

TPC Meeting 16th March 2026

– NP WG & Review

Prepared for TPC by Glenn Gapper on behalf of NP WG:

Will de Bolla, Glenn Gapper, Alan Sawyer, David Taylor, Jo Wooldridge

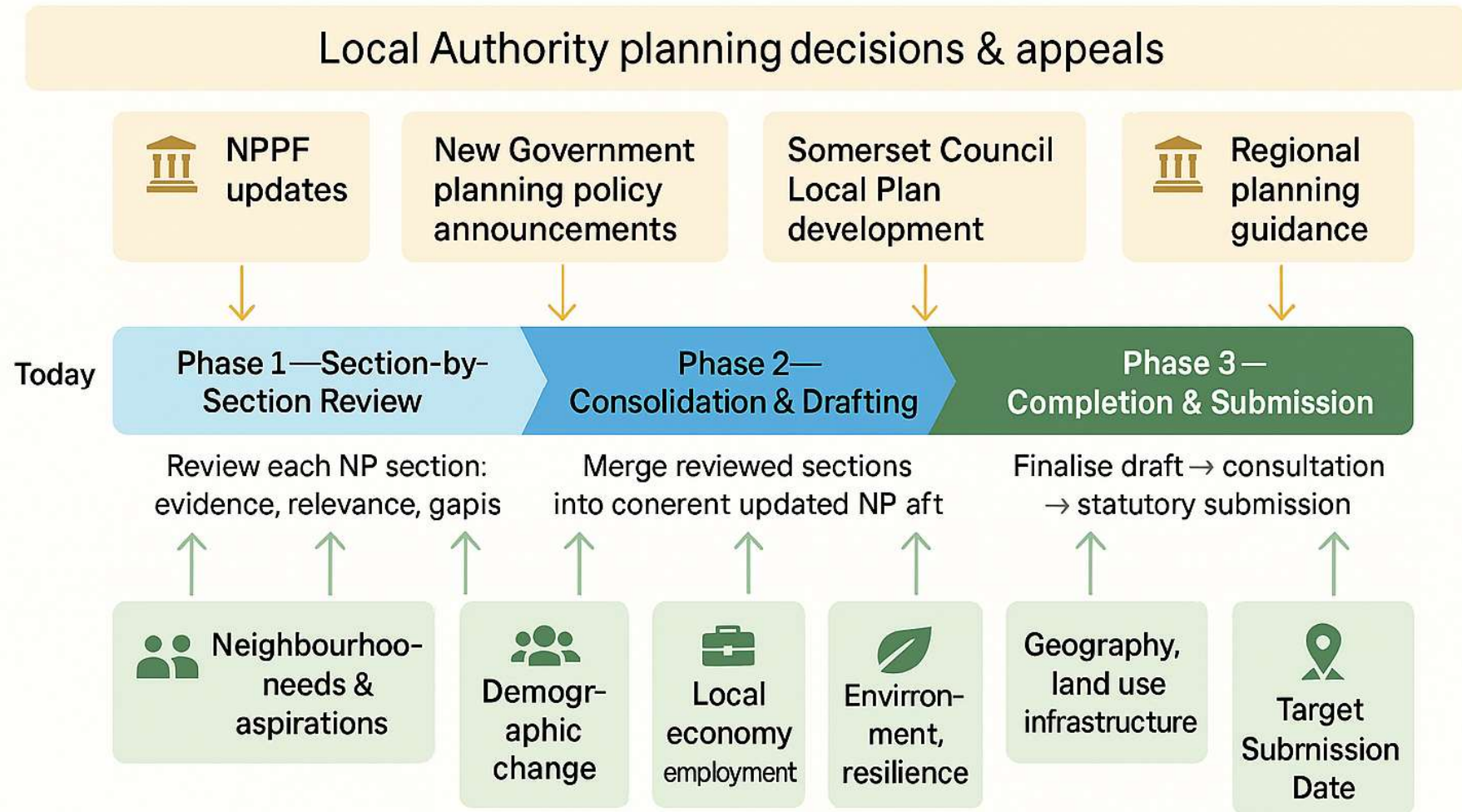
Status of Trull & Staplehay Neighbourhood Plan

- Current NP adopted in July 2017 & carries statutory weight
- Taunton Town Council has started process of creating its first NP and we have agreed to our Neighbourhood Area being matched with our current civil parish boundary if & when TTC's NP is adopted by SC.
- Grants for reviews & updates no longer available
- SC continues to have funded statutory obligation to assist us
- SC's Ann Rhodes has provided valuable assistance dating back to the creation of our NP. We have helpful regular "catch-up" meetings.

Approach of NP Working Group

- Members: Jo Wooldridge, Alan Sawyer, Will de Bolla, David Taylor, Glenn Gapper
- Review section by section (currently 9 sections excluding appendix)
- Seek contributions from other people for specific topics/sections/policies
- Initial 9 meetings (roughly monthly) scheduled – subject to rescheduling at each meeting
- Adapt as we learn and progress
- Document as we progress to form evidence
- Regular reporting to TPC
- Continue meetings with Ann Rhodes, SC
- Need to stay as compatible as possible with NPPF & SC Local Plan – if a NP policy conflicts with a NPPF and/or Local Plan policy, the most recent takes precedence
- We should seek to influence NPPF & SC LP as well as be influenced by them
- Will need to determine what is wanted as well as what is not wanted
- Use services of consultant when appropriate
- Need shared file space and web pages
- Plan budget

Neighbourhood Plan Review: Process and Influences Over Time



Options: (Note we won't know what is appropriate until a review is conducted)	Adoption Requirements:		
	Record evidence of meaningful review plus:		
	Approval of SC	Examination	Referendum
1. No review, no change	N/A	N/A	N/A
2. Review & no change required	✓		
3. Review & minor change required	✓		
4. Review & significant change required	✓	✓	
5. Review & substantial change required (eg add new GW)	✓	✓	✓
6. Review & complete rewrite/replacement required	✓	✓	✓

Options: (Note we won't know what is appropriate until a review is conducted)	Risks, Pros & Cons:		
	Pros	Cons	Notes
1. No review, no change	Zero expenditure Least work	Policies incrementally superseded. Progressively less weight attributed. Progressively of less benefit to our community. Would not address recent matters of concern – missed opportunities.	Enhanced CIL % should still be received.
2. Review & no change required	Would keep existing NP. Less work & expense.	Risk that policies incrementally superseded. Would not address recent matters of concern – missed opportunities, less community benefit.	Very unlikely review will show no change is required. Our NP Area will change (as already agreed if TTC NP is adopted)
3. Review & minor change required	No need for formal independent examination or referendum.	Potential missed opportunities TBD	Unlikely review will show no change is required TBD
4. Review & change other than minor required	TBD	TBD	TBD

Trull & Staplehay Neighbourhood Plan

Review by NP Working Group (WG)

NP WG Members: Will de Bolla, Glenn Gapper, Alan Sawyer, David Taylor, Jo Wooldridge

Review Meeting of 26th February 2026

1. News update

- NPPF changes of Dec 2024: Standard Method for numbers of homes to be built each year & lack of discretion
- NPPF: further changes proposed by UK Government – consultation underway
- 5-Year Housing Land Supply (5YHLS) & implications
- Local Plan creation by SC
- Call for Sites (2025) by SC & initial assessment by SC
- Trull Ridge Green Wedge (TR GW) & review of GWs by SC consultant
- Most significant planning applications currently known:
 - 42/25/0020 2 houses in Trull Meadow LGS & Vivary & Cotlake GW off Wild Oak Lane – refused by LA/SC
 - 42/24/0030 125 homes in TR GW – refused by LA/SC
 - 42/15/0001 145 homes off Honiton Rd – “Broadlands” – 2015 & still undecided by LA/SC
 - 42/25/0017 130 homes off Dipford Rd – not yet determined by LA/SC
 - 42/xx/yy Anticipated application by Strongvox for approx 40 homes in TR GW off Honiton Rd
- NPs of other parishes

2. Consider review structure & agreement of approach

3. Start of review: Sections 2 & 3 (we didn't get to this item and agreed it is the focus of the next meeting)

Note: Apologies received from David Taylor

1. SETUP & SCOPING

Create Master Index

- List all sections
- Set priorities
- Agree reviewers

Prepare Templates

- Section Review Sheet
- Evidence Log
- Change Log

Agreement of Working Group on way ahead

2. SECTION-BY-SECTION REVIEW

Select Section to Review (small, manageable chunks)



Complete Section Review Sheet

- Summary
- Changes since adoption
- Evidence collected
- Issues identified
- Effectiveness assessment
- Recommended action



Update Logs

- Evidence Log
- Change Log
- Master Index status



Repeat for Next Section

Schedule of Provisional NP WG Review Meetings

Thurs 26th Feb 7pm - news update, discuss and agree our approach.

Thurs 9th April 7pm

Thurs 7th May 7pm

Thurs 4th June 7pm

Thurs 2nd July 7pm

Thurs 30th July 7pm

Thurs 27th Aug 7pm

Thurs 24th Sept 7pm

Thurs 22nd Oct 7pm

Structured NP Review Toolkit

A complete, ready-to-use toolkit broken into clean, reusable components. Designed for clarity, traceability, and ease of use without being overly bureaucratic. To be adapted as we progress and learn.

1. Master Index Template

A simple structure kept in a spreadsheet or shared document.

Section/Policy	Priority	Status	Reviewer	Last Reviewed	Notes
Example: Housing Mix	E.g. High	E.g. In Progress	E.g. Arnold	14 Jan 2026	e.g. Needs evidence on recent approvals

Status options: Not Started / In Progress / Reviewed / Needs Update / Evidence Required

Priority options: High / Medium / Low

2. Full Section Review Template (with effectiveness Assessment)

1. Section/Policy Name

(e.g., “Design and Character”, “Local Green Spaces”)

2. Summary of Current Policy

Short, neutral description of what the policy intends to do.

3. What Has Changed Since Adoption?

- Local development
- Demographic shifts
- Infrastructure changes
- National policy updates
- Mapping/design code changes
- Local Plan alignment

4. Evidence Collected

- Planning decisions
- Consultation feedback
- Local data
- Photos
- External reports
- Site visits

5. Issues Identified

Clear, factual observations.

6. Effectiveness Assessment

Consistent prompts so team's judgement is structured:

- How well has the policy worked in practice?
- Where has it succeeded?
- Where has it fallen short?
- Is the intent still relevant?
- Is the wording strong enough to influence planning decisions?
- Any unintended consequences?

Optional rating: **Effectiveness Score (1–5)**

7. Recommended Action

- Keep
- Minor update
- Major rewrite
- Remove
- Evidence required

8. Dependencies

E.g., Local Plan timetable, external consultations, mapping updates.

9. Reviewer + Date

3. Evidence Log Template

Policy Area	Evidence Type	Source	Date	Relevance	Linked Review Sheet
E.g. Housing Mix	E.g. Planning decision	E.g. 23/04567/FUL	E.g. 12 Jan 2026	E.g. Shows policy not applied consistently	E.g. Housing Mix Review

Evidence types: Data / Consultation / Photos / Planning Decisions / Reports / Maps / Site Notes

4. Change Log Template

Date	Section	Decision	Reason	Evidence Reference
E.g. 14 Jan 2026	E.g. Design & Character	E.g. Minor update	E.g. New design code published	E.g. Evidence #12

This becomes an audit trail.

5. Periodic Synthesis Session Agenda

Purpose:

To consolidate insights from multiple section reviews and maintain alignment.

Agenda:

1. Review completed sections
2. Identify cross-cutting themes
3. Update the master index
4. Identify evidence gaps
5. Re-prioritise next sections
6. Note any emerging issues or patterns

Duration: 45–60 minutes

Frequency: Every 12 weeks

6. Final Strategic Reflection Session

This is to step back and look at the whole Plan.

A. What's Missing?

- Policies that should exist but don't
- Areas where community priorities have shifted
- Gaps revealed by evidence
- Topics emerging in other Neighbourhood Plans

B. What Future Trends Matter?

- Demographic changes
- Climate resilience
- Transport shifts
- Digital infrastructure
- Housing needs
- Local employment patterns
- Green space pressures
- National policy direction

C. What Should Be Strengthened?

- Weak or ambiguous policies
- Areas where the Plan has been ignored
- Policies that need clearer wording

D. What Should Be Simplified?

- Over-complex policies
- Redundant or overlapping sections

E. What Needs New Evidence?

- Data gaps
- Consultation gaps
- Mapping updates
- Site assessments

This session will become our bridge between an informal review and decision for more expensive gathering of evidence and drafting of an update.

7. Strategic Summary Document Template

1. What Works Well

Key strengths and effective policies.

2. What Doesn't Work Well

Policies that have underperformed or become outdated.

3. What's Missing

New policy areas or gaps.

4. What's Changing

Future trends and external pressures.

5. What Needs Updating

List of sections with required actions.

6. Evidence Overview

High-level summary of the evidence base, and what additional evidence is needed.

7. Next Steps

Drafting, consultation, engagement, timetable.

❧ 8. Optional: Dashboard Layout (Traffic-Light Overview)

Section	Status	Effectiveness Score	Notes
E.g. Housing Mix	● E.g. Major update	E.g. 2/5	E.g. Policy not influencing decisions
E.g. Green Spaces	● E.g. Keep	E.g. 5/5	E.g. Strong alignment with Local Plan

END