

South Somerset District Council

Settlement Profile: South Petherton

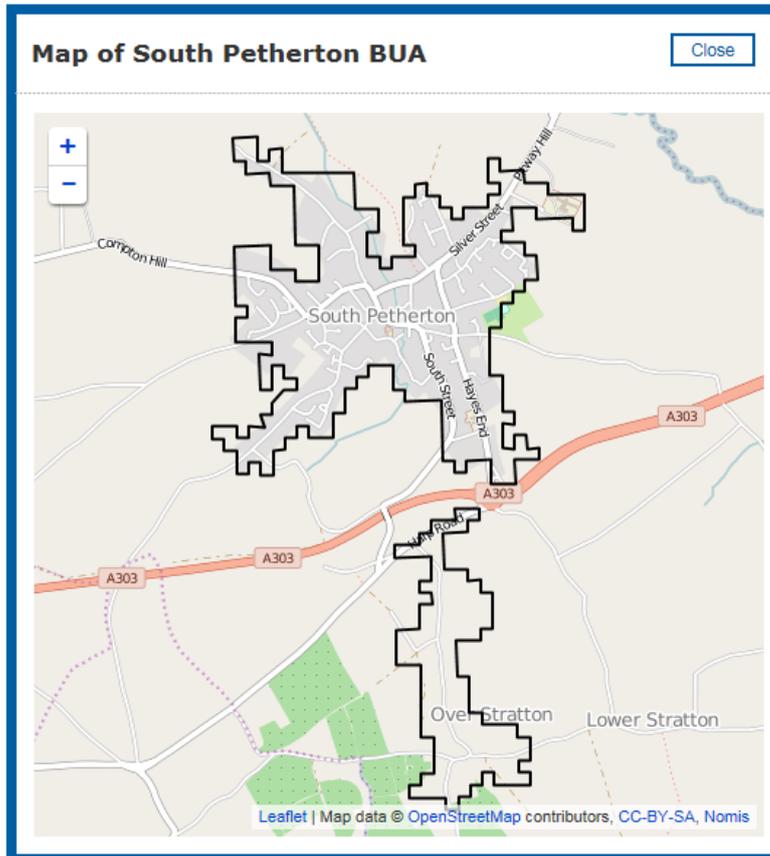


October 2017

1. INTRODUCTION

1.1. The Settlement Profile has been produced using 2011 Census data for the 'Built-up Area' (BUA) of South Petherton (Figure 1.1) as defined by NOMIS.

Figure 1.1: Map of South Petherton BUA



Source: Partnership Intelligence Unit, Somerset County Council

1.2. The BUA also covers Over Stratton, to the south of the A303.

1.3. South Petherton is located within a shallow valley in the west of South Somerset. The A303 trunk road is generally considered to define its southern boundary, with a roundabout allowing direct access to and from the A-road with ease.

8.38 At the time of writing, the Parish Council is in the process of creating a Neighbourhood Plan. It is currently in the Regulation 14¹ consultation phase. The Plan has the following aims:

- Protect and enhance our countryside and natural environment
- Focus future development on small, incremental expansion of the village
- Control future development
- Retain the distinctive character of the village
- Set appropriate design and space standards for new development

¹ The Neighbourhood Planning (General Regulations 2012) (as amended)

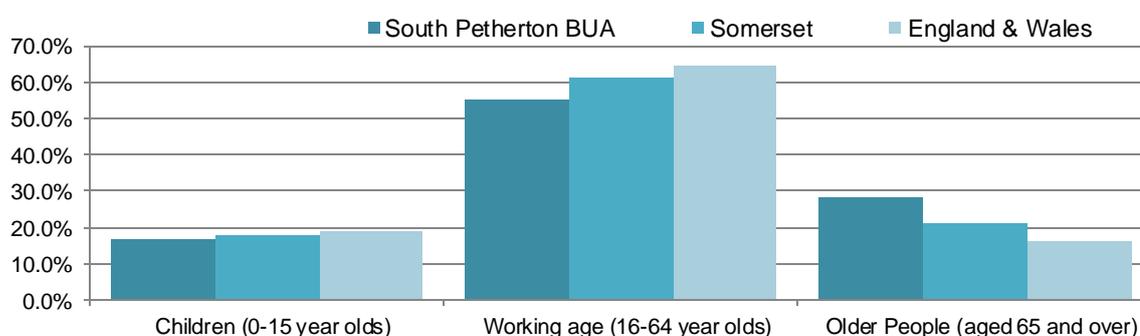
- Establish a more accessible (pedestrian-and cyclist friendly) environment
- Ensure new housing meets local needs and increases choice
- Strengthen retail/commercial function of village centre
- Support the growth of local business / enterprise
- Reduce substantially the impact of the motor vehicle
- Improve parking provision
- Provide for a wide range of community facilities and services and improve leisure and recreation opportunities
- Increase sport and recreation facilities and opportunities at the Rec.

2. POPULATION

2.1 Figure 2.1 shows that South Petherton resident population, assessing the number and percentage of residents in each of the following groups: children; working age; and older people. It then compares the percentages against those for Somerset, and England & Wales.

Figure 2.1 South Petherton's Age Profile Compared to Somerset, and England & Wales

	South Petherton BUA		Somerset	England & Wales
		%	%	%
Total resident population	3,064	100.0	100.0	100.0
Children (0-15 year olds)	506	16.5	17.8	18.9
Working age (16-64 year olds)	1,688	55.1	61.1	64.7
Older People (aged 65 and over)	870	28.4	21.1	16.4



Source: Partnership Intelligence Unit, Somerset County Council, using 2011 Census statistics from ONS

- 2.2 The resident population for the settlement is 3,064.
- 2.3 The settlements age profile for both children and working age residents is under both Somerset and England & Wales.
- 2.4 South Petherton's proportion of older people is significantly higher than both Somerset and England & Wales, which may result in pressure on local services.

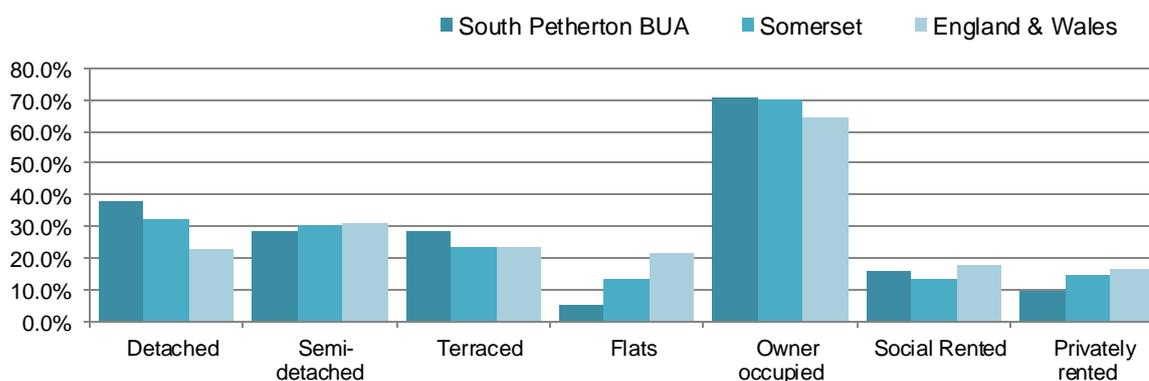
3. HOUSING

3.1 Policy SS5 of the Local Plan (2006-2028) sets South Petherton a target of delivering 229 new dwellings by 31st March 2028. As at 31st March 2017, South Petherton has met this target. It has delivered 232 dwellings and has commitments to deliver a further 28 dwellings².

3.2 Figure 3.1 shows the number and percentage of dwellings by dwelling type and households by tenure. It also presents a comparison of dwelling types and tenure profiles for South Petherton, Somerset, and England & Wales.

Figure 3.1: South Petherton’s Accommodation and Household Profiles Compared to Somerset, and England & Wales

	South Petherton BUA	Somerset	England & Wales
Accommodation		%	%
Total no. of dwellings	1,488	100.0	100.0
Detached	563	37.8	22.6
Semi-detached	423	28.4	31.1
Terraced	421	28.3	23.6
Flats	79	5.3	21.6
Tenure		%	%
Total no. of households	1,422	100.0	100.0
Owner occupied	1,008	70.9	64.3
Social Rented	226	15.9	17.6
Privately rented	136	9.6	16.7
Average household size	2.1		



Source: Partnership Intelligence Unit, Somerset County Council, using 2011 Census statistics from ONS

3.3 Figure 3.1 shows that South Petherton offers a good range of accommodation types. The settlement has a higher proportion of detached and terraced properties compared to Somerset and England & Wales. It has a lower proportion of semi-detached properties and a significantly lower proportion of flats.

3.4 South Petherton’s proportion of owner occupied housing is higher than Somerset and England & Wales. The proportion of social rented housing in South Petherton is

² South Somerset District Council Monitoring Database

higher than Somerset but lower than England & Wales. The proportion of privately rented properties is much lower than Somerset and England & Wales.

3.5 Overall, the settlement would benefit from additional flats and privately rented housing.

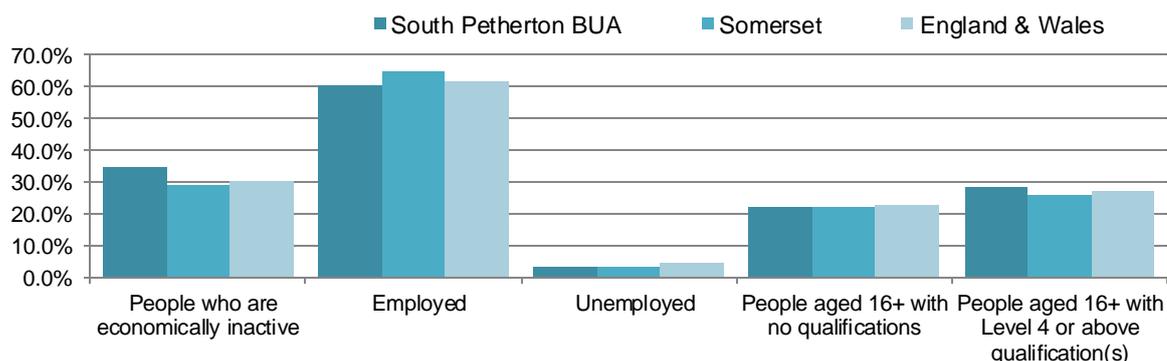
4. ECONOMY

4.1 The data in figure 4.1 shows that of the proportion of economically inactive people in South Petherton is greater and the proportion in employment is lesser than the Somerset and English & Welsh averages. However, the proportion of unemployed residents is lower in South Petherton than in Somerset and England & Wales.

4.2 The proportion of South Petherton residents aged 16+ with no qualifications is slightly below Somerset and England & Wales. Also, there is a higher proportion of residents with Level 4 or above qualifications than the Somerset and English & Welsh levels.

Figure 4.1: South Petherton's Economic Activity Compared to Somerset, and England & Wales

	South Petherton BUA	South Petherton BUA	Somerset	England & Wales
		%	%	%
Total number of people aged 16 - 74	2,094	100.0	100.0	100.0
People who are economically inactive	730	34.9	29.2	30.3
Employed	1,271	60.7	65.2	61.9
Unemployed	61	2.9	3.0	4.4
People aged 16+ with no qualifications	563	22.0	22.4	22.7
People aged 16+ with Level 4 or above qualification(s)	730	28.5	25.6	27.2



Source: Partnership Intelligence Unit, Somerset County Council, using 2011 Census statistics from ONS

4.3 The main employment area in South Petherton is the hospital. Economic development in recent years has mostly been drawn to Lopen rather than South Petherton.

4.4 The SSDC Monitoring Database shows that South Petherton has delivered 2.95 ha of net land and 10,346 sq. metres net floorspace since 2006/7. There are 0.5ha (net) commitments for employment, suggesting that it is achieving well against its Local

Plan employment land delivery target. However, records show that a large proportion of this economic development has been at the Lopen Head Nursery site.

- 4.5 The draft Neighbourhood plan has indicated that new employment should be located adjacent to the A303.
- 4.6 Figure 4.2 shows the employment provided by employment sector for Super Output area E36005256. The Super Output area includes Lopen, Lover Stratton, Seavington St Michael and Shepton Beauchamp. No area specific to South Petherton exists so the data cannot be accurately scrutinised to ascertain the provision of jobs or the job density in South Petherton.

Figure 4.2: Employment Provision in South Petherton*, 2015

Sector	South Petherton		South Somerset
	No. of Jobs	%	%
1 : Agriculture, forestry & fishing (A)	0	0	n/a
2 : Mining, quarrying & utilities (B,D and E)	0	0	0.9
3 : Manufacturing (C)	150	11.5	20.3
4 : Construction (F)	125	9.6	5.5
5 : Motor trades (Part G)	30	2.3	(All G) 23.5
6 : Wholesale (Part G)	172	13.5	
7 : Retail (Part G)	100	7.7	
8 : Transport & storage (inc postal) (H)	20	1.5	3.5
9 : Accommodation & food services (I)	75	5.8	6.2
10 : Information & communication (J)	15	1.2	2
11 : Financial & insurance (K)	10	0.8	0.9
12 : Property (L)	20	1.5	1.4
13 : Professional, scientific & technical (M)	75	5.8	7
14 : Business administration & support services (N)	200	15.4	5.5
15 : Public administration & defence (O)	0	0	2.3
16 : Education (P)	50	3.8	7.8
17 : Health (Q)	250	19.2	14.1
18 : Arts, entertainment, recreation & other services (R,S,T and U)	20	1.5	3.9
Total	1,250	96.1	

Source: Business Register and Employment Survey, NOMIS, 2015

The BRES data does not include agricultural data at settlement level; it is only available at region and country level. Also, the data is only publishable when rounded to the nearest 10. Super Output E36005256 has been used for South Petherton.

- 4.7 Of the industries, the primary employer within the settlement is the Health sector (19.2%), second Business administration and support services (15.4%), and third wholesale (13.5%). The new hospital, doctor's surgery, and the pharmacy have contributed to a high representation in the health industry.

Town Centre

- 4.8 The Retail and Town Centre uses Study shows that South Petherton has a higher proportion of comparison units (A1/A2) than the national average, but the proportion of service units (A3/A4/A5) is below the national average. At the time of the Study, the centre included a number of charity shops, electrical and hardware shops, butchers, delicatessens, a Co-op, hairdressers, estate agents, a post office, a bank, a café, a restaurant, a public house, and a takeaway.
- 4.9 There are no vacancies within the town centre suggesting that it is a healthy and vibrant place.
- 4.10 South Petherton benefits from a free car park providing 25 spaces in the town centre. The Neighbourhood Plan currently seeks to improve the car parking provision.

5. INFRASTRUCTURE

- 5.1 The Infrastructure Delivery Plan (IDP) indicates that new housing will generate a need for additional open space and outdoor play space, sports, community and cultural facilities; although the timing of this is not fundamental to delivering development.
- 5.2 There is also localised flooding, exacerbated by small, culverted, watercourses that are often undersized and prone to blockage. There is an EA maintained raised embankment and culvert downstream of Hele Lane ford. Flood defences may need to be raised in the future to provide an increased standard of protection for the settlement.
- 5.3 Short term issues associated with a lack of electricity capacity have been identified and there may be water treatment works necessary. Both matters are resolvable with local enhancements, paid for by developers.
- 5.4 The settlement has a good range of services and facilities, but with new housing would need to consider looking at new facilities for open space, sports and community facilities. Overall, no infrastructural issues have been identified that would impede the growth of the settlement to the Local Plan targets.

6. TRAVEL

- 6.1 South Petherton's location next to the A303 makes it a prime location for commuters.
- 6.2 South Petherton benefits from a good core bus service linking the community to Yeovil and the wider community with South Petherton Hospital. Other routes also operate from Watergore as shown in Figure 6.1 below.

Figure 6.1: Public Transport Provision

Buses		
Operator	Principal Destinations	Frequency (approx.)
South West Coaches	81: South Petherton Hospital – Montacute – Stoke-Sub-Hamdon - Yeovil	Hourly
Nippybus ³	N10: Martock – Ilminster – Taunton*	4xdaily
	Demand Responsive N6 – links South Petherton to Martock	Multiple daily
Berry's Coaches	Superfast 2 – London Hammersmith*	2xdaily

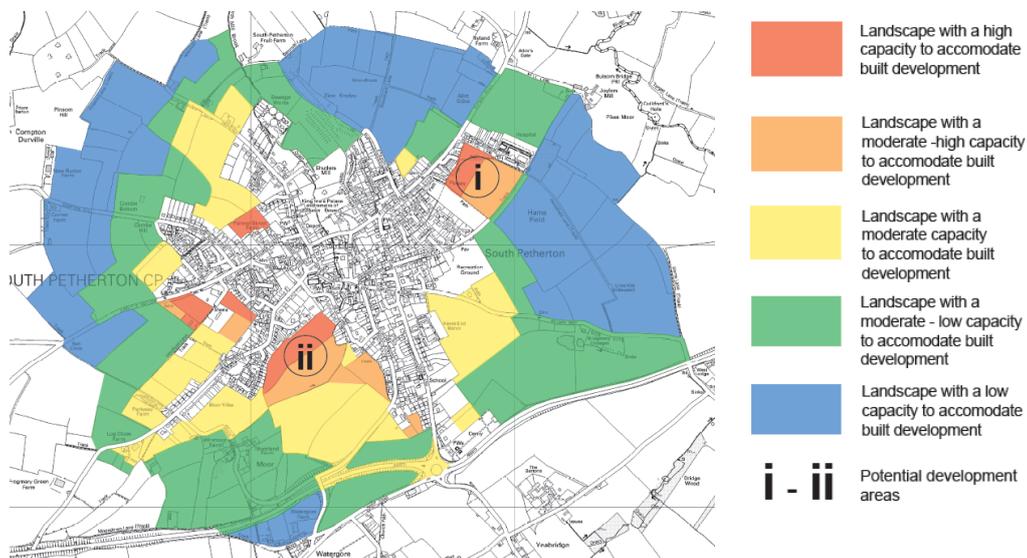
*From Watergore – Harp Road Garage

6.3 There are no train services in South Petherton. The nearest stations being Crewkerne or Yeovil.

7. ENVIRONMENT

7.1 The Peripheral Landscape Study⁴ shows that there is land to accommodate growth, with the two most suitable sites identified. Other factors will inform any judgements on future growth allocations for the settlement.

Figure 7.1: South Petherton Landscape Capacity



7.2 Best and Most Versatile (BMV) land (Grades 1, 2 & 3a)⁵ is a key environmental constraint according to the NPPF⁶. As Figure 7.2 shows, BMV is surrounds most of the settlement.

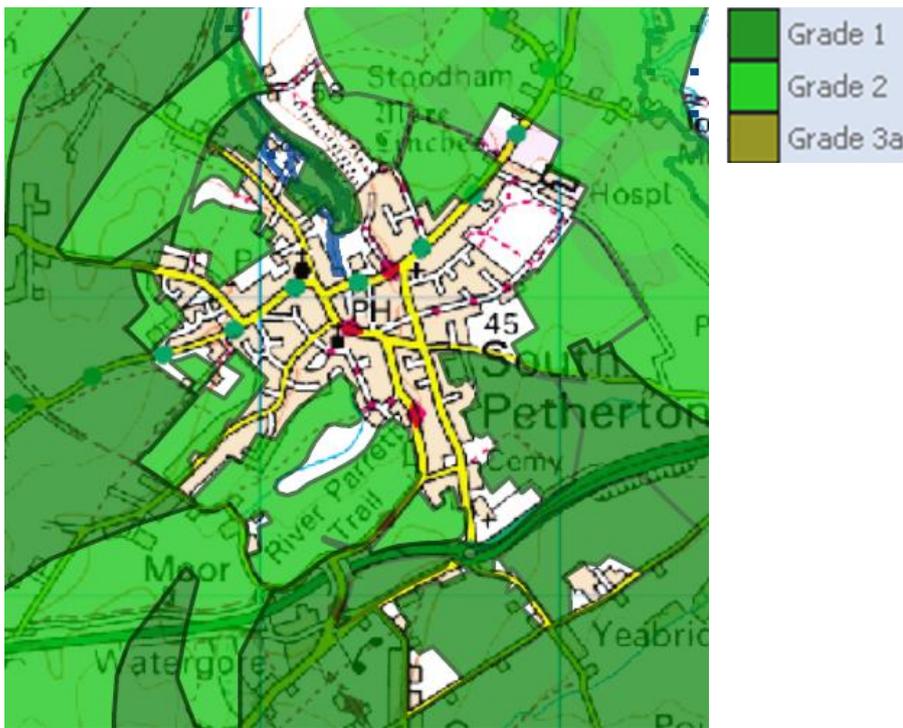
³ http://www.travelinesw.com/swe/XSLT_TTB_REQUEST?language=en&command=direct&net=swe&line=41667&sup=%20&project=y10&outputFormat=0&itdLPxx_displayHeader=false&itdLPxx_sessionID=0&lineVer=1

⁴ Peripheral Landscape Assessment, March 2008:

https://www.southsomerset.gov.uk/media/321321/peripheral%20landscape%20study_South_Petherton.pdf

⁵ Defined in the NPPF, (DCLG) 2012 – Annex 2

Figure 7.2: BMV Land around South Petherton



Source: WebMap, Ministry of Agriculture, Fisheries and Food Data

7.3 Another environmental constraint for South Petherton's growth is flood risk, shown in Figure 7.3.

Figure 7.3: South Petherton North Flood Map (Flood Zones 2 and 3)



Source: Environment Agency data on WebMap

⁶ DCLG, 2012

- 7.4 Figure 7.3 shows that fluvial flooding is a constraint to the north of the settlement.
- 7.5 There is no geological site located within this settlement.
- 7.6 The core of the settlement is an Area of High Archaeological Potential and an archaeological site. There are also archaeological sites to the north and north-east of the settlement, as well as site to the south of the A303. These sites are unlikely to significantly constrain the growth of the town.
- 7.7 The South Petherton Peripheral Landscape Assessment identified areas to the north east and south west of the settlement with potential for growth from a landscape perspective. The BMV agricultural land is surround the whole settlement. There are no flooding issues surrounding this area.

8. CONCLUSION

- 8.1 South Petherton has achieved well against its housing delivery target, showing a strong housing market able to accommodate further growth. Its healthy town centre and strategic position next to the A303 also suggest that it has a strong capacity to accommodate further growth.

Key Issues

- 8.2 The key issues that will need to be taken into account in planning the future of South Petherton include:
- Reliance on Lopen Head Nursery for employment land and floorspace and the provision of local jobs. The settlement would benefit from increasing its own employment offer. Improvements to the A303 may boost the settlement's options for employment growth.
 - Limited provision of flats and private rented housing.