

Wincanton Neighbourhood Plan Response Form

For Office Use Only

Ref:

Date Received:



South Somerset District Council

The Council Offices, Brympton Way,
Yeovil BA20 2HT

Telephone 01935 462462

Website www.southsomerset.gov.uk

- The Wincanton Neighbourhood Plan has been prepared by Wincanton Town Council. It has now been formally submitted to South Somerset District Council who are legally required to undertake public consultation.
- Please use this form if you wish to support or object to the Wincanton Neighbourhood Plan.
- Please return this form by **XXXXX**. Representations received after this date will not be accepted.
- **Completed Forms should be returned:**
 - **By post to:** Spatial Policy Team, South Somerset District Council at the address above;
 - **By e-mail to:** planningpolicy@southsomerset.gov.uk
 - **By hand to:** the Council Offices in Brympton Way, Yeovil

Part A- Contact Details

Personal Details	Agent's Details* (if applicable)
<p>Name: Paul Browning</p> <p>Organisation: Somerset County Council <i>If Applicable</i></p> <p>Address: County Hall, Taunton,</p> <p>Postcode: TA1 4DY</p> <p>Email: pvbrowning@somerset.gov.uk</p> <p>Tel: 01823 359401</p>	<p>Agent Name: n/a</p> <p>Company Name: : n/a</p> <p>Address:</p> <p>Postcode:</p> <p>Email:</p> <p>Tel:</p>
<p>Signature: </p>	<p>Date: 26th July 2017</p>

**If an agent is appointed, please fill in your name and the full contact details of the agent. Where an agent is used, the agent will be the point of contact.*

Please note that representations should be attributable to named individuals or organisations at a postal address. Any representation received will be published on the Council's Website, including your name.

Future Progress of the Neighbourhood Plan for Wincanton

Please indicate if you wish to be notified about subsequent progress of the Neighbourhood Plan, including when the District Council makes a decision about 'making' the plan (under Regulation 19), by ticking here. **We will contact you by e-mail only unless you request otherwise.**

✓(✓)

Part B – Your Comments

1. To which proposed section or policy does your representation relate? <i>Please use a separate form for each section or policy you wish to comment on.</i>	<u>For Office Use Only</u> Ref:
Section 2: National & Local Planning Context	
2. Please outline your comments below (continue on an additional sheet if necessary)	
General Comment Thank you for consulting the Planning Policy team at Somerset County Council (SCC) about your Wincanton Neighbourhood Plan. We welcome the opportunity to comment. The Plan looks good. It is well-constructed, detailed and clearly reflects a significant amount of time and discussion. It has been well informed by the adopted South Somerset Local Plan 2006-2028 and the National Planning Policy Framework (NPPF). Unfortunately the Neighbourhood Plan does not adequately consider strategic “county” planning policy matters as contained within the Somerset Waste Core Strategy (adopted 2013) and the Somerset Minerals Plan (adopted 2015). Both Plans are NPPF compliant and form part of the Development Plan (see http://www.somerset.gov.uk/policies-and-plans/policies/minerals-and-waste/). This is disappointing given that: <ul style="list-style-type: none">• From a minerals perspective there are number of references to the use of stone (such as on pages 12 & 13) as well as within Policy 2. Furthermore, on page 13 there is a reference to some land immediately south of the A303 falling within the minerals safeguarding zone. I recall also that within the conservation there are a numbers of significant listed buildings that use or are dressed with local stone (for example, as one proceeds up Church Street) which give the town centre it’s special character. Whilst this does not result in any apparent conflict in land use, the Neighbourhood Plan’s support of design and layout that creatively incorporate these features has a corollary – the supply of such stone. And this could be given greater consideration at a local level.• Turning to waste consideration, the Neighbourhood Plan does refer to “minimising waste”. This response highlights opportunities to minimise waste production at the design stage. The bigger the project, the more important it becomes to have a strategic approach to construction, demolition and excavation waste management. Also, for information: the commencement of the review of our adopted waste policies. I have appended some technical officer comments from the Planning Policy team that expand on these matters, which I trust are of assistance. Should you wish to discuss any of the enclosed matters further, then please do not hesitate to contact me	
3. What Changes would you suggest should be made to the Plan?	
Within Section 2: refer to the Somerset Waste Core Strategy (adopted 2013) and the Somerset Minerals Plan (adopted 2015).	

APPENDIX: 1

Minerals considerations in the parish

- 1) There is one area of resonance regarding minerals planning policy that merit further consideration and/or discussion / referencing.
- 2) The geographical extent of the Neighbourhood Plan overlaps with Minerals Safeguarding Areas (MSAs) as shown on Map 8 of the adopted Minerals Plan. The geographical extent of the safeguarded area for sand and gravels (ie the area shown in yellow) is shown in the extract below.



Map 8: Extract from adopted Somerset Minerals Plan

[\(http://www.somerset.gov.uk/policies-and-plans/plans/somerset-minerals-plan/\)](http://www.somerset.gov.uk/policies-and-plans/plans/somerset-minerals-plan/).

- 3) With regard to “Land immediately south of the A303” we note that the Neighbourhood Plan currently states that: “the opportunity for these minerals to be extracted as part of any scheme would be sought by the County Council as the Minerals Planning Authority”.
- 4) Expanding on this point a bit further, should this site ever come forward for development then technical work will need to be done by the developer to establish the viability of extraction. This work should have regard to Policy SMP 9 and the supporting “exemption list” as set out in Table 6 of the Adopted Minerals Plan.
- 5) The outcome of this technical work might be the confirmation that the land contains viable minerals which either should be safeguarded or should be removed prior to any building development. Alternatively, it might confirm that the extraction of minerals is not economically viable and that the benefits of extracting them are outweighed by the benefits of other development (eg a local plan allocation for housing, community facilities).

Waste considerations in the parish

- 6) There are opportunities to minimise waste production at the design stage of any development; the bigger the project, the more important it becomes to have a strategic approach to construction, demolition and excavation waste management. To this end Policy WCS2 of the adopted Waste Core Strategy requires effective access for waste collection and recycling vehicles. Colleagues from our Transport and Development Group will be able to provide further comment on highway standards in their capacity as the Highway Authority.
- 7) In shaping future engagement on waste matters we would like to take this opportunity to advise that we have commenced a review of our planning policies waste policies. Details of the Waste Local Plan Review are available on our web site at: <http://www.somerset.gov.uk/policies-and-plans/plans/somerset-waste-plan/> _End