied by local authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area.

Convenience Retail: Retail stores selling everyday essential items, such as food and newspapers.

Development: Development is defined under the Town and Country Planning Act 1990 as

“the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land” .

Efficient form factor: The design of a building that is compact and minimises the number of external walls and therefore the amount of heat loss. For example, terraced homes have a more efficient form factor than detached houses.

Evidence base: An evidence base is the evidence that any development plan document, especially a core strategy, is based on. It is made up of the views of stakeholders and background facts about the area.

Fabric-first approach: A sustainable construction strategy that uses energy efficient building materials that minimise heating requirements and local materials with short supply chains.

Greenfield: Land which is yet to be developed.

Green business: An enterprise that has minimal negative impact or positive effect on the environment, community, society or economy.

Green corridor: A strip of land which enables wildlife to bridge habitats in an urban environment which might otherwise be separated by roads or development.

Green Infrastructure: 'Green infrastructure' is a term used to describe the network of natural spaces and corridors in a given area. Green infrastructure assets include open spaces such as parks and gardens, allotments, woodlands, fields, hedges, lakes, ponds, playing fields, coastal habitats, as well as footpaths, cycleways or rivers.

Green wedge: An open area around, and between, parts of settlements which maintains a distinction between countryside and built-up areas. They help to prevent coalescence of adjacent settlements and also have potential to provide areas for active travel, recreation and other functions.

Infrastructure: A collective term for services such as roads, electricity, sewerage, water, children's services, health facilities and recycling and refuse facilities.

Listed Building: Buildings and structures which have been identified by the Secretary of State for National Heritage as being of special architectural or historic interest and which are subject to the law to ensure their protection and maintenance.

Material consideration: A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Meanwhile Use: Meanwhile use of a space refers to the short-term use of temporarily empty buildings or public realm, often during a redevelopment.

Section 106 Legal Agreements (S106): These are legal agreements between Local Authorities and developers; these are linked to planning permissions and can also be known as planning obligations. Section 106 agreements are drafted when it is considered that a development will have significant impacts on the local area that cannot be moderated by means of conditions attached to a planning decision..

Sustainable Drainage Systems: Sustainable drainage systems or 'SuDs' are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. By mimicking natural drainage regimes, SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.

Third sector: The 'third sector' is a term that covers a range of different organisations with different structures and purposes, belonging neither to the public sector nor to the private sector. This could include the voluntary sector, non-governmental organisations, or non-profit organisations

Vernacular: The architectural equivalent of local dialect, so that a building reflects the design of historic local structures and uses local materials.

Workspace: A flexible workspace, or 'workspace' is an umbrella term to define a work place solution that is rented on a flexible lease term. It can take multiple forms, including co-working, serviced offices, makerspace, Incubators / Accelerators etc.

15-minute neighbourhoods: The 15-minute neighbourhood is a concept of local living, illustrated in the graphic on page 95. The concept is to promote sustainable and self-sufficient places, where access to 'daily services' such as schools, doctors, public open space, local transport, shops, employment are within a 15 minute walk or short cycle. The 15-minute neighbourhood serves as a principle

for development and urban life that makes life more liveable for residents, by improving air quality and making neighbourhoods safer, quieter, more diverse, inclusive and economically vibrant.



