

# **South Petherton Neighbourhood Plan**

## **Consultation Statement**



**South Petherton Parish Council**

**September 2017**



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## Preface

Our Neighbourhood Plan has been produced by South Petherton Parish Council, as the “qualifying body” with overall responsibility for the preparation, consultation and submission of the Neighbourhood Plan. The development of the plan and management of the process has been marshalled by a Neighbourhood Plan Steering Group comprised of members of our community and Parish Councillors, advised by planning consultants Stuart Todd Associates Ltd and supported by our neighbourhood plan officer, Lydia Dunne.

This Consultation Statement has been prepared by the South Petherton Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted; and,
- Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

Part 1 of this Consultation Statement summarises all statutory and non-statutory consultation undertaken with the community in developing the South Petherton Neighbourhood Development Plan. Part 2 summarises all statutory and non-statutory consultation undertaken with strategic and statutory consultees.

The aims of the South Petherton Neighbourhood Plan consultation process were to:

- ‘front-load’ the consultation, so that the Plan could be informed by the views of local people and other stakeholders from the earliest stage;
- ensure that consultation events and drop-in sessions enabled people ‘have their say’ and get feedback on the emerging plan at key points in the process and when decisions were required;
- engage with as wide a range of people as possible, using a variety of events and communication techniques; and,
- ensure that the results of consultation and updates on the neighbourhood plan were provided for local people as soon as possible after consultation events through the most appropriate and widely read media.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

## Part 1: Community Consultation Statement

South Petherton Parish Council was keen to ensure that the Neighbourhood Plan was a community-led document. The South Petherton Neighbourhood Plan Steering Group was established from community volunteers with Parish Council representation and the widest range of people and groups have tried to be engaged.

Consultation on the Plan was initially co-ordinated to take place at the same time as consultation on the review of the Parish Plan. This enabled us to capture the views of more residents who may not have contributed to the neighbourhood plan if we were consulting solely on the plan. It also meant that we could pool our consultation effort and allow us, rather than the public, to separate what were important planning and non-planning issues – we were listening to both and could easily place non-planning issue into the review of the Parish Plan and planning issues into the neighbourhood plan process.

Consultation on the plan was undertaken by the Steering Group working to a programme that was prepared, with some guidance from our consultants Stuart Todd Associates Ltd<sup>1</sup>.

Regular updates about the Plan’s development and progress were given at parish council meetings by parish councillors sitting on the neighbourhood plan steering group.

### 1. Summary of Main Consultation Events and Survey

Consultation events and surveys took place at the following stages in the neighbourhood planning process. These are set out with more detail later in this Statement alongside other key parts of the ongoing consultation and communication process as the plan was developed.

<b>South Petherton Neighbourhood Plan – Main Consultation Events and Surveys</b>		
<b>Event</b>	<b>Dates</b>	<b>Purpose</b>
Neighbourhood Plan Launch Events: Public walk in day and feedback exhibition	21 <sup>st</sup> May and 4 <sup>th</sup> June 2015	Launch the process Initial consultation Raise awareness and recruit volunteers
Parish Plan and Neighbourhood Plan Questionnaire (Survey)	Early June 2015	Information about the Parish Plan and the Neighbourhood Plan Gather opinions from residents in the Parish
Neighbourhood Plan Launch Events: Public walk in days	16 <sup>th</sup> and 17 <sup>th</sup> October 2015	Information about the Plan and gathering of opinions
Public Consultation on Vision, Aims and Objectives of Neighbourhood Plan	7 <sup>th</sup> May 2016	Consult on draft aims and objectives Gather opinions on design Exhibition of Conservation Area Appraisal Work – collection of comments

<sup>1</sup> after October 2015 when they were contracted to provide support

<b>South Petherton Neighbourhood Plan – Main Consultation Events and Surveys</b>		
<b>Event</b>	<b>Dates</b>	<b>Purpose</b>
Annual Parish Meeting	3 <sup>rd</sup> April, 2017	To update and inform the community about the pre-submission draft Plan and share key content
Pre-submission Draft Plan “Drop-ins”	20 <sup>th</sup> May 2017, South Petherton 1 <sup>st</sup> June 2017, Over Stratton 3 <sup>rd</sup> June 2017, South Petherton 2017	Pre-submission (Regulation 14) consultation

## **2. Background to Consultation on the Neighbourhood Plan**

South Petherton Parish Council agreed to undertake a Neighbourhood Plan in February 2015, after which the application to designate the Neighbourhood Area was submitted to South Somerset District Council (SSDC). A community steering group was established in the weeks and months that followed by recruiting willing members of the Parish Council, the Parish Plan Review Group and from the community at large. The Neighbourhood Area was designated by SSDC on 2<sup>nd</sup> April 2015 following consultation during which no comments were received by the local authority<sup>2</sup>.

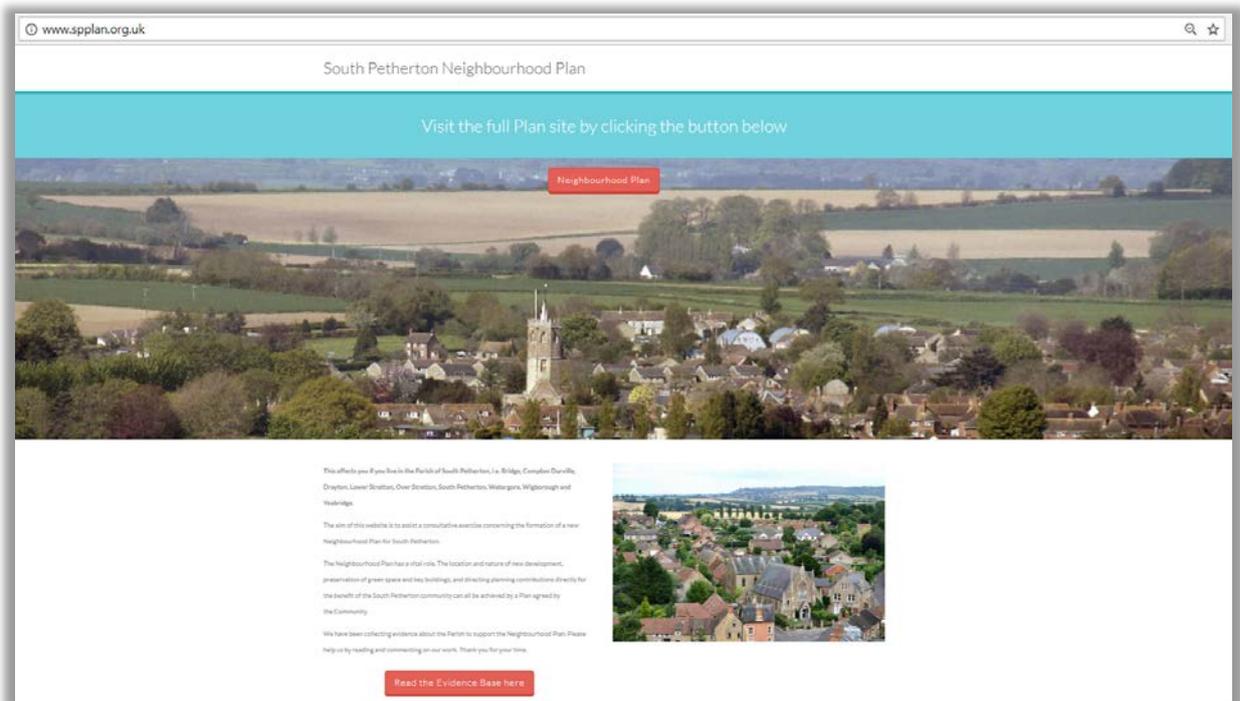
The level of consultation that has been undertaken for the Neighbourhood Plan goes beyond that required by legislation as the Parish Council and its Steering Group has continuously sought to work with the local community to make the Plan, as much as possible, reflect their views and wishes.

In preparing the South Petherton Neighbourhood Plan the Steering Group has consistently ensured that residents and other stakeholders including local authorities, interest groups, land owners, businesses and statutory bodies have been consulted and that their comments have been noted and where appropriate incorporated into the Plan as it evolved.

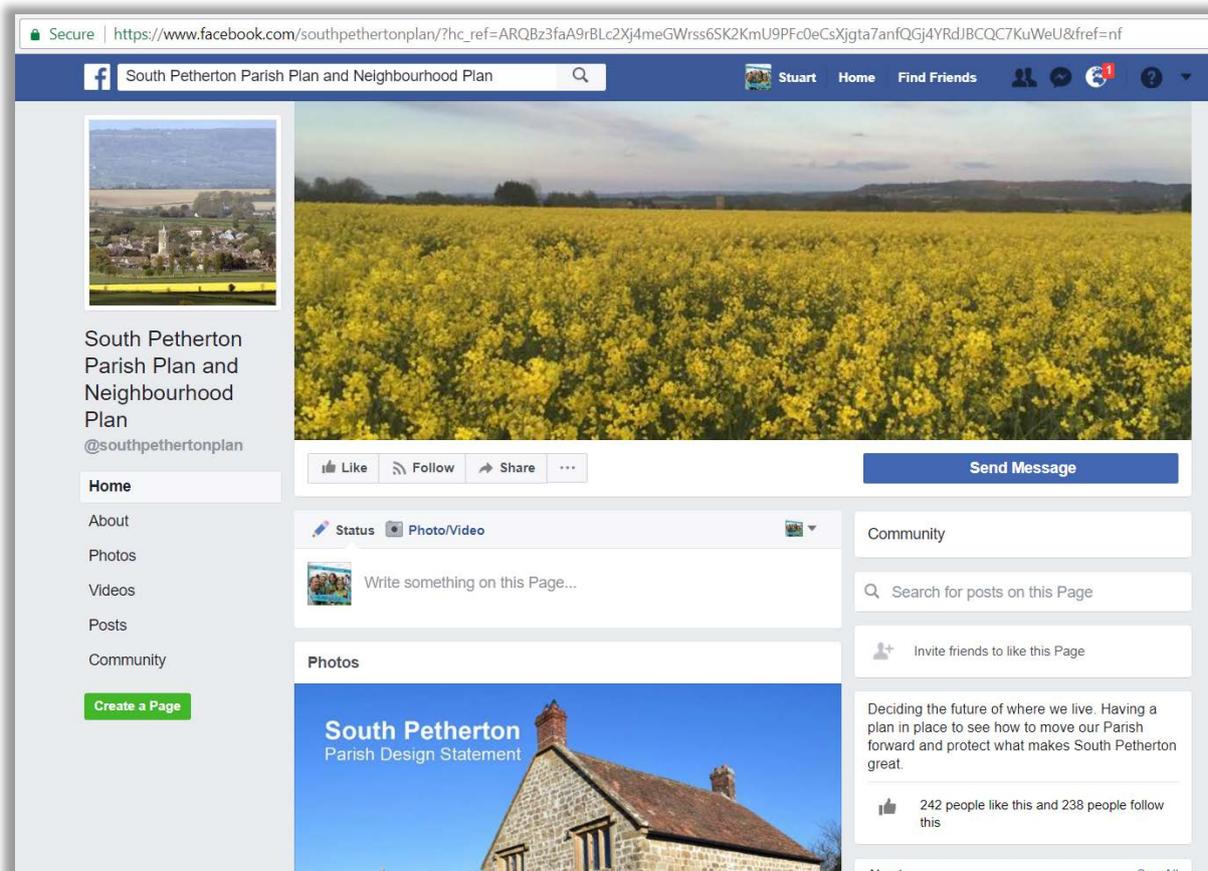
In order to make available information, minutes and notices, and update residents and stakeholders on the progress of the Plan an early decision was taken to develop a Neighbourhood Plan website<sup>3</sup> so that as much information as possible could be made easily accessible online and an easy method of feedback could be established.

<sup>2</sup> See <https://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/neighbourhood-plans/neighbourhood-area-designations/south-petherton-neighbourhood-area-designation/>

<sup>3</sup> See <https://spplan2015.wordpress.com/neighbourhood-plan/>



A Facebook group was also established in 2015 to try to reach as many members of the community which use social media as possible<sup>4</sup>.



<sup>4</sup> See <https://www.facebook.com/search/top?q=south%20petherton%20neighbourhood%20plan>

### 3. Summary of Consultation Approach to Engage the Community

A number of key community consultation stages were identified at the outset and set as key milestones in the Project Plan<sup>5</sup>. A plan for when and how to consult the community was discussed at steering group meetings. The process to be followed for consulting the community was discussed and set out as part of the overall project and management plan during steering group meetings. This was done to enable each consultation stage to be properly planned for and to ensure that the community at large understood when and why they were being consulted. Notes of steering group meetings are available to view on our website<sup>6</sup>.

There was a desire by the steering group for the process' outputs to remain proportionate to the tasks while meeting requirements set out in the Regulations and following good practice. It was also keen to avoid consultation fatigue amongst the community and to make key stages of consultation worthwhile to help move the process forward.

The basis of our approach to consultation with the community was to follow a number of important principles:

- Publicising as widely as possible
- Utilising a variety of methods
- Applying the right method to the task and the required outcomes
- Providing appropriate levels of assistance, explanation and interpretation
- Maximising access and opportunity
- Encouraging reaction and feedback
- Reporting back on what was said and how it has been interpreted

Aside from programmed and organised consultation 'events' during key stages of the process, the Steering Group has been keen to facilitate a continuous two-way dialogue with the community at large. This has been achieved by:

Communication Methods:	Brief Description:
Website	Regular updates, meeting minutes, documents made available on dedicated Neighbourhood Plan website <sup>7</sup> accessible through a link from the Parish Council website <sup>8</sup>
Reporting in person	Face to face meetings with local stakeholders including South Petherton Junior School <sup>9</sup>
Social Media	Regular posts on South Petherton Facebook group <sup>10</sup> (set up in 2015) with wide circulation
Email stakeholder contact list	We built up a contact list of those interested in receiving updates on the neighbourhood plan and used this method to provide periodic updates during the process
Film	Film about the Parish and the Neighbourhood Plan – available on the Parish Council and Neighbourhood Plan

<sup>5</sup> See <https://drive.google.com/file/d/0B0XvHalksDKmOGZwUVdyaXVBM25zTXhNRWVwU2N3OVUzeE5j/view?usp=sharing>

<sup>6</sup> See <https://spplan2015.wordpress.com/2015/03/29/hello-world/>

<sup>7</sup> See <https://spplan2015.wordpress.com/neighbourhood-plan/>

<sup>8</sup> See <http://www.southpethertonparishcouncil.gov.uk/ParishNeighbourhood-Plan.aspx>

<sup>9</sup> The headlines of which were reported to the neighbourhood plan steering group

<sup>10</sup> See <https://www.facebook.com/search/top/?q=south%20petherton%20neighbourhood%20plan> At the time of drafting this Statement, 238 people are following the page and 242 have liked the pages / group

Communication Methods:	Brief Description:
	websites <sup>11</sup>
TA13	Residents and businesses given regular updates in the Parish newsletter <sup>12</sup>
Parish Noticeboards	Notices and bulletins on Parish Council and other public noticeboards including those in Compton Durville and Over Stratton
Signs and banners	Signs and banners advertising consultation events
Posters	In local shops, the Library and village halls
Parish Council	Regular reports of progress to parish councillors

The Project Plan and meeting minutes have been available online since July 2015 and can be found at: [www.spplan.org.uk](http://www.spplan.org.uk).

#### 4. Equality and Inclusivity

We recognise that the foundation of a good neighbourhood plan is an effective and inclusive programme of consultation and engagement. Our aim was to reach everyone with a stake in the future of the area including people living, working or doing business here, those who deliver services to the local communities and people who have influence over the future of the area. We wanted to communicate and listen to everybody with a view; regardless of gender, ethnicity, colour, disability, religion, family responsibility, age, occupation, marital status, or sexual orientation. We listed the many local community and voluntary groups that are active within the parish and agreed how best to consult them during the process, some via letter, some via email and some in person.

#### 5. Initial Launch Events and Community Questionnaire (Survey)

The events and community questionnaire served the dual purpose of consultation on the Parish Plan review and the neighbourhood plan. The joint parish plan and neighbourhood plan event format and content and the questionnaire was developed by the South Petherton Parish Plan Committee and Neighbourhood Plan Steering Group to ask key questions about a wide range of issues and themes which could be of relevance to both the parish plan and neighbourhood plan.

##### How did we consult?

It was decided to 'launch' the neighbourhood plan process by holding 'drop-in' events which would, in relation to the neighbourhood plan, focus on:

- raising awareness and informing the community about the process and timetable;
- what a neighbourhood plan is and can achieve;

<sup>11</sup> See <https://spplan2015.wordpress.com/parish-plan/>

<sup>12</sup> See <http://www.southpethertonparishcouncil.gov.uk/TA13.aspx> for copies of the newsletter.

- ask about some of the key planning and development issues that residents feel could be addressed in the Plan; and,
- ask the community to get involved in producing the Plan.

Reminders about the events were posted on the Facebook page.

South Petherton Neighbourhood Plan Launch Events	
Date(s)	21 <sup>st</sup> May and 4 <sup>th</sup> June 2015 16 <sup>th</sup> and 17 <sup>th</sup> October 2015
Location(s)	Blake Hall (May / June), David Hall (October)
Approx. attendance (nos.)	c.300

We distributed a community questionnaire (survey) which asked a range of parish plan related questions but which also:

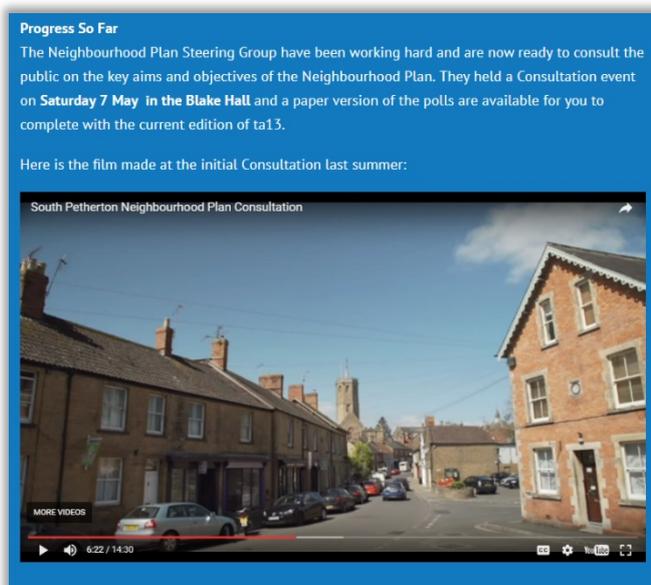
- asked about some of the key planning and development issues that residents feel could be addressed in the Plan;
- asked questions to help fill gaps in our understanding of key local issues and problems; and,
- asked about people’s aspirations for their themselves and their neighbourhood.

The questionnaire/survey was delivered to each household in the Parish and reminders were posted on the Facebook page.

South Petherton Neighbourhood Plan: Joint Parish Plan and Neighbourhood Plan Questionnaire	
Date(s)	Early 2015
Delivery Method(s)	Distributed with TA13 to residents and business premises. Copies also available in the Library and at the consultation events identified above.
No. of questionnaires delivered	c.1,700
No. of completed questionnaires returned	272 (c.16% response rate)
Return Options	Return to Library, Post Office or walk in events.

A film was made on 4 June 2015 by Somerset Film in order to publicise the Plan. The film is available online at [www.spplan.org.uk](http://www.spplan.org.uk)<sup>13</sup> and on the Parish Council website.

As noted above, the launch event served a dual purpose, with the Parish Council also consulting on changes to the Parish Plan. This allowed cross-cutting issues of relevance to planning and land-use to be uncovered and enabled us to listen to the community’s views on a wide range of



<sup>13</sup> See <https://spplan2015.wordpress.com/parish-plan/>

issues which reflected real “day-to-day” life, rather than seeking to constrain comments or forcibly direct conversation to land-use matters only.

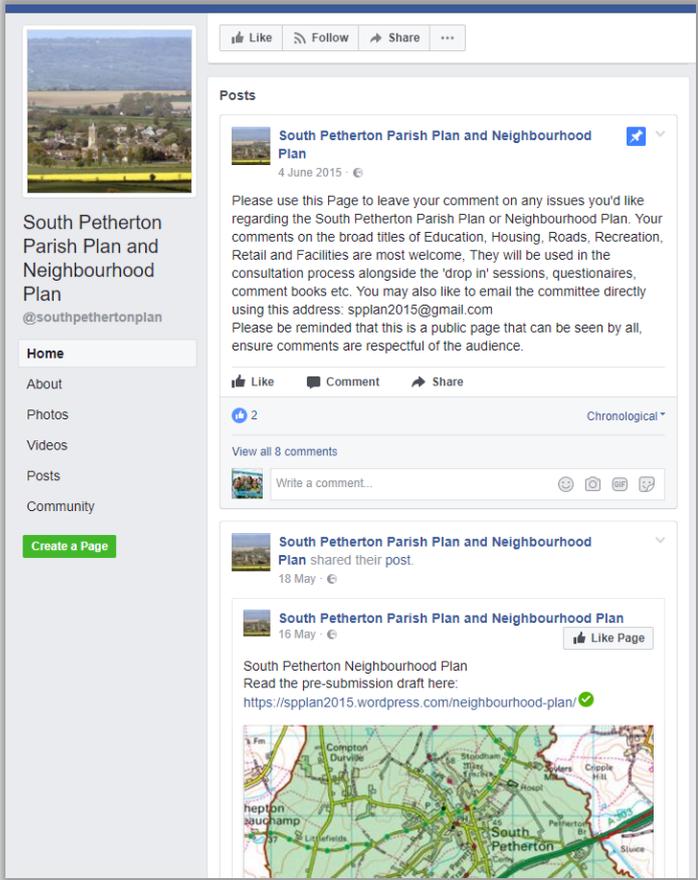
**Who was consulted?**

Everyone that lives or works in the Parish was invited to attend the events in the Blake and David Halls. Events were held on a variety of dates, in different venues and at different times in order to maximise the numbers of people who were able to attend. These events were publicised in TA13, on Facebook, on a large banner outside the Blake Hall on St James’ Street and on posters and leaflets in key locations in the Parish such as the Library and parish noticeboards.

An article announcing the events was published and distributed to every household and business premises in the Parish in a TA13 newsletter article (see Appendix 1)<sup>14</sup>.

Everybody who lived, worked or visited the parish was given the opportunity to complete the Community Questionnaire. It was delivered to every dwelling in the parish and additional copies were made available in the Library and at the consultation events.

We also spoke to a number of community groups and service providers during the early stages of the plan’s development<sup>15</sup>.



**What did they say?**

Over the four days that the launch walk-in events were open, around 300 people attended. Many took the opportunity to contribute early thoughts and reactions either verbally or by writing their comments in the notebooks provided. There were also copies of the Parish Questionnaire available

<sup>14</sup> Also see <http://www.southpethertonparishcouncil.gov.uk/controls/DownloadDocument.ashx?docID=zq3843JDKFDKGCJCNLD2616dEbj&aID=6579>

<sup>15</sup> From the start of the process we recognised the importance of consulting not just local people (residents and businesses) but also the local clubs, societies, organisations and service providers in the parish. To this end, in addition to the door being open for them to comment during community wide consultation events, we spoke to several specifically to try to identify and discuss key issues. These included the schools, cricket club, members of the farming community, members of the church community and Royal Oak pub (Over Stratton).

(details of the questionnaire to be presented later) and responses were collected at the events. Hundreds of comments were received.

The initial walk-in events and questionnaire were designed to gather information on all areas of life in South Petherton with a view to separating out those that were relevant to neighbourhood planning at a later date. Comments received were on a variety of matters and were compiled in a report of the event and a breakdown of the questionnaire responses<sup>16</sup>.

The report on the questionnaire / survey is included in the report on the initial consultation events<sup>17</sup>. There were questions on and responses to:

- The Economy
- A Market for South Petherton
- Housing
- Style of Life
- Parking
- Town Versus Village
- Health Facilities

Key issues raised at events and in the questionnaire that were relevant to land-use planning were:

- Concern over potential local flooding
- Parking provision in the village
- Redevelopment of the Recreation Ground
- Concern over farm traffic in the village
- Encouragement of new businesses
- Housing development
- The things that the community said they value the most about South Petherton were:
- The village 'feel'
- The character and quality of the built environment
- The shops and facilities
- The surrounding landscape and views
- The wide range of activities available

### **How were the issues and concerns responded to?**

A fuller report of this consultation has been available online since July 2015 along with other updates and the Parish Plan Recommendations when finalised and can be found at: [www.spplan.org.uk/](http://www.spplan.org.uk/)<sup>18</sup>. A copy of the questionnaire is included in the report on the survey and consultation events. The results of the consultation events and the feedback from the questionnaire was discussed at length by the NP Steering Group who, from the responses determined the initial key planning issues appropriate for inclusion in the Neighbourhood Plan. All other issues were then taken on by the Parish Plan Review Committee.

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<sup>16</sup> Available to view here - <https://spplan2015.wordpress.com/public-consultation/>

<sup>17</sup> [Initial Consultation Report available online](#)

<sup>18</sup> Available to view here - <https://spplan2015.wordpress.com/public-consultation/>

The 'messages' from the community that came out of the survey and accompanying comments were a key aspect of the process to develop a set of draft aims and objectives for the Neighbourhood Plan. To do this the Steering Group took part in an Aims and Objectives Workshop on 21<sup>st</sup> March 2016. The report for this workshop is available online<sup>19</sup>. The resultant set of draft aims and objectives (and overarching vision for the plan), we believe, reflects fairly what local people told us through the questionnaire.

## **6. Housing Needs Survey**

It was decided that a local housing needs survey was required in order to determine the level of housing requirements that currently existed in the parish. Our local housing needs requirements could not be derived from the Strategic Housing Market Assessment used by SSDC. This was necessary both for the Neighbourhood Plan evidence base and to inform the developing Community Land Trust (see below).

### **How did we consult?**

Using the knowledge and expertise of Devon Communities Together, a Housing Needs Survey was compiled for South Petherton. It requested a range of information on people's housing requirements and concerns for the parish. The survey was hand delivered to every household (1692 forms) in November 2014 with a reply-paid envelope. A response date of 18 December 2015 was given as a deadline. DCT then analysed the responses and published a report in January 2016. A total of 430 households completed the survey which represents a 25% return rate.

### **Who was consulted?**

The survey form was in two parts. The first part asked a limited number of questions about the type of household and their support for affordable housing. All residents were invited to respond to this part of the survey. The second part was designed to be completed by households with a need to move to affordable accommodation in the village within the next five years.

1,692 surveys were delivered and 430 surveys were returned, which is a response rate of 25%. This, we are informed by our consultants, is an average response rate. Out of the 430 surveys returned, 22 were returned with part two completed.

### **What did they say?**

The 2016 Housing Need Survey identified a need in the near future for 11 units of affordable housing in the next 5 years. 4 households were identified who could afford to rent in the open market. 10 of the household in need qualified for social/affordable rent.

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<sup>19</sup> See <https://drive.google.com/file/d/0B0XvHalksDKmaW9ZS2JVZWpIbDhNU2VuM2pnLTluSXlnR193/view>

84% of those who answered the question said they would be in favour of small development of affordable housing for local people.

**How were the issues and concerns responded to?**

The results of the survey were reported to the Parish Council. The response was used by the CLT and by the Neighbourhood Plan Steering Group to assess local need and inform housing policies for the parish. A full report of this exercise has been available online since January 2015 and can be found on the neighbourhood plan website<sup>20</sup>. An example of the letter and survey form used can be found in the report.

**7. Vision, Aims and Objectives Consultation**

The South Petherton Neighbourhood Plan Steering Group undertook work to analyse and interpret the information we gathered and what we had been told through various surveys and consultation events. We used all this ‘evidence’ to prepare a set of draft aims for the Neighbourhood Plan. These aims were then used to develop draft objectives and an overall vision statement during a workshop run by our consultants<sup>21</sup>.



<b>South Petherton Neighbourhood Plan Vision, Aims and Objectives Consultation</b>	
Date(s)	7 <sup>th</sup> May 2016
Location(s)	The Blake Hall
Attendance (Nos.)	274

We held a community consultation which presented our findings and set out, for the public to consider, the key neighbourhood planning and development issues and opportunities presented to us to date. The consultation also set out the key emerging themes for the Plan. We shared what we considered could be the Vision, Aims and Objectives of the Plan. We asked the community if these set the right agenda and ‘direction of travel’ for the Plan. Our purpose was to be able to leave this phase of consultation with a good idea and some certainty of the sorts of policies and proposals that the Plan should contain and, importantly, which the community support. From the consultation we also wanted to be in a position to draw-up a range of policies and proposals that might be in the Plan. We also took the opportunity to report back on what had been done to date, informed people

<sup>20</sup> See <https://spplan2015.wordpress.com/2016/01/14/evidence-base-reports/>  
<sup>21</sup> The report of which is available here - <https://drive.google.com/file/d/0B0XvHalksDKmaW9ZS2JVZWplbDhNU2VuM2pnLTluSXlnR193/view>

about an initial review of the Conservation Area and also the work done to develop a draft Design Statement for the parish<sup>22</sup>.

In the run-up to the event, reminders were posted on the Facebook page.

### **Who was consulted?**

The second community consultation for the Neighbourhood Plan was held on the 7 May 2016 at the Blake Hall. The consultation ran all day from 9 am – 5 pm in order to ensure that people has a chance to attend. The whole Parish was made aware of the consultation event by posters on local noticeboards, an article in TA13, on the Parish Council website, on the Neighbourhood Plan website and on Facebook.



274 residents took the opportunity to view the information displayed, leave comments and vote on the draft vision, aims and objectives<sup>23</sup>.

### **What did they say?**

Overall, people were very positive about what was shown. The feedback we received was generally consistent with the answers provided to the Community Questionnaire and initial feedback to the launch event. Many of the draft aims and objectives we offered received endorsement from those that attended, especially relating to:

- Protecting and enhancing the historic and built environment
- Parking provision in the village
- The scale and design of future development in the parish

The full report of the consultation event and responses is available online<sup>24</sup>.

### **How were the issues and concerns responded to?**

As noted, the full report of this consultation has been available online since July 2016 and can be found online. This response was circulated, discussed and signed off by the Steering Group at its

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<sup>22</sup> [Design of Future Development in South Petherton Consultation Feedback](#)

<sup>23</sup> [Draft Aims and Objective 1-4 Draft Aims and Objectives 4-7](#)

<sup>24</sup> See <https://drive.google.com/file/d/0B0XvHalksDKma3FjRVVZV0s4dDA/view>

meeting on 9<sup>th</sup> August 2016. The report recommended a number of amendments to the objectives, which were agreed by the Neighbourhood Plan Steering Group. The results of the polls were reported to the Parish Council and were then used as the basis for developing our Neighbourhood Plan policies.

The Steering Group then took part in a Policies Development Workshop, which was run by our consultant advisors Stuart Todd Associates Ltd, held on 10<sup>th</sup> September 2016. Policy areas were decided on at this workshop drawn out of the final set of Aims and Objectives. Work on the draft Neighbourhood Plan commenced following this workshop.

## 8. Annual Parish Meeting

The opportunity was taken to focus half of the annual parish meeting 2017 theme on the neighbourhood plan (the other being health and wellbeing). The content of the presentations were mainly informative and focused on progress made to date, the broad content of the Plan and the next steps (particularly the statutory requirements of pre-submission, submission, Examination and Referendum).

In the lead-up to the meeting, in February 2017, as a key part of the Plan, a first draft of the Design Statement was shared via Facebook and the email contact list. 3,010 people were reached and 237 clicked through the draft Design Statement. Of those receiving the link via Facebook, 4 “liked” the page and 8 people shared the page with their network.

<b>South Petherton Neighbourhood Plan Pre-submission Consultation</b>	
Date(s)	3 <sup>rd</sup> April 2017
Location(s)	The Blake Hall, South Petherton
Attendance (Nos.)	c.60-70

In the run-up to the event, reminders were posted on the Facebook page.

### Who was Consulted?

Members of the community were invited to attend via the normal parish council channels such as parish noticeboards, Facebook, the website, parish newsletter and email. The opportunity to reach people via the Facebook page and the email contact list was used to great effect. The email contact list and Facebook were used to good effect. 1,203 people were notified of the Annual Parish Meeting and the link received 6 shares on Facebook. Most members of the steering group and parish councillors were present at the meeting. Around 60 – 70 people attended.

### How were they Consulted?

Presentations were given by the outgoing Chair of the steering group and parish council and by the consultant advisors on the content of the pre-submission plan and Design Statement. Members of

the community were given the opportunity after the meeting to ask questions to steering group members and consultant advisors about the Plan’s content and process. The draft pre-submission Plan (including the Design Statement) were, at this time, available on the neighbourhood plan website to view. Members of the community were given the opportunity after the meeting to ask questions to steering group members and consultant advisors about the Plan’s content and process.

**What did they say?**

From discussion after the presentations, people were generally supportive of the Plan and Design Statement. There were some detailed questions which seemed to relate mainly to the process, next steps, the Plan’s place in the planning system and detail of the Design Statement.

**How were the issues and concerns responded to?**

Answers were provided on the night to questions and people were encouraged to submit comments on the pre-submission plan during the forthcoming consultation period and to attend the drop-in events.

**9. Regulation 14 (Pre-submission Stage) Consultation**

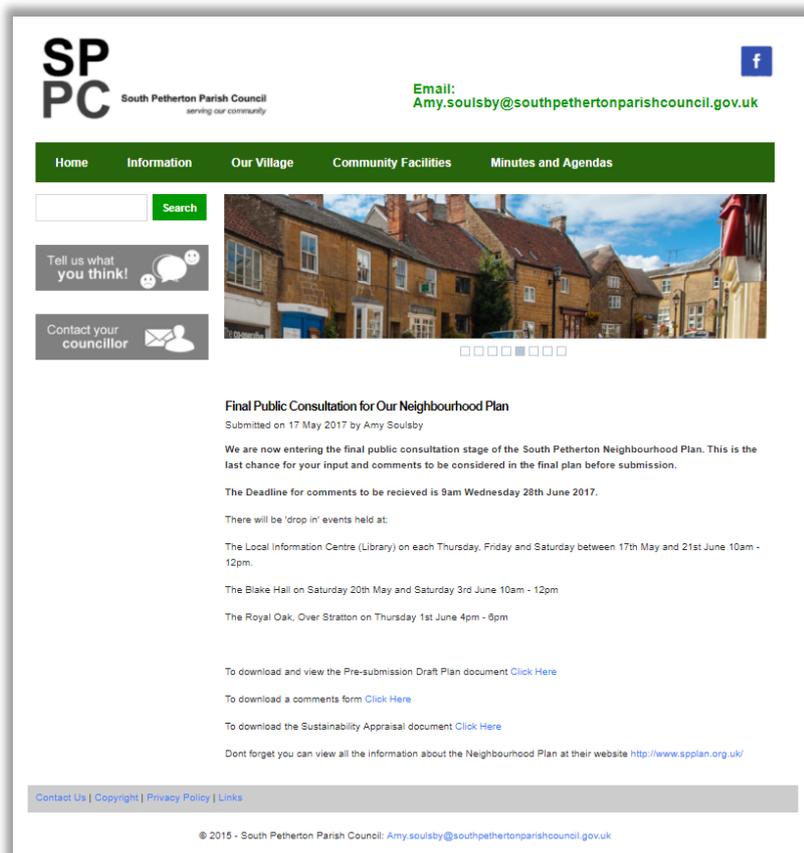
Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the qualifying body (the Parish Council) on the final draft plan prior to its submission to the Local Planning Authority in advance of their statutory Regulation 16 consultation.

<b>South Petherton Neighbourhood Plan Pre-submission Consultation</b>	
Date(s)	17 <sup>th</sup> May – 28 <sup>th</sup> June 2017 (whole period) 20 <sup>th</sup> May, 1 <sup>st</sup> and 3 <sup>rd</sup> June (2 hour drop-in events) Every Tuesday, Thursday, Friday, Saturday during consultation period (2 hour Q&A)
Location(s)	The Blake Hall, South Petherton (20 <sup>th</sup> May and 3 <sup>rd</sup> June drop-in) Royal Oak pub, Over Stratton (1 <sup>st</sup> June drop-in) Local Information Centre (LIC), South Petherton (Q&A)
Attendance (Nos.)	c.8-18 at each drop-in event and up to 10 at each Q&A session

**Who was Consulted?**

The Regulation 14 consultation is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the Plan to the local planning authority the qualifying body (the Parish Council) must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area;
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and,
- send a copy of the proposals for a neighbourhood development plan to the local planning authority.



All of the residents and businesses within the parish were consulted together with the required statutory and strategic bodies (see Part 2). A copy of the plan was also sent to the Local Planning Authority, South Somerset District Council, although its officers had previously provided comments to help shape the policies of the Plan as they were drafted and to provide guidance on the drafting of the Parish Design Statement and (as part of separate process to the Plan’s development) the Conservation Area Appraisal review.

### How were they Consulted?

An Executive Summary of the Plan, an explanation of the consultation process and timescales and a set of “Frequently Asked Questions”, together with a response form, was printed in the parish newsletter, TA13, which was distributed to every household and business premises in the parish. These are appended (see Appendix 3)<sup>25</sup>. This directed people to an online copy of the plan. Hard copies could be viewed at various locations in the parish and individual copies could be requested. Details of the



<sup>25</sup> And also available to view here <http://www.southpethertonparishcouncil.gov.uk/controls/DownloadDocument.ashx?docID=sf8368BYWZOFYMNCKG4511sVdj&aID=6579>

consultation were also posted on Facebook and on the Parish Council and neighbourhood plan websites.

Comments could be left at “drop-off” points in the parish, submitted by post or online. Members of the community were encouraged to get in touch with the Clerk to the Parish Council if they wanted a paper copy of the full Plan and could not get one from any of the places locally where they were “on deposit”.

The plan was also sent by email to the list of local bodies and groups (See Appendix 2) and to those registered on the email update list with explanation of what was required for the consultation and the date by when responses were required.

Between direct emails and Facebook, 1,946 people received the link to the pre-submission plan and associated documents. Of those sent the link 346 clicked on the link. Of those who received notification via Facebook, 10 people “liked” the page and 13 people shared the page to others / friends in their own network.



Drop-in sessions were organised for 20<sup>th</sup> May (South Petherton), 1<sup>st</sup> June (Over Stratton) and 2<sup>nd</sup> June 2017 (South Petherton) for residents and businesses to obtain an update on the draft plan, ask questions of the steering group and provide comments and concerns on top of the formal consultation response forms. Our advisory consultant attended two of the three sessions.

The Plan was also placed “on deposit” for reference in the Local Information Centre (LIC) during the consultation period and members of the steering group were on-hand to answer questions on particular days and times advertised in TA13.

In advance of the formal commencement of the consultation period, the key content of the Plan was presented to the Annual Parish Meeting on 3<sup>rd</sup> April 2017 during which the public were given the opportunity to ask questions and discuss the Plan following the presentation.

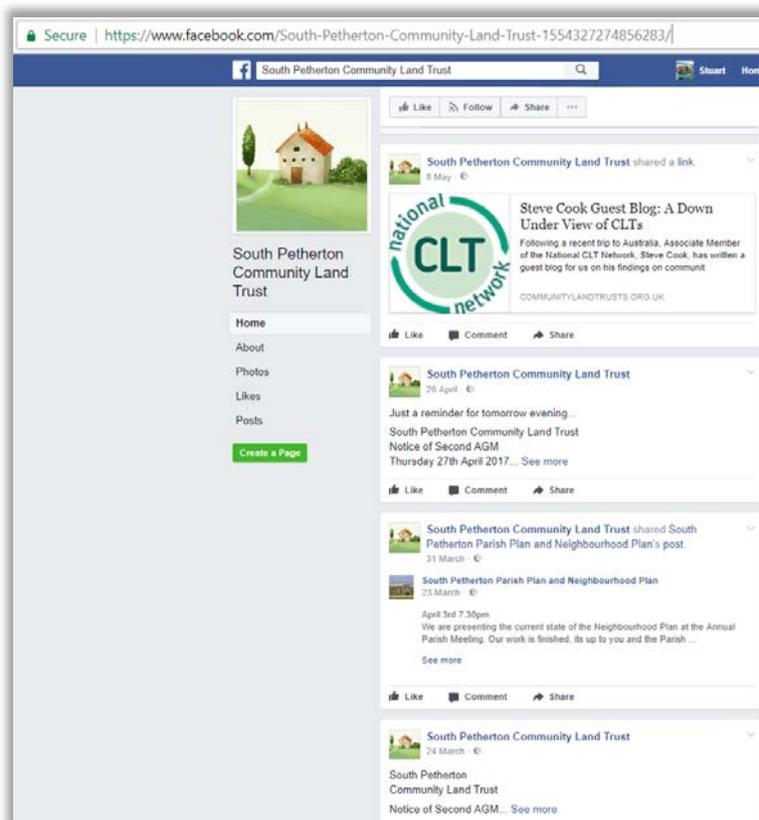
### **What did the Consultees say?**

A total of 15 written responses were submitted, 8 by individuals and 7 returns from strategic or statutory stakeholders and consultees (see Part 2), 3 of which were from developers or their representatives. A summary of the responses is set out at Appendix 4 and is available to view on our website.



## 10. Community Land Trust (CLT)

We reference the Community Land Trust (CLT) here briefly, set up in 2015, as it has been a useful platform (via its consultation and online presence) to help share information about the neighbourhood plan. A Community Land Trust is a non-profit, community-based organisation set up to own and manage land and buildings that meet the needs of a local community. Through this Community Land Trust organisation (which may have one of a variety of legal structures) the assets are owned by the community to which it is linked and are used for the explicit benefit of that community. A key aspect of a



Community Land Trust is that the land or buildings can never be sold off for private or individual gain. Through this mechanism (called an asset lock), the Community Land Trust aims to ensure ongoing and affordable access to the asset for whatever purpose it serves to meet the community's needs.

Details of the South Petherton CLT are available on the parish council website<sup>26</sup> and on its Facebook page<sup>27</sup>. The neighbourhood plan steering group has been fortunate to have members of the CLT sitting on the group.

## 11. Conclusions

The level of community consultation and engagement undertaken during the production of the South Petherton Neighbourhood Plan has been varied and extensive. It has reached a wide range of the local population through a variety of methods and mediums. A wide variety of groups and different sections of the community have participated or commented on the emerging draft Neighbourhood Plan during the process.

The comments received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it is truly reflective of what local people wish to see happen in the parish.

<sup>26</sup> See [http://www.southpethertonparishcouncil.gov.uk/Community-Land-Trust-\(CLT\).aspx](http://www.southpethertonparishcouncil.gov.uk/Community-Land-Trust-(CLT).aspx)

<sup>27</sup> See <https://www.facebook.com/South-Petherton-Community-Land-Trust-1554327274856283/>

## **Part 2: Consultation Statement – Statutory and Strategic Consultees**

Part 2 of this Statement sets out how and at what stages we consulted strategic and statutory consultees.

### **12. Summary of Consultation Approach to Statutory and Strategic Consultees**

With the help of our consultants, we prepared a contact list of all bodies and organisations that serve or provide services to the parish for use during the development of the Plan and during the later stage of the pre-submission (Regulation 14) consultation.

The aims of the South Petherton Neighbourhood Plan consultation process were to:

- ‘front-load’ the consultation, so that the Plan could be informed by the views of those with an interest in the parish from the earliest stage;
- to ensure the neighbourhood planning process was informed by the views and intentions of statutory bodies and stakeholders;
- to take fully into account those views and intentions; and,
- meet the requirements of Regulation 14.

### **13. Launch and Initial Communication**

The intention to prepare the South Petherton Neighbourhood Plan was first publicised by the local planning authority, South Somerset District Council, following the Parish Council’s application to have the parish area designated as a Neighbourhood Area on 2<sup>nd</sup> April 2015. The Plan and the neighbourhood planning process was publicly launched that month.

In addition to fulfilling the requirements to formally consult with statutory and strategic consultees at the pre-submission stage of the Plan’s development, it was decided to make the early contact with several bodies and organisations (where we knew there to be issues to discuss raised by the community or which the Parish Council was already aware of) that are defined as a consultation body under the terms of schedule 1 of the Neighbourhood Plan Regulations 2012.

A list of all the statutory and strategic consultees we wrote to during the development of the Plan is included in Appendix 2.

#### **Responses Received**

Responses received and the results of discussions were reported to the Steering Group and fed in to the consultation responses and evidence base material.

## **How were the issues and concerns responded to?**

Responses were fed into the continuing thinking and evidence behind the developing plan and evidence base at that stage. Some were followed up with meetings or further conversations to explore issues raised further.

## **14. Sustainability**

South Somerset District Council were sent a request for a screening opinion with regard to the need or not for a Strategic Environmental Assessment (SEA) and / or Habitats Regulation Assessment (HRA) to be undertaken on the draft Plan as soon as the aims, objectives and Vision were agreed and a set of initial policies, agreed by the steering group, were available. In turn, South Somerset District Council consulted the statutory environmental agencies (Natural England, Environment Agency and Historic England) on the need or not for SEA / HRA.

### **Screening Opinions for Strategic Environmental Assessment and Habitats Regulation Assessment**

Screening exercises were undertaken to ensure that the emerging plan would not have significant environmental impacts or likely significant effects on the parish (the Plan area).

A screening opinion for Strategic Environmental Assessment was issued by the District Council in March 2017 and consultation was undertaken with statutory bodies by them. An email was sent by the District Council on 24 March 2017, following this consultation, stating that no formal Strategic Environmental Assessment would be required for the Plan. The SSDC screening decision report is available on their website<sup>28</sup>.

### **Sustainability Appraisal**

The South Petherton Steering Group commissioned consultants, Stuart Todd Associates Ltd. to carry-out a sustainability appraisal (SA) based on an agreed framework for the pre-submission version of the draft Plan. Stuart Todd Associates Ltd used an expert Associate, Clare Reid (Clare Reid Consultancy) to undertake the appraisal. The results of the appraisal exercise has been made available on the South Petherton Neighbourhood Plan website<sup>29</sup> and was made public as part of the consultation process alongside the draft Plan. The recommendations of the SA were taken into account as the plan was revised after the pre-submission (Regulation 14) consultation and the final Sustainability Appraisal will be submitted alongside the other submission documents and will also be placed on the website.

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<sup>28</sup> It can be viewed here -

[https://www.southsomerset.gov.uk/media/878638/sea\\_screening\\_report\\_south\\_petherton\\_final\\_issue.pdf](https://www.southsomerset.gov.uk/media/878638/sea_screening_report_south_petherton_final_issue.pdf)

<sup>29</sup> Available to view here - <https://spplan2015.wordpress.com/2015/03/29/hello-world/>

## 15. South Somerset District Council

South Somerset District Council (SSDC) were engaged early in the process. Following communication with regard to the neighbourhood area application, the steering group maintained a dialogue with planning policy and conservation team officers at SSDC at key points during the plan's development:

- During policy development to request advice on the local authority view of policy wording, plan content and alignment with Local Plan policies;
- To request base maps for use in developing evidence base studies;
- As the Design Statement was developed to gain expert input on design and conservation matters in the built environment and help ensure practical "usability" of the guidelines with regard to decision making;
- To request advice in relation to the commissioning of a housing needs survey;
- To request a formal screening opinion with regard to the need or not to undertake a Strategic Environmental Assessment (SEA) and / or Habitats Regulation Assessment (HRA) of the plan (see above); and,
- During the review of the Conservation Area (undertaken as an independent study to help inform the development of the Design Statement) to receive advice on the appraisal process and outputs.

Most dialogue was held via email or phone, but also face-to-face and on-site meetings between consultant advisors, the Chair of the steering group and officer from SSDC.

## 16. Developers

Throughout the process we were open with known developers with an interest in developing land around South Petherton village. Meetings were held with developers between steering group members and sometimes with the advisory consultant. Notes of these meetings were reported back to the steering group for the record. At all times we were clear to indicate no preference with regard to their proposals and were very much in listening mode with regard to any proposals they had for their land. Our principle objective was to keep them informed of the progress being made on the Plan and the project plan moving forward. We also conducted a meeting with the three known major developers (at that time) to share the emerging draft plan's policies and 'direction of travel'.

Any communication received from any developers was shared with the steering group by the Parish Council and vice-versa. A decision was made by the steering group that any requests to discuss details of their specific proposals for development should be directed towards the parish council and to allow the community an opportunity to also hear about the proposals. Therefore, dialogue with developers also extended to inviting them to special Parish Council meetings where developers were allowed to present plans for their respective sites.

Throughout the process, developers and their representatives have been keen to engage with the development of the neighbourhood plan given their land interests in the parish.

Meetings took place with developers or their representatives on the following dates:

- 13<sup>th</sup> July 2015 – Persimmon, with steering group representatives – discussion to share update on progress on the neighbourhood plan and next steps and for developer to explain their proposal
- 22<sup>nd</sup> February 2016 – Vaux presented their proposals to a special public meeting (c.80-100 people attended)
- 28<sup>th</sup> October 2016 – Persimmon, with steering group Chair and advisory consultant - discussion to share update on progress on the neighbourhood plan and next steps and for developer to explain their proposal
- 5<sup>th</sup> December 2016 – Stroud - presented their proposals to a special public meeting (c.80-100 people attended)
- 23<sup>rd</sup> January 2017 – Persimmon, Stroud, Vaux, with steering group Chair, vice Chair and advisory consultant – information sharing discussion to share emerging neighbourhood plan aims, objectives, vision and policy intents (i.e. “direction of travel”) and to share update on progress on the neighbourhood plan and next steps
- Weekend of 15<sup>th</sup> July 2017 – Vaux - presented their proposals through a display / exhibition

## 17. Regulation 14 (Pre-submission stage) Consultation

Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the qualifying body on the final draft plan prior to its submission to the Local Authority in advance of their statutory Regulation 16 consultation.

<b>South Petherton Neighbourhood Plan Pre-submission Consultation</b>	
Date(s)	17 <sup>th</sup> May – 28 <sup>th</sup> June 2017 (whole period) 20 <sup>th</sup> May, 1 <sup>st</sup> and 3 <sup>rd</sup> June (2 hour drop-in events) Every Tuesday, Thursday, Friday, Saturday during consultation period (2 hour Q&A)
Location(s)	The Blake Hall, South Petherton (20 <sup>th</sup> May and 3 <sup>rd</sup> June drop-in) Royal Oak pub, Over Stratton (1 <sup>st</sup> June drop-in) Local Information Centre (LIC), South Petherton (Q&A)
Attendance (Nos.)	c.8 – 12 at each drop-in event and up to 10 at each Q&A session

No statutory or strategic consultees attended the drop-in events that we are aware of.

### Who was consulted?

The Regulation 14 (pre-submission) consultation is specific about statutory and strategic stakeholders that should be consulted. The legislation requires that prior to submitting the plan to the local planning authority the qualifying body must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area;

- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and,
- send a copy of the proposals for a neighbourhood development plan to the local planning authority.

All of the statutory bodies listed in Appendix 2 were consulted on the draft Neighbourhood Plan for South Petherton thus ensuring we adhered to the requirements of Schedule 1 of the 2012 Regulations.

We took the liberty of re-contacting one of the consultees. We adhered to the Regulations in consulting with the County Council. However, we received only a response from the Strategic Planning section of the authority which eluded to requiring us to contact other departments such as Highways separately. As we would value the views of the County Highways department, we contacted them after the close of the consultation period and allowed the County Council an extension of four weeks should they also wish to submit comments from Highways.

### **How were they Consulted?**

A link to the Neighbourhood Plan was sent by email to all bodies and organisations on our consultation list (See Appendix 2) with explanation of what was required for the consultation and the date when responses were required by. During the course of the consultation the strategic and statutory stakeholders were contacted to remind them of the deadline for comments a week before the deadline for comments.

### **What did the Consultees say?**

A total of 15 written responses were submitted, 8 by individuals and 7 returns from strategic or statutory stakeholders and consultees (see Part 2), 3 of which were from developers or their representatives. A summary of the responses is set out at Appendix 4 and is available to view on our website.

## **18. Conclusions**

In preparing the South Petherton Neighbourhood Plan we have made strenuous efforts to establish and maintain a dialogue with those bodies and organisations covered by Schedule 1 of the Regulations and those other bodies and organisations we have identified as having an interest in our parish.

The views, comments and suggestions received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it not only reflects what local people wish to see happen for their area but takes account of how we can share future planning and delivery with outside bodies and organisations so as to realise our aims and objectives.

# APPENDICES

## **Appendix 1**

### **Spring 2015 TA13 Launch Article**

## **REVIEW OF THE PARISH PLAN**

### **YOUR VIEWS ON THE FUTURE OF SOUTH PETHERTON – FOR THE PARISH AND NEIGHBOURHOOD PLANS**

If you want a say in the future of South Petherton, please read this very carefully and respond - either now or as time goes on - but we really do want to hear from you at some stage.

We are an embryonic executive group of South Petherton volunteers, working under the auspices of the Parish Council and according to government and local authority guidelines, to produce a Parish Plan for South Petherton which will cover all things thought relevant to the future of the community, and within that context a Neighbourhood Plan which will specifically cover the future of development in South Petherton. We are being helped by two universities, which will contribute to making our activities generally more effective and professional. So we need to get the Parish Plan sorted first and then the Neighbourhood Plan, but it makes sense to be at least thinking about both from the start.

#### **DOES THIS INCLUDE YOU?**

When we say "South Petherton" or "Parish" this includes all the following areas: Bridge, Compton Durville, Drayton, Lower Stratton, Over Stratton, South Petherton, Watergore, Wigborough and Yeabridge. So please don't be offended if we don't spell this out each time! You are included.

#### **HEARING FROM YOU ALL THE TIME**

We will need your input as we go along, and we will be consulting you as much as possible. This is only the beginning of our consultative process - it will take possibly even a year to complete. **See our contact details at the bottom of this article.**

**Also, will you register as someone who we should be emailing information to and sending requests for your views from time to time? Again, please see details at the bottom of this article.**

#### **THE TWO PLANS IN CONTEXT**

The Parish Plan consultation is for you to say whatever you like about how you want to see the village over the next ten years. The Neighbourhood Plan consultation is narrower in that it should cover your views on the physical development of the village - not stopping existing or any future development generally but instead facilitating the development you want to see, including setting out priorities and guidelines, and in that way not having rampant and over ambitious development.

Rather than starting completely from scratch for a new Parish Plan, we aim to build on the existing Parish Plan of 2005, i.e. bringing to your attention aspects which we think are still relevant, but also focusing on new aspects or situations which have already been brought to our attention and also anything else which the residents of South Petherton wish to put forward.

**Please note:** Our role is not to impose our views or the views of anyone else - it is simply to research, collate and present opinion, and drive the project forward using various resources, but all the time informing the community about how the project is going and seeking your opinion at every stage.

#### THE PARISH PLAN

For a start, please look at the existing Parish Plan which can find within the pages of this edition of *ta13*. We mention what it does in the past tense as it was completed over ten years ago! The Plan listed what were the best things about the Parish and what were the worst things about the Parish. The existing Parish Plan divided areas of focus as follows: **Leisure and Culture; Local Environment; Local Economy; Health & Social Needs; Youth Activities; Community Safety; Further Education; Housing; Traffic and Transport.**

Please let us know if there are any issues or items mentioned there which need taking forward into the new Parish Plan. There is a list of "Survey Findings" for the above areas of focus and opposite these a list of actions taken to meet these survey findings. What next? What new issues should be addressed?

This time round we want to hear more from young people, so we will be developing a Facebook page and Twitter account to facilitate communications.

#### STARTING TO THINK ABOUT ISSUES

We do not in any way wish to influence you on this, so please make your own decisions here. However, we particularly would draw your attention to the following, if only to stimulate input from you whether on these or other matters. Once you see how we are trying to get you to think, please "do your own thing"!

- In "**What were the best things about the Parish**", there was mention of easy access to the A303 and no through traffic. No doubt there will be new perspectives on this.
- In "**What were the worst things about the Parish**", there was mention of traffic too fast, parking issues and cost of affordable housing. Are these issues still relevant?
- In the Survey Findings for **Local Economy**, 61% of the 73% who said they shop in South Petherton said they did the majority of their shopping elsewhere. Bearing in mind the need to support our local shops, were the Actions listed sufficient and are there any other new Actions to be undertaken? What do local businesses want to help them make an increased contribution to Parish life?
- In the Survey Findings for **Health & Social Needs**, it was stated that 77% of the respondents said it was important that the GP surgery remains in the village. With the change of site to the fringes of the village, do you think this requirement has been met - are there any important issues in relation to the siting and operation of the GP surgery which should be raised? Do you have any views about the new hospital and how it should develop - how relevant is it to you; have you or your family ever used it?
- In relation to **Youth Activities**, the Survey Findings show a paucity of respondents. What do

you as a young person think of South Petherton; can it do more for you as a young person; can you see a future for yourself in South Petherton as you advance in years? Is South Petherton becoming a place for just older people?

- Are there any outstanding or new issues concerning **Community Safety or Further Education**?
- Concerning **Housing**, is there still a need for more starter homes and small family homes? In fact, do you think the whole housing situation has been overshadowed or distorted by the new, very large developments, which have taken, place, are still taking place or could possibly take place. Indeed the housing situation has been transformed since the publication of the current Parish Plan, so what are your thoughts about now and the future? What issues need to be addressed? This is very important, as we need to relate the Neighbourhood Plan to the forthcoming findings on **Housing** in the new Parish Plan and other related aspects in the new Parish Plan as a whole.
- Concerning **Traffic and Transport**, among the issues raised in Survey Findings was the possibility of a one-way system, the restriction of HGV traffic on some routes, parking problems and speeding traffic. Are these still issues to be looked at? Would you agree to ruling out speed humps and chicanes as measures for slowing traffic, as long as there were some measures?
- Still in **Traffic and Transport**, under **Miscellaneous**, where the need for noise reduction on the A303 was mentioned, are you happy with the current situation? Are you worried about noise if the A303 is widened?

We now wish to report to you in summary on various issues raised for further consideration since the Village Meeting on 27 November, 2014. Do you have any comment? Do you have any further issues to be raised?

#### COMMENTS SO FAR FOR THE VILLAGE PLAN

Comments so far have included the need to think about social enterprises, which not only seek to help society but also can provide local employment. Indeed, creating job opportunities in general has been raised as a priority. There is a need to think about encouraging more care accommodation and related facilities within the Parish. There are also proposals to set up a Community Land Trust to provide low cost housing for local people.

One area of focus is traffic - how better to arrange matters so it flows better, and is less of a noise and safety hazard?. How should any "speed watch" committee that might be set up operate? A potentially big issue raised is the need to have more school places for new young families in the Parish.

#### THE NEIGHBOURHOOD PLAN

The Neighbourhood Plan is meant to be a reflection of your views on the physical development of the parish, what policy you want in relation to the planning for this development, what sort of planning permissions you want or would not want for the development of your community - what is your overall vision, where do you want new homes and shops to be built, what you want new buildings to look like. Where would you like to see "green areas".

If we make these decisions and have them reflected in our Neighbourhood Plan we will be less vulnerable to applications for large housing developments, which we don't want. Future development of the parish will have to be within the context of our Neighbourhood Plan.

So think carefully about all the aspects of the physical development of our parish - including roads, traffic, transport, recreation areas, health, education etc. - in other words much of your thinking should relate to planning the detail of what you have expressed you want in the Parish Plan.

#### NEIGHBOURHOOD PLAN COMMENTS SO FAR

After the initial disappointment at what were perceived as the limitations of the Neighbourhood Plan, i.e. it can't be used to stop development in general, there has been a positive desire to move forward with a focus on what sort of physical development there should be to help with any stated objectives in the Parish Plan, plus there are already comments on the need for certain physical developments to cope with already stated future change, e.g. the widening of the A303, and where future facilities for parking, businesses and education should be provided.

There has been comment on where future housing should be built and the development of facilities for that housing, e.g. retail, road and transport. The Parish Council is already considering a "Community Land Trust" and the County Councillor has a working group on roads and transport. There has also been talk about what to do with the bank site following closure. To what extent do we need to engage with neighbouring parishes?

This has all been very embryonic so far but is an indication of the considerable scope in reality for thinking about the Neighbourhood Plan.

#### WHAT NEXT?

We want to start by hearing from you as a result of this article - just send us your thoughts, however random or organised, whether on one or more subjects, whether in relation to the new Parish Plan or the Neighbourhood Plan. Don't be constrained by anything you have read here. Feel free to write about what you see as priorities.

#### CONTACT POINTS

To register to receive updates and notifications by email concerning this ongoing consultative exercise and/or send comments on the existing Plan.

You may also comment by:

- E-mail [spplan2015@gmail.com](mailto:spplan2015@gmail.com)
- Leave /send a letter to the library on the Local Information Centre desk.
- Attending a walk- in exhibitions of the current Parish Plan. *(Dates to be announced)*
- Visit a village shop, which is displaying one page of the existing Parish Plan inviting your comments.
- A meeting with SSDC officers is being arranged to discuss the Local Plan and the impact on South Petherton.

Eventually we will have both, a web and Facebook page, up and running to inform you and encourage comment. **We will continue to keep you informed via *ta13*.**

#### YOUR EXECUTIVE GROUP MEMBERS

Just so you know who we are, your Parish Plan and Neighbourhood Executive Group members are: Paull Robathan (Chairman), Angie Allen, Barry Apps, Richard Blausten, Tim Burch, Butch, John Chapman, Bryan Chitty,

What is your view?

Keith Duffield, Graham Gatehouse, Andrea Glifford, Mark Hickey, Andy Margrett, Andrew Oakley, Philippa Soulsby, Nick Wakely, Dave Williams.

#### **WHAT DID WE LEARN?**

The final count of returned forms was that we achieved an outstanding response rate of almost 65%.

We learnt that 27% of respondents have lived in the Parish for between 6-15 years and that 44% have lived here for 16 years or more.

When asked why respondents came to the Parish, 28% said as a result of it being an attractive area and 20% for retirement.

Interestingly, 47% of respondents came from a 2-person household and 29% lived alone.

38% of respondents were aged 65 years or older at the time of the survey and 24% were aged 45 to 59. 11% were aged 25 and under.

These results may indicate that questionnaires were more likely to be completed by more senior people but we should also take into account the 2001 Census which confirms that South Petherton Parish does have a higher percentage of people over 65 compared with the average for Somerset (28% compared with 20%). Within the questionnaire there was an opportunity for respondents to describe what they liked and didn't like about the Parish, and space on the back of the form for any other comments Parishioners may have wanted to make. It is a combination of the statistical data and the many comments received which forms the basis of the actions outlined.

#### **WHAT WERE THE BEST THINGS ABOUT THE PARISH?**

- Friendly, strong community spirit
- Great facilities in the village
- Easy access to A303
- Lots to do, plenty of clubs and societies
- Lovely area to live in
- No through traffic

#### **WHAT WERE THE WORST THINGS ABOUT THE PARISH?**

- Too much litter
- Parking issues
- Cost of affordable housing
- Lack of visible police presence
- Traffic too fast
- Anti-social behaviour
- Condition of kerbs and roads

#### **LEISURE AND CULTURE**

##### **Survey Findings**

- 39% of respondents said they would like an Indoor Sports Hall and nearly half said they would like a swimming pool.
- Over half of the respondents did not have a view about the current standard of social & sporting activities. Around a quarter thought they were adequate for the over 60s, 7% thought it was adequate for 17-25 year olds and 8% thought that it was adequate for 12-16 year olds.
- Communication about events was seen as being very effective with a staggering 57% hearing about events by 'word of mouth'. This is very high compared with reported rates from other Parish Plans. Other sources frequently used were posters in the shops and on notice boards.
- 33% of respondents thought that we need better notice boards and 27% thought it would be beneficial to have a large information map.

#### **Actions:**

- Ensure that all the Village Halls are endeavouring to provide programmes of events that match the needs of Parishioners and visitors alike. This would start with initial meetings with each hall. *Completion March 2006*
- Discussions concluded that building our own swimming pool and sports centre would be too expensive, so it was agreed to find ways of informing Parishioners about all sports facilities available in the Parish within a 30 minute travelling time, together with transport options. *Completion March 2006*
- Communicate details of SSDC's Passport to Leisure programme, e.g. via presentations and newsletters and to encourage take up by those eligible. *Completion April 2006*
- Ensure all venue and activity organisers are providing suitable facilities for the disabled within the requirements of the Disability Discrimination Act. *Review March 2006*
- Reintroduce and refine the central information source of all activities, clubs and associations and look into it's distribution and accessibility for all. *Review March 2006*
- Evaluate options for a 'Parish Magazine' by involving all interested parties including the Churches. *Completion August 2006*
- Work with appropriate local businesses and community groups to produce and make available a 'Welcome Pack' providing all the necessary information for visitors and newcomers alike. This would also include production of a new Parish map. *Completion November 2006*

#### **LOCAL ENVIRONMENT**

##### **Survey Findings**

- Almost 50% thought the appearance of the village centre was acceptable and 30% thought it was good.
- Litter and dog fouling brought negative comments from over 65%.
- More than a third said they would like to see more seating in the Parish as well as more trees, flowers and shrubs. 20% would like to see an improvement to the village entrance.
- Nearly half of all respondents thought the Recreation Ground was acceptable.
- Streets and pavements came in for criticism with over 65% saying they were either only acceptable or poor.
- The surrounding countryside was seen as very important to the majority of people and almost half the respondents wanted orchards and woodlands to be cared for and hedges to be kept tidy and short.
- 72% of respondents use local footpaths and 31% use bridleways. However 11% thought they were poorly signposted and 35% said that they were not satisfied with the condition of the footpaths and bridleways although 31% said they were satisfied.
- Half the respondents would like to see readily available walking maps and leaflets. 28% would like to see more paths available for those with disabilities and 29% wanted better waymarking.

##### **Actions:**

- Investigate ways of improving the appearance of the village including the entrance, car parks and businesses by working with the Business Association and Parish Council. *Review February 2006*
- Set up a Footpath Maintenance Plan involving the community to ensure that footpaths, Dutchies Orchard & Mere Lynchs are well maintained and accessible including investigating the feasibility of an 'Adopt a Footpath' scheme. *Completion March 2006*
- Ensure footpaths are accessible to all by liaising with disability groups, Local Authorities and Landowners. *Already started, review February 2006*

- Investigate the feasibility of a Farmers Market in the village by involving all interested parties. *Completion March 2006*
- Evaluate the feasibility of setting up a community composting site and establish guidelines for usage by working with the District and Parish Councils. *Completion March 2006*
- Introduce an awareness campaign of the importance of the role of Parishioners in caring for frontages of properties. *Completion May 2006*
- Investigate the introduction of a 'Garden of the Year' Competition. *Completion May 2006*
- Set up an awareness programme on litter, fly tipping and dog fouling by involving schools, businesses and Parishioners, including the possibility of setting up an Annual Litter Pick and Recycling event. *Completion May 2006*
- Produce footpath leaflets to encourage usage, involving landowners and the Village Walking Group. *Completion March 2006*
- Raise the public awareness of different crops and wildlife present on key footpaths by involving Landowners, to help produce a greater understanding of our local environment. *Completion May 2006*
- Investigate the siting of more seats in the village in strategic positions, in conjunction with the Parish Council, local business and any interested individuals/organisations. *Already started, completion May 2006*
- Investigate the provision of plastic recycling bins. *Completion March 2006*
- Investigate the provision of poop scoop bins. *Completion April 2006*

## LOCAL ECONOMY

### Survey Findings

- 24% of respondents are in full-time employment, 40% are retired and 1% unemployed. In response to the question about the main place of work, half of all respondents did not answer this question, 8% work within the Parish and 10% work in Yeovil.
- 73% said they shop in South Petherton because they like to support local shops and 39% said they shopped locally because they like the social contact. However, 61% said they do the majority of their shopping elsewhere.
- Regarding ways to enhance the local economy and environment, there was interest in improved door-to-door recycling (which has since been improved by South Somerset District Council) as well as community composting and better litter collection.
- Additional car parking and improved public transport were of interest to more than a quarter of respondents.

### Actions:

- Set up discussions with the Business Association, Job Centre Plus and other relevant organisations to determine ways of communicating job vacancies which would also include the possible suitability of a job vacancy board located in South Petherton. *Completion March 2006*
- Work with the Business Association to determine the need for a home delivery service, or publicise any service which currently exists. This would include delivery services for those in particular need who might have limited mobility or are simply without transport. *Completion March 2006*
- Build rapport with the convenience stores for less repetition of goods sold and to encourage the sale of some goods currently not available in the village, and to promote the advantages of shopping locally to all villagers whilst enabling the businesses to remain profitable. *Completion April 2006*

## HEALTH AND SOCIAL NEEDS

### Survey Findings

- 42% of respondents are registered with a private dentist and 38% with an NHS Dentist.
- More than half of respondents did not report any health or disability issues which affect day-to-day living, whilst 14% said they have a moderate need and 3% said they have severe needs.
- 15% said they needed help with shopping or housework and around a third said that there is a need for a Good Neighbour Scheme.
- 77% of the respondents said that it was important to them that the GP surgery remains in the village, with 12% saying that it was not important to them

### Actions:

- Support the campaign for a new hospital on the existing site by providing statistical data and comments from the Parish Plan to the League of Friends of South Petherton Hospital. *Review February 2006*
- Set up meetings with Nippy Bus to raise awareness of the service to increase usage - already started. *Review February 2006*
- Provide support for David Laws's campaign for local NHS Dentists by providing statistical data and comments. *Completion February 2006*
- Provide support for the provision of a multi-functional health centre in the village centre by providing statistical data and comments from the Parish Plan. *Review March 2006*
- Set up a Saturday morning help desk to publicise clubs and facilities, and secure volunteer support. *Completion June 2006*
- Produce a directory of 'where to go with health and need issues'. *Completion April 2006*
- Identify the advantages of a Disability Action Group, through discussions with disability forums, Parishioners and their carers, and District and Parish Councils. *Completion March 2006*
- Investigate the need for a 'Good Neighbour' Scheme by involving interested parties and publicise details of home help and include the possibility of a 'caring for carers' scheme. *Completion April 2006*
  - Investigate the provision of mobile dentistry and optical services through liaison with service providers and the Primary Care Trust. *Completion May 2006*

## YOUNG ACTIVITIES

### Survey Findings

- Over 50% of respondents did not complete many of the questions. One question had 81% not answering it.
- In order to make this exercise worthwhile and productive it has been decided that further discussion needs to take place specifically with younger members of the community.

### Actions:

- Evaluate the possibility of setting up a pre-school club assuming sufficient demand - already started. *Completion May 2006*
- Evaluate need for after-school clubs - already done, in place from 7 November. *Action completed - November 2005*
- Raise awareness to all age groups of clubs and activities available, possibly through a young person's newsletter. *Completion March 2006*

- Identify the needs of the young people, for clubs and activities in the Parish, through dialogue with the young residents and Young People's Parish Council. *Completion May 2006*
- Involve young people wherever possible in fund raising for equipment and facilities. *Review June 2006*
- Evaluate ways of improving the perception of young people in the village through highlighting achievements and increasing their involvement in activities within the Community. *Review June 2006*

## COMMUNITY SAFETY

### Survey Findings

- 30% of respondents have concerns about safety when out and about at night.
- 42% have concerns for the security of their home & property when away from home overnight.
- 13% of respondents have been victims of burglary or theft within the last 5 years, and 8%, 9%, and 7% respectively have been victims of car crime, vandalism and drunkenness/harassment.
- 49% thought the police did a poor job at protecting us, 30% rated their performance as acceptable or good.
- 60% of respondents thought that the Fire Brigade was acceptable or good whilst 64% thought the same of the Ambulance Service.
- 76% of respondents said they would like to see a police officer permanently dedicated to the South Petherton Parish even if it resulted in a small increase in Council Tax.

### Actions:

- Investigate the setting up of a Police Post, to be manned by volunteers and also the police - already started. *Completion April 2006*
- Meet with the local Police Inspector and local officers and set out the findings of the Parish Plan, including the need for raising their visibility throughout the Parish - already started. *Completion March 2006*
- Establish where Neighbourhood Watch is in place, and determine if it can be improved (such as feedback on reported incidents). From experiences gained from existing efforts, determine suitability for a roll out of the programme to other areas. Application for a grant for a re launch meeting has been successful - already started. *Completion March 2006*
- Remind all Parishioners to report speeding to the police, with registration numbers, and to introduce a form for recording of such offences. *Completion April 2006*
- All Parishioners to be reminded to report any crimes and get a crime number from the Police. To be communicated using flyers, Parish newsletters and the Police Post (when finalised). *Completion April 2006*
- Ask all public venues (halls and pubs) to have notices to ask customers to leave quietly when events are finished or when the pub closes, to reduce noise nuisance to those who live in close proximity of each establishment. *Completion March 2006*
- Establish a Local Action Group (LAG) to discuss and identify specific actions to the problems of anti social behaviour. *Completion March 2006*
- Encourage effective use of Anti Social Behaviour Orders (ASBOs) and ensure Acceptable Behaviour Contracts (ABCs) are enforced where necessary. *Review June 2006*
- Set up meetings with schools to establish ways of raising the issues of litter, stamping out crime and having respect for people and our environment. *Completion June 2006*

## FURTHER EDUCATION

### Survey Findings

- 69% of respondents think that local schools are very important to our community.
- 89% did not respond to the question regarding barriers preventing taking up studying, training or employment opportunities.
- 59% did not respond to the question if particular classes were provided 'would you attend?'
- 19% would like to see computing classes available.
- 21% would like to see health and fitness classes, and 14% arts and crafts.

### Actions:

- In conjunction with education providers, identify the barriers to further education through surveys and discussion with the traditionally hard to reach groups. *Completion March 2006*
- Set up a list of courses available locally, particularly IT training and circulate widely throughout the Parish. *Completion April 2006*
- In order to improve access for training and education, investigate the possibility of setting up affordable child care support for morning and evening sessions. *Completion June 2006*
- Investigate venues for the provision of further education and training within the Parish. *Completion June 2006*
- Encourage use of existing affordable transport to specific training facilities such as Yeovil, Stoke sub Hamdon and Ilminster. *Completion June 2006*

## HOUSING

### Survey Findings

- More than a third of respondents thought that the Parish needs more starter homes and small family homes.
- A quarter thought there needs to be more local authority/housing association and rented accommodation.
- Similarly, a quarter wanted sales restricted to local people.
- A third thought that any new housing should be on the outskirts of South Petherton and a quarter thought it should be within South Petherton village.

### Actions:

- Seek the support of the Rural Community Council to conduct a survey in the Parish for housing needs. *Completion July 2006*
- Establish if Housing Association residents have a Residents Forum and liaise with them. *Completion April 2006*
- Establish the attendance of a local representative on the regional South Somerset Homes forum. *Completion April 2006*

## TRAFFIC AND TRANSPORT

### Survey Findings

- Three quarters of respondents did not answer the question 'if you use local bus services what is the reason for your journey?' However, 17% of those who did respond said it was for shopping.
- Almost half of the respondents said that they had not used a local bus service in the last 12 months.
- Those who had used public transport said that Taunton and Crewkerne were difficult to get to.
- Almost 40% thought that facilities for cyclists were acceptable or good. 22% thought they were poor.

- Over half of the respondents thought that a 'walking bus' scheme for the local schools was a good idea and a similar number were supportive of a cycling proficiency scheme.
- Half of all respondents thought that a one-way system would improve traffic problems in South Petherton and a third thought that HGV traffic should be restricted on some routes.
- Parking problems and speeding traffic through the villages were also of concern.

#### **Actions:**

##### **Public Transport**

- Produce a list of local taxi firms and private hire operators, using a recommendation system. *Completion March 2006*
- Set up meetings with bus operators, SCC and SSDC for an understanding of how timetables can be developed to match local needs. *Completion March 2006*
- Undertake a study of Parishioners' needs for public transport. The Young People's Parish Council could do the study for young people. *Completion April 2006*
- Raise awareness of all activity and transport etc in the Parish e.g. by having a 'help-desk' once a month on a Saturday morning. For giving information regarding: clubs, sports, bus routes, Parish Council activity etc. *Completion June 2006*

##### **Roads and Pavements**

- Determine the viability of raising the pavement opposite Balfours. (Somerset Highways have budgeted for it for 2007). *Completed January 2006*
- Evaluate with the Parish Council how to keep Parishioners informed of ongoing programme of repair regarding Highways (roads and pavements). *Ongoing, Review June 2006*

##### **Parking**

- Raise awareness of parking opportunities and legalities of parking. *Completion March 2006*
- Evaluate traffic warden management. *Completion March 2006*
- Investigate with Business Association the impact of possible car parking charges in South Petherton. *Completed 2005*
- Re-look at Business Association study on partial pedestrianisation of St James's St. *Completion May 2006*
- Support Business Association activity of self-policing parking in 1 hour zone. *Ongoing, review June 2006*

##### **HGVs**

- Investigate the possibility of restricting the weight limit of vehicles through South Petherton. *Completion April 2006*
- Investigate the possibility of delivery times during the afternoon for local businesses, and using smaller vehicles where possible. *Completion April 2006*

##### **Speeding and Safety**

- Further promote Community Speedwatch and encourage local participation. *Ongoing, review March 2006*
- With SCC Highways Department, assess the suitability of current double yellow lines. *Completed January 2006*

- Re-examine a previous study into a one-way system in South Petherton and research any studies on whether one-way systems have any effects on speed of vehicles using the route.  
*Completion June 2006*
- Investigate safety improvements (e.g. costing of traffic mirror) at Knapp Hill roundabout.  
*Completion February 2006*
- Research suitability of 'walking bus' to school, plus safe route. *Completion June 2006*
- Research suitability of speed reduction schemes for some routes i.e. speed bumps in Hayes End.  
*Completion June 2006*
- Check safety of route from Yeabridge to South Petherton via A303 roundabout, e.g. pavement for whole route.

#### **Cycling**

- Publicise location of cycle racks in South Petherton. *Completion April 2006*
- Engage with schools to promote cycling proficiency scheme. *Completion June 2006*

#### **Miscellaneous**

- Action: Investigate noise reduction on A303 and liaise with Highways for improved road surface for noise reduction when next resurfacing road, plus noise baffling (e.g., trees, hedges).  
*Completion June 2006*

## Appendix 2

### Consultees List and Email Update List

#### **National organisations**

The Coal Authority  
The Homes and Communities Agency  
Network Rail Infrastructure Ltd  
The Marine Management Organisation  
Natural England  
Historic England  
Environment Agency  
Highways England  
Campaign to Protect Rural England  
Department for Education

#### **Regional organisations**

Heart of South West Local Enterprise  
Partnership

#### **County wide organisations**

Somerset County Council  
Somerset Waste Partnership

#### **District wide organisations**

South Somerset District Council

#### **Neighbouring Parishes**

Kingsbury Episcopi  
Martock  
Stoke Sub Hamdon  
Norton Sub Hamdon  
Chiselborough  
Merriot  
Lopen  
Seavington St Michael (Seavington Parish  
Council)  
Shepton Beauchamp

### **Local groups**

South Petherton Youth Parish Council  
Community Land Trust

### **Local facilities**

Whitfield Lane Allotments  
Cemetery  
Burnworthy House  
South Petherton Community Hospital  
South Petherton Medical Centre  
David Hall  
Blake Hall  
Mike Saint Pavillion  
The Coke Memorial Methodist Church  
St Michael's Roman Catholic Church  
St Peter and St Paul  
Methodist Church

### **Local landowners and developers (and agents)**

Nancy Williams  
Roger Marsh  
Persimmon  
Stroud  
Vaux

### **Service providers**

Wessex Water  
Western Power  
Gas  
Telecoms – BT, etc  
Somerset Partnership NHS Foundation Trust  
South Petherton Community Hospital

### **Affordable housing providers**

Aster Communities  
Magna Housing Association  
Stonewater  
Yarlington Housing Group

## **Shops**

A & J Winters  
Bakery Roy-Al  
Bath Building Society  
Boots the Chemist  
Co-operative Food  
Crispin's  
Tim's Wines  
Elec-Rep UK Ltd  
DELicious  
Emphasis  
Fruit and Veg Shop - Merv's  
Fulfords  
H. R. Hodge  
Jacarandas  
K. D. Carpets  
Lock and Stock Barber  
Lockets  
N & D News  
Natterjacks  
The Drawing Room  
Paws  
Phillip J Pearce  
Post Office Ltd  
Provender Deli Café  
St Margaret's Hospice  
Tangs  
Little Thatch

## **Other businesses**

A & S Couriers  
A Car for the Occasion  
Aarchive Film Productions  
Abbafoon  
Acupuncture and Traditional Chinese Medicine  
Adam Dance  
Alan Richards Lightgate Garage  
Andrew Lodge Pluming  
Angel Eyes Photography  
Angie Allen  
Arttus  
Beale Heating and Building  
Beky Davies

Blake Hall  
Bower Bakery  
Brewers Arms & The Old Bakehouse  
Business Hat Ltd  
C B Potts Electrical  
C I Reeks  
Castle Landscaping  
Click4IT  
Cloud 9 Photography  
Cognatum Estates Ltd  
Craftwurks  
Crown Wedding Cars  
D J Hayward  
David Bardgett Ltd  
Davis Minibus Hire  
DJB Dog Walking Services  
Dolphin Tiling  
EGN Systems Ltd  
Electrical Services Ltd  
Elliott Louise  
Eternal Kitchens  
Five Ashes Building and Carpeting Ltd  
Flaxdragon Farm  
Freeway Taxis  
Frogmary Green Farm (inc cookery school)  
G K Master Locksmiths  
Garden-Maker  
Geoff Gale Rope Access Conservators  
Gerald Alexander Madgwick  
Greener for Life Energy  
Guy Anderson Wines  
Ham Hill Cider Co  
Hamdon Financial Services Ltd  
Hassockmoor Childcare  
Hinton Harvey Training Ltd  
Ian Longman  
Idler's Cottage  
Imagine, Learn and Create  
Inno Fire and Security  
Intrasights  
Irish and Denman  
J T Products Ltd  
Jessica's Childminding  
JJs Nuts  
John Adamson

John Wratten Architect  
Jon White Carpentry Services  
Julia Thompson Jewellery  
Keith Vincent  
Livery Yard  
Living Relaxed  
Marc Wood Bespoke Joinery  
Mark Salter  
Mayday Reproductions Groundwork  
Merit Financial Solutions  
Mike Cable  
Mike Costigan Ltd  
Mike Grinter Groundwork  
Mike the Tree Surgeon  
Minster Veterinary Surgery  
Moondown Nurseries  
New Farm Restaurant  
Nick Bridges  
Norton Woodwork  
Old Bridge  
Onyx Holdings  
Palmer Supplies  
Paul Grinter  
Pauline Rook Photography  
Polyteam Ltd  
Portable Floors  
Professor Paradox  
R & B  
Regal Solutions South West Ltd  
Rinse and Shine Somerset Window Cleaning  
Robinstaxi  
Rock House B & B  
Roger Wilky  
Roy Stroud & Co Ltd  
Royal Oak  
Ryan Property Services Ltd  
S C Martin & Son  
SHQ Miniatures  
Skillbuild (Dobles)  
Somerset Care Ltd, Burnworthy House  
South Petherton Busy Bees  
South Petherton Cars  
South Petherton Service Station  
South Petherton Sports and Social Club  
SP Pharmacy

Spanish-Sun-2000  
Sunshine Morning Nursery  
Sylvia Griffin LTCL  
Take Art  
The David Hall  
The Pavilion Sports Club  
The Square House B & B  
Tim Rymell School of Motoring  
Treezone Growers  
Vaux Polo Club  
Vince Shutler  
Western Engineering  
Wright Decorating

### **Farms and Agricultural Services**

A C Willy and Sons  
Blakes Farm  
Don Vaux and Sons  
Frogmary Green Farm  
J E Wakely and Sons  
J Male  
Joe Broughton  
John Willey  
Priddle Joylers Farm  
R J Vaux  
Relife Milking and Farm Work  
Roy Stroud Ltd  
Stroud Droeway  
Vince Shutler  
Wessex Farm Services

## **Appendix 3**

### **Regulation 14 Consultation: TA13 Article (including response form)**



## From the Editor

What an edition! Just look at the front cover.

A beautiful lady residing at Burnworthy provides a very happy picture. Rear cover an equally happy couple.

Children from our school visited Burnworthy wearing their Easter Bonnets and met residents similarly attired. What a lovely time was had!

The Men's Shed is now open and producing goods with ladies and gents in attendance.

The Health Coaches and Village Agents are now working in the Parish.

The dropped kerbs are in place but oh where is the 20mph zone that so many of you want. Come on County Council, action please.

What a statement about living in South Petherton. This is a wonderful episode of a Parish moving, as it always has, forward to meet the challenges of the 21st Century.

Elections have come and gone and Adam Dance is the new County Councillor, and we have four new parish councillors. Glory be, a General Election next month. Oh the excitement or is it "oh not again, Please!"

With great pleasure, yet much regret we pay a huge tribute to the former Chairman of the Parish Council, Chairman of the Neighbourhood Plan Steering Group and former Vice Chairman of the Community Land Trust, yes the Parish's very own CLT. It is hard to over value the contribution of Paull Robathan in these three roles.

*ta13* wish Margaret and Paull all the very best for their future.

Now, with a great hope that someone in every household reads *ta13*, as this edition brings you the Pre-submission draft Summary of the Neighbourhood Plan.

"Pre Submission draft Summary of the Neighbourhood Plan" is something of a mouthful, tongue twisting and paper consuming. So readers will find the shorthand use of 'Neighbourhood Plan' on recent posters and in *ta13*.

The Steering Group under Paull's leadership has done its work and presented their Plan to the Parish Council at a special meeting on the 24th April. The Council has approved the full plan, with some comment, for distribution during a six weeks statutory consultation period throughout the Parish starting on the 17th May 2017. A summary of the plan is included in this edition of *ta13*.

Watch for notices in the Parish showing times when you can discuss the plan with a member of the Steering Group. Copies of the full pre-draft plan, as it is called, will be available for you to see in The Royal Oak, Over Stratton, The Blake Hall and the Library in South Petherton.

Please read and comment by writing, using the form in this *ta13*, to the Parish Clerk or leaving the form in the LIC. The Steering Group sincerely hope that the summary included here will be sufficient for you to comment upon.

Please, PLEASE, do comment, as the Parish Council will amend the pre-draft plan, taking note of your observations before submitting the Plan to the SSDC.

All sounds complicated but it is the rules of the formal procedure, which finalises with a Referendum of the entire Parish. So the final decision is yours but the benefits are clear, more authority for the Parish in planning and more funds to develop community services. *Ta13* reckons well worth supporting but the decision is yours.

Graham

## Summary of the full South Petherton (Pre-submission Draft) Neighbourhood Plan

### Summary of the full South Petherton (Pre-submission Draft) Neighbourhood Plan

The South Petherton Parish Neighbourhood Plan is a new kind of planning strategy which will, when approved, have legal status in the planning system. The Plan sets out planning policies for our Parish between now and 2028. These policies have to relate to land use or development and so the Plan does not have policies for all matters raised as concerns by the community during consultation, with the "Parish Plan", instead, dealing with those issues which can only be addressed outside of the planning system.

The Plan seeks to set the physical development of the Parish on a course that will create a built environment capable of meeting the needs of a growing population in a balanced but nevertheless forward looking way. It is based on the fact that we see ourselves as a thriving community and wish for this to continue, and on the desire to take forward the advantages of living in the parish of South Petherton so that they can be enjoyed in the future in a sustainable way, not only by existing residents, but also by their children and people outside who come to live here. This positive approach

is reflected in the Plan's Vision.

When approved, the Neighbourhood Plan will sit alongside South Somerset District Council's adopted Local Plan and the Government's national planning policies, providing detailed local planning policies to guide the appropriate determination of planning applications in our Parish. The Plan itself will not give the Parish Council or resident community any decision making powers but will influence future development and land use in the Parish and help to protect the land and buildings we value the most. Without the Plan we would have to rely purely on national and local authority planning policies and other "material considerations" to guide the appropriateness or not of development proposals which come forward in the future.

The Plan recognises that South Petherton village in particular is likely to be subject to some housing development in the coming years. However, while the plan does not allocate sites for housing development, it seeks to ensure that any additional small scale housing is built in a way which protects what we value the most and enhances the quality of life in the Parish. This means not allowing development at any cost and our policies are designed to protect the quality of our built and natural environments.

### Neighbourhood Plan Vision

"To plan positively for the physical development of the parish of South Petherton, which both improves existing community life and provides a viable environment for future expansion of the population. This includes a focus on fostering the prospect of younger families staying in South Petherton to build their futures, catering for the needs of the older population, and being able to welcome people from outside to a sustainable future for the expanding community as a whole. It is a vision that envisages South Petherton continuing to exist in a village-like atmosphere."

**Preserving and Developing the Best**

While enabling good scope for the provision of sufficient housing and other construction for a growing population, the Neighbourhood Plan seeks to ensure that certain standards and guidelines are adhered to so as to preserve what are regarded as essential attributes of life in South Petherton. Where development does take place, in order to ensure that there is a shared and clear understanding of what "high quality" buildings means in South Petherton, we have produced a Design Statement which sets out details of the type of character, scale and form of buildings which we consider are appropriate in the parish. This is referenced in our policy on high quality design and will be an integral part of the Plan (set out in full in an appendix of the draft Plan).

**Aims and Objectives**

From consultation and other evidence we have developed a set of aims which provide the "direction of travel" for the Plan and the basis for our objectives, which suggest how we will meet those aims between now and 2028. These objectives are set out in the full Plan document and provide the basis for the planning policies we have developed.

**The Neighbourhood Plan's Aims**

**NATURAL ENVIRONMENT**

1. Protect and enhance our countryside and natural environment.
2. Focus future development on small, incremental expansion of the village.
3. Control future development.

**BUILT ENVIRONMENT AND HERITAGE**

4. Retain the distinctive character of the village.
5. Set appropriate design and space standards for new development.
6. Establish a more accessible (pedestrian-and cyclist friendly) environment.

**HOUSING**

7. Ensure new housing meets local needs and increases choice.

**Neighbourhood Plan Policies**

Our policies have to be written in the context of the planning system and therefore have to either propose changes to land-use (i.e. be proactive) or provide a set of "rules" against which any planning applications which are submitted can be determined by South Somerset District Council as the local planning authority (i.e. reactive). They also need to provide local detail or "granularity" to add something to what the policies set out in national guidance and the South Somerset Local Plan already say or the protections they provide. Therefore, the policies of our neighbourhood plan will be used alongside these other planning policies and guidance by those proposing development and those making decisions on planning applications. The remainder of this Executive Summary sets out our draft Plan's policies. It is important that the justification and supporting text for these set out in the Plan are read to fully appreciate the reasoning behind them. However, for consideration and ease of reference, our planning policies are reproduced in full on the following pages.

"Material considerations" are those matters or issues that are relevant to a planning application or proposal that can be taken into account. For information on what material considerations are, please see the following link <http://www.rtpc.org.uk/media/686895/Material-Planning-Considerations.pdf>

**LOCAL ECONOMY**

8. Strengthen retail/commercial function of village centre.
9. Support the growth of local business / enterprise.

**TRANSPORT AND TRAFFIC**

10. Reduce substantially the impact of the motor vehicle.
11. Improve parking provision.

**COMMUNITY FACILITIES, SPORT AND RECREATION**

12. Provide for a wide range of community facilities and services and improve leisure and recreation opportunities.
13. Increase sport and recreation facilities and opportunities at the Rec.

**THE POLICIES**

**Policy NE1 - South Petherton Village Development Area**

The South Petherton Development Area is reproduced on Map D (and is consistent with that in the adopted Local Plan).

For development to take place which is appropriate to South Petherton's role, function and character and to allow the village to absorb new development in an incremental organic way, the defined development area is the preferred location for new development. Development proposals within the development area will be supported in principle.

Preferred sites will be:

- i) On previously developed land; or,
- ii) On an infill site.

**Policy NE2 - Proposals on the Edge of the Village Development Area**

Development proposals adjacent to the South Petherton development area will only be supported where they:

- i) are contiguous (well-related) to the development boundary and are preferably infilling the settlement extent;
- ii) are preferably a small scale site which represents a direct response to demonstrable up-to-date local needs; and,
- iii) do not compromise the local landscape setting and special character of South Petherton village and have had regard to the need to protect the open landscape character of the countryside.

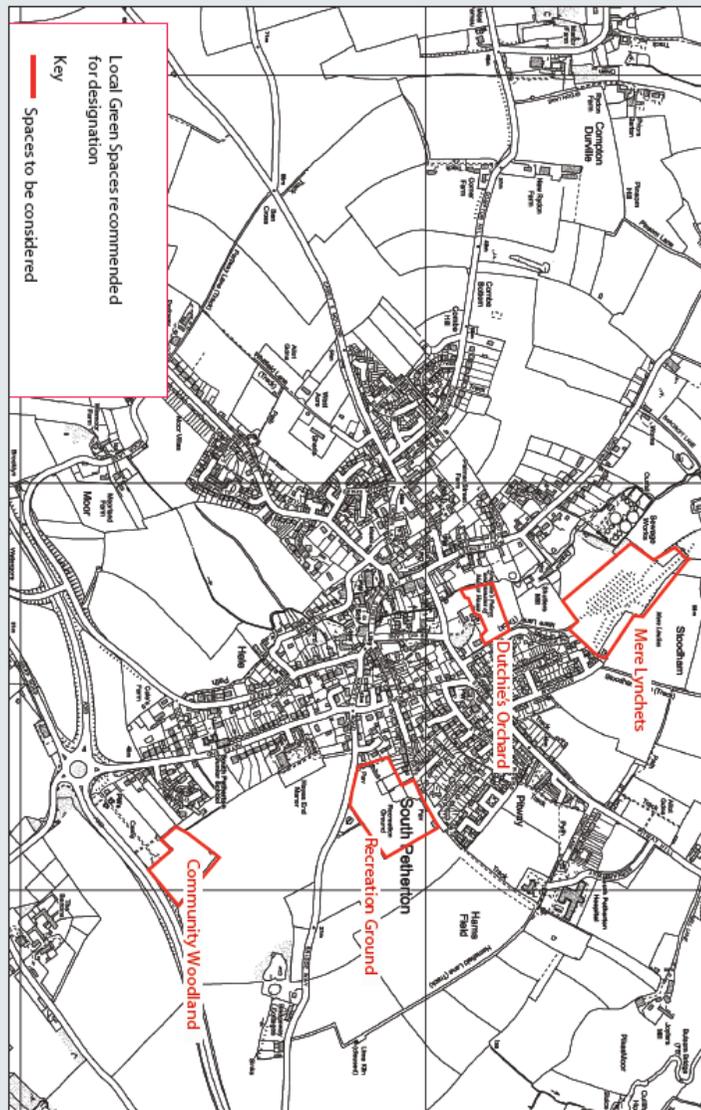
Proposals should maximise opportunities to create a positive transition between development and the open landscape character and setting of South Petherton as part of the proposed scheme, for example, through landscape or public open space buffers with, if necessary, planting appropriate to the local landscape setting and habitat.

The following assessments will be used as reference points to assess the impact of proposals:

- a) South Petherton Peripheral Landscape Study;
- b) South Somerset Landscape Character Assessment;
- c) South Petherton Local Visual Landscape Study; and,
- d) South Petherton Parish Design Statement.

Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals take into account both this plan's aims and objectives and the views of the local community.





Map F - Local Green Spaces

### Policy NE3 - Local Green Space

Our locally valued green spaces are identified on Map F and are designated as Local Green Space. These LGS are:

- i) Mere Lynchets;
- ii) Dutchie's Orchard;
- iii) The Recreation Ground; and,
- iv) The Community Woodland.

These areas will be protected for their local environmental and recreational value.

Development proposals on or likely to have an adverse impact on sites will only be supported where they:

- v) maintain or enhance the existing use and amenity value of the site;
- vi) enhance the access to and use of the site where also used for recreational purposes;
- vii) have no adverse impact on the recreational use or environmental value of the site or (where unavoidable) satisfactorily mitigate such impact, for example, through replacement of the space (of the same or greater size) at a location easily accessible to the original space's users and / or the site's wildlife habitat; and,
- viii) do not change the purpose for which the space is valued and the reason for designation; and,
- ix) do not result in the loss of the majority of the Local Green Space.

Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals for change take into account both this plan's aims and objectives and the views of the local community.

### Policy NE4 - Local Flood Risk

Where appropriate, development proposals should demonstrate that they do not increase local flood risk, with particular regard to locations of known surface water flooding identified on up-to-date surface water flood risk maps.

Where sustainable drainage systems are introduced, a management plan should be put in place for future maintenance of the system.

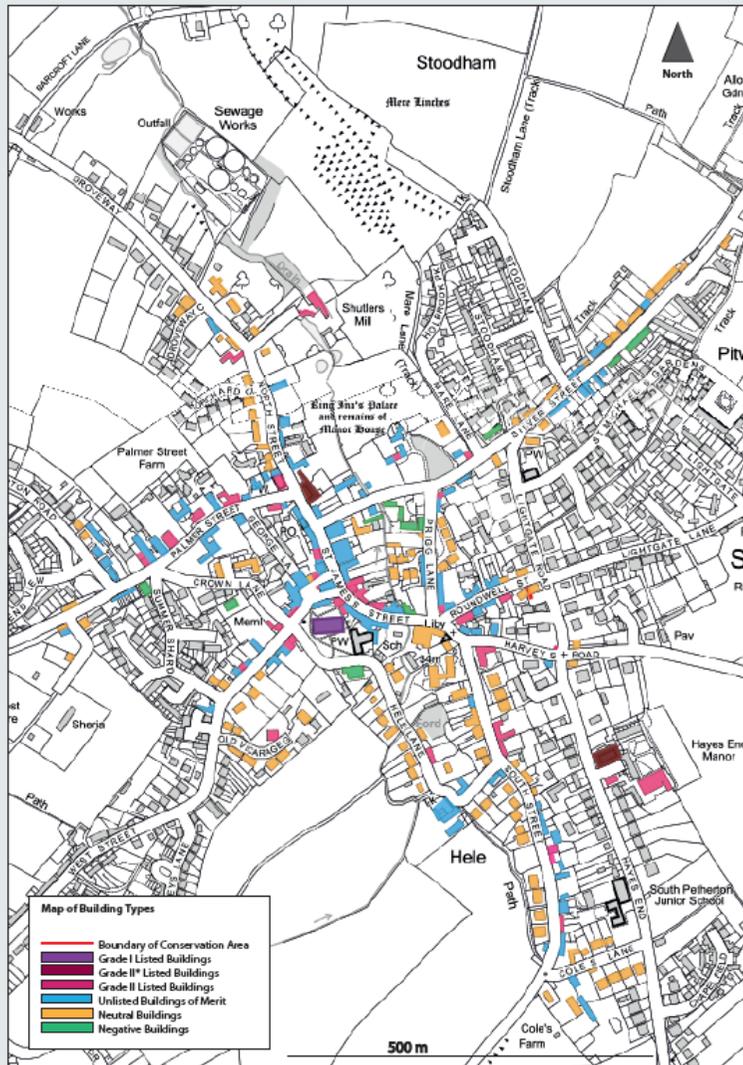
### Policy BEH1 - High Quality Design

All new development should be of high quality design, complementing the local vernacular, enhancing visual amenity and minimising any adverse impacts on the built environment and neighbouring amenity.

For proposals to be considered high quality in the South Petherton context, they should meet the requirements of the South Petherton Design Statement where applicable.

To inform consideration of the appropriateness of a proposal's suitability in relation to the character of the built environment and the site's setting, applicants should provide an analysis of proposal's plot size(s), building footprint and remaining garden of the dwellings in the surrounding area.

Proposers of development are encouraged to apply the most up-to-date accessibility standards which are applicable to the type and location of development and to as many new dwellings as viability allows (and exceed those standards where possible).



Map J: Listed buildings and unlisted buildings of merit

### Policy BEH2 - Heritage and the Historic Environment

The South Petherton Conservation Area is defined on Map J. Our locally valued parish heritage assets include those identified in the South Petherton Village Conservation Area Appraisal and the national list of heritage assets and are identified on Map J.

Other local heritage assets, as yet un-designated, are also set out on Map J and listed in Appendix 3 and the Parish Council will work with Historic England to achieve formal designation.

All such assets will be protected from adverse impact arising from their development, alteration, refurbishment or demolition and from adverse impact of other development proposals.

Development proposals affecting un-designated but identified local heritage assets will be subject to Local Plan policy EQ3.

### Policy D1 – Priority Projects and Action

Developer contributions which are generated from section 106 planning obligations or the Community Infrastructure Levy (CIL) should contribute (subject to conditions), in no particular order, towards the following local priority community projects:

- i) expansion and modernising of the youth club facilities / building;
- ii) an extension to the community hall;
- iii) the provision of additional public car parking capacity in the village centre, with potential explored for additional capacity at the following locations (and others as yet unnamed which may become available during the plan period):
  - a) Silver Street;
  - b) Telephone Exchange;
  - c) Adjacent to the Medical Centre; and,
  - d) South Street;
- iv) delivering priorities to enhance the pedestrian and cycle network;
- v) implementing the transport and traffic objectives set out in this plan, such as:
  - a) the installation of electric vehicle charging points; and,
  - b) improving accessibility to and connectivity with the hospital;
- vi) redevelopment or replacement of the sports pavilion and changing facilities which meets the needs of its users and potential users;
- vii) extension of the Recreation Field to provide additional sports pitches and new open space;
- viii) change of use of the Bank building (should it become available) for use as a community facility or hub; and,
- ix) the provision of additional public conveniences in the village centre.

Other priority projects may be identified during the lifetime of this plan and so this list will be periodically reviewed and updated alongside this plan.

**Policy BEH3 - Rights of Way and Other Public Access Non-vehicular Routes**

Priority routes in South Petherton which form part of the existing pedestrian and cycle network will be protected from loss and should be enhanced where possible. These (numbered) routes are as follows:

- i) Pedestrian – Y (Yeovil) 24 (South Petherton)
  - 54: Lightgate Road to Hospital Lane
  - 12: Mare Lane to East Lambrook
  - 17: Compton Road to North Street
  - 41: Moor Lane to Hele Lane
  - 49: Hele Lane to South Street
  - 50: Hayes End to Bridge Way
  - 10: Barcroft End to Stoodham Lane
  - 79: Higgins Grave Lane to Watergore
  - 87: Whitfield Lane
- ii) Bridleway (Pedestrians, horse-riders and cyclists)
  - 38: Partway Lane (West Street to Ben Cross)
  - 89/90: Moondown Lane (Frogmary Green to Moor Lane)
  - 81: Long Lane (Field/Northfield Lane to Higgins Grave Lane – Old Fosse Way)

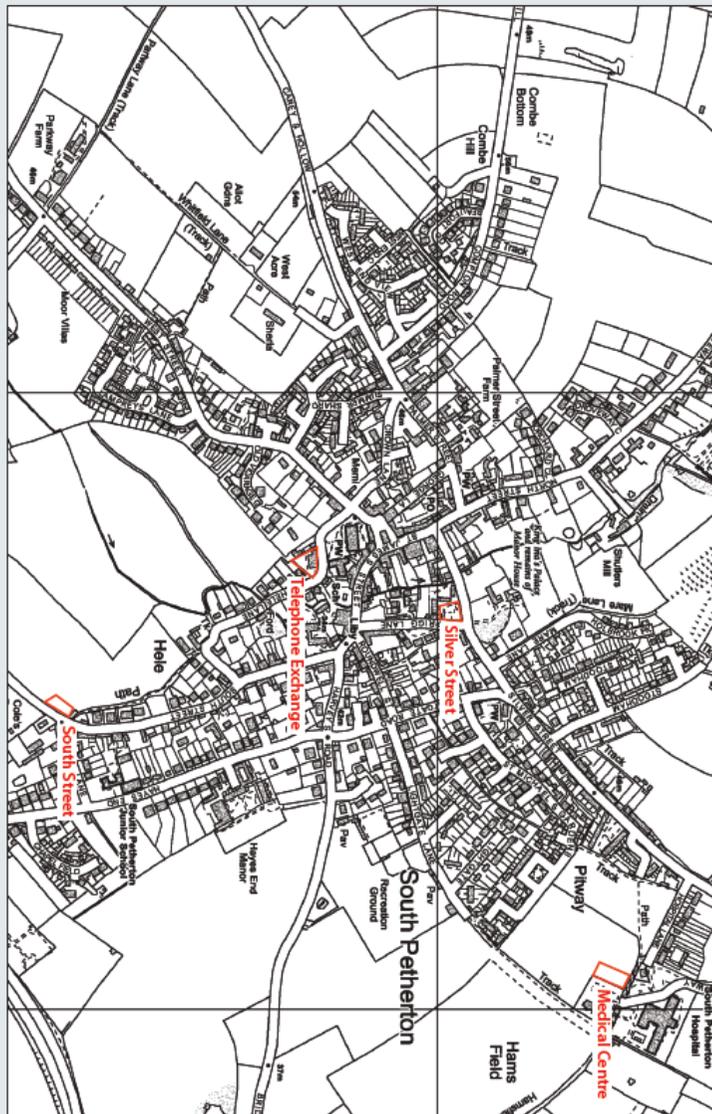
Proposals on or for these and other new, extended or improved rights of way and other public non-vehicular routes (for example, which could enhance accessibility to local amenities including the school, village centre, community facilities and services) will be supported where they:

- iii) help to increase opportunities for recreational access to and within the countryside; or
- iv) better link existing areas of green infrastructure and Local Green Space used for recreational purposes; or,
- v) help to retain and enhance safe and easy pedestrian and cycle access to local amenities including the school, village centre, community facilities and services; or,
- vi) help to provide and maintain a safe and suitable cycle path network to support and encourage commuting to work and recreational use, both within the parish and as part of the wider cycle route network including connection to the National Cycle Route Network route 339; and,
- vii) provide safe routes with appropriate lighting, where necessary, while minimising light pollution;
- viii) do not compromise local amenity;
- ix) have no adverse impact on landscape character or such impacts are satisfactorily mitigated; and,
- x) meet the most up-to-date standards of design.

Proposals for development should provide safe and easy access for pedestrians and cyclists onto the existing pedestrian and cycle network and enable good connectivity to local amenities including the school, village centre and community hospital.



Map L: South Petherton Village's existing Car Parks



Map M: Potential Additional Parking Sites

### Policy TT1 – Protecting Car Parking Capacity

The following car parks (identified on Map L) are important assets to the local community and essential to the functionality and economic vitality of South Petherton village:

- i) The Recreation Ground;
- ii) Prigg Lane;
- iii) St James' Street; and,
- iv) Over Stratton Village Hall.

Their use as car parking areas and their parking capacity will be safeguarded. Any loss of public parking spaces serving the village centre or community facilities should be replaced by equal or greater capacity and in a location which has easy pedestrian access to the village centre.

### Policy TT2 – Creating New Additional Off-street Car Parking Capacity

The following areas within South Petherton village identified on Map M are identified as areas which could help to provide a solution (in whole or in part) to car parking capacity problems:

- i) Silver Street;
- ii) Telephone Exchange; and,
- iii) adjacent to the Medical Centre; and,
- iv) South Street.

The preferred use for these areas, should proposals for a change in their land use come forward, will be for the provision of additional public off-street parking.

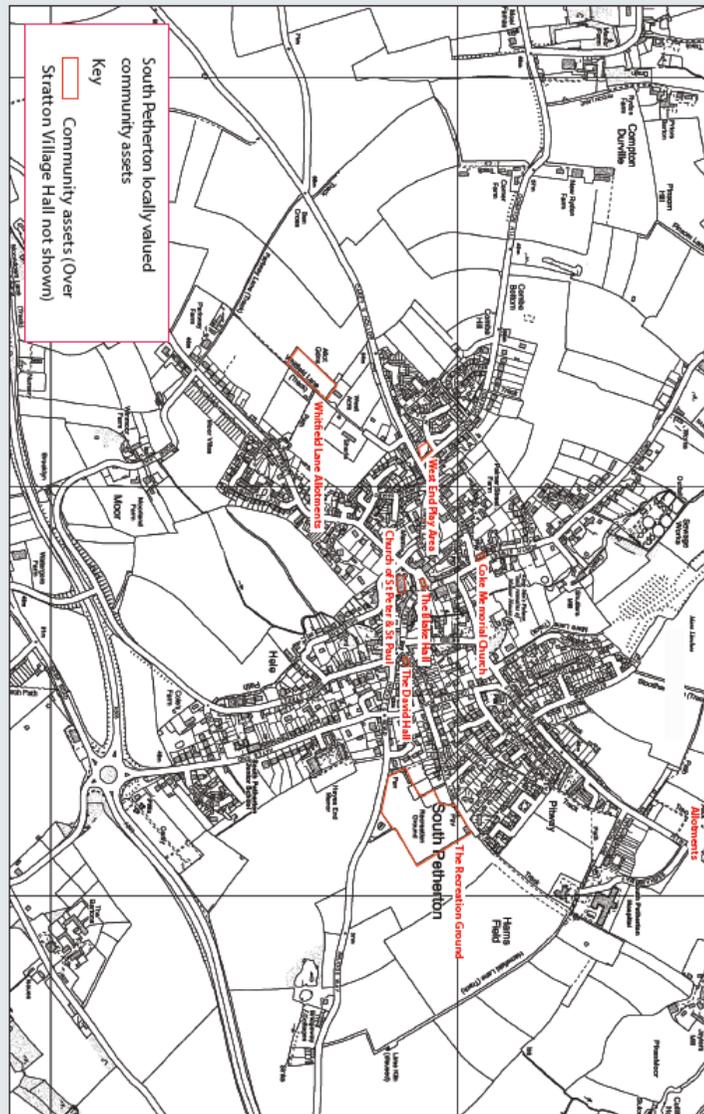
### Policy TT3 – Parking in Residential Development

New residential development should provide adequate off-road parking for residents and visitors with roads being of sufficient width and an appropriate layout to ensure easy two-way vehicular access, without compromising the safety of pedestrians or cyclists.

Proposals for development of 10 or more dwellings will be supported where they demonstrate, through a Transport Impact Assessment or Planning Statement, how they comply with standards set out by the Highways Authority in its most up-to-date standing advice. Developments of fewer than 10 dwellings should also comply with standards and should demonstrate that these standards are met through plans submitted as part of the application.

Proposals are encouraged to exceed this standard where viable:

- i) to help ensure that existing parking problems in South Petherton are not exacerbated;
- ii) to provide the opportunity to maintain good and safe accessibility on local roads;
- iii) to take realistic account of vehicle ownership (and use of commercial / business vehicles) per household in the Parish; and,
- iv) ensuring that their layout provides easy access for residents and their visitors, to service vehicles (for example refuse vehicles) and to emergency service vehicles.



Map H: Locally Valued Community Assets

**Policy COM1 – Protecting and Enhancing Community Facilities**

Existing community facilities will be protected for such use and their loss will not normally be supported. Our particularly locally valued community amenities and facilities are identified on Map N and are:

- i) Over Stratton Village Hall (valued for community, social and recreational use);
- ii) The Blake Hall (valued for community, social and recreational use);
- iii) The David Hall (valued for community, social and artistic use);
- iv) The churches: The Methodist Church; the Catholic Church; the Church of St Peter and St Paul (valued for spiritual, social and community use);
- v) The Recreation Ground (valued for recreation and other social and community use);
- vi) West End Play Area;
- vii) The Allotments.

Development proposals for new, replacement, extended and/or improved community facilities and open space will be supported where:

- viii) the proposal would not have significant adverse impact on the amenity of nearby residents; and,
- ix) the proposal would not have significant adverse impacts on the surrounding local environment (with regard to biodiversity, wildlife habitat and landscape character); and,
- x) the proposal would not have unacceptable impacts on the local road network (with regard to additional traffic volume / congestion, demand for parking, and pollution levels); and,
- xi) the proposed use will be dedicated to community use in perpetuity; and,
- xii) easily accessible to residents.

Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals take into account both this plan's aims and objectives, the needs of users and the views of the local community.

**Policy COM2 – Public Conveniences**

Development proposals for new public conveniences will be supported where they have no adverse impact on residential amenity or amenity in the village centre through noise, odour or lighting.

Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals take into account both this plan's aims and objectives, the needs of users and the views of the local community.

**Policy LE1 - Small Employment Starter / Incubator Units to Support Local Arts**

Development proposals for the creation of workshops to support small and medium sized local arts and crafts businesses will be supported where they have no adverse impact on:

- i) the character of the built environment;
- ii) the character of the natural environment and setting;
- iii) residential amenity;
- iv) traffic generation;
- v) noise; and,
- vi) light pollution.

Where proposals are within the defined South Petherton development area, they will need to demonstrate that they will not exacerbate existing parking capacity issues and provide sufficient off-street parking for the anticipated number of employees and visitors using the units in line with the most up-to-date Highways Authority standards.

## FREQUENTLY ASKED QUESTIONS

To provide context to the Summary of the pre-submission draft Neighbourhood Plan ("the draft Plan") which follows, we have put together some "frequently asked questions".

### Why are such contentious words used to describe some buildings?

'Negative' – It is ok to use this term but it risks irritating the owners of the offending buildings. Sometimes gentler terms like 'opportunities for beneficial change' and 'buildings or sites that erode or do not contribute to the area's special character' have been used.

'Neutral or negative factors' is a term in the Historic England guidance

'key unlisted buildings' are those that positively contribute to the character of the area. They are most likely to be included on a 'Local List' rather than be candidates for actual listing. It was anticipated that SDC would draw up a local list but this now seems unlikely. It is important however for the Appraisal to identify such buildings (and features) as key unlisted buildings or buildings of merit because it gives weight to their significance."

### What is a Neighbourhood Plan?

A neighbourhood plan is a planning document which focuses on detailed local planning issues in the Parish. It contains planning policies, which focus on land-use and development, which when adopted or "made" by the District Council, have legal (statutory) weight in the planning system. At the end of the process, a Neighbourhood Plan's policies have to be taken into account by the District Council, alongside its Local Plan policies, national planning policies and other material considerations, when it determines planning applications. The Neighbourhood Plan can only deal with land-use issues (and not issues which are dealt with outside of the planning system) and its policies have to either propose changes to use of land or be reactive to help determine the appropriateness or not of development proposals.

A Neighbourhood Plan does not provide a ticket or pass to do anything we want. There are many planning rules and regulations within which its policies must sit and with which it must align for it to be found acceptable in the planning system.

In addition our Neighbourhood Plan is not a blueprint for all change that may or may not happen in the Parish in the next 11 years. For example, we simply cannot predict everything that might need to change or be developed in the coming years. With the planning system being largely "pro-growth", neither can we simply say "no" to any change at all.

**Therefore the draft Plan sets out a balance of positive planning policies which seek to protect what we value the most while seeking to ensure that any development that does happen takes place in a way which respects the characteristics of our built and natural environments and grounded aspirations of the community.**

### What is the difference between a Parish Plan and Neighbourhood Plan?

A Parish Plan will typically deal with issues, which are outside of the remit of the planning system although it can also set out actions relating to land-use. However, a Parish Plan has no statutory weight in the planning system and local authorities can choose to adopt it as policy or not.

As set out above, by comparison, the Neighbourhood Plan deals with planning issues only and has statutory weight in the planning system when adopted or "made" at the end of the process.

**When "made", it therefore has to be taken into account by the local authority as planning policy alongside its own Local Plan and national planning policies.**

### Why are we having a Neighbourhood Plan?

**There are clear advantages to having a Neighbourhood Plan in place. Without one, the local authority has only to refer to Local Plan policies (which provide District-wide or "strategic" policy) and national planning policies alongside other material considerations and comments received to determine planning applications.**

While the Parish Council may have comments to

make on planning applications, these will not always carry significant weight against other comments and policies.

The absence of a Neighbourhood Plan will mean that local planning issues and concerns cannot be reflected as strongly as if a Neighbourhood Plan exists. A Neighbourhood Plan provides a statement of intent as well as planning policies and helps to ensure that when development proposals are submitted, that the proposer of development knows what the community expects of development. In short, having a neighbourhood plan which reflects the views of the local community puts the Parish in a stronger position to have its views taken into account when planning applications are considered by the local authority.

- There are also financial advantages of having a Neighbourhood Plan. When the District Council launches its new Community Infrastructure Levy or CIL (a tariff or charge on new development) without a Neighbourhood Plan, the Parish would be entitled to 15% of CIL funds from any development in the Parish. With a Neighbourhood Plan in place, this rises to 25%.
- These funds can be spent on a wide range of infrastructure and be retained for spending within the Parish. **Other Parishes across the country have also found that having a Neighbourhood Plan can act as a lever in accessing other grants and funding as the Plan sets out a community' aspiration but grounded in evidence. It is for all of these reasons that we are producing a Neighbourhood Plan.**

### Who has developed the neighbourhood plan and what has been done to date?

The Parish Council set up a Steering Group Committee in 2015 to develop the Neighbourhood Plan comprising parish councillors and members of the community, supported by professional expertise during the process. A Neighbourhood Plan has to be built on firm and robust evidence for it to be accepted as a statutory planning document and so, to date, a focus has predominantly been on considering those consultation responses to the Parish Plan relating to planning issues, understanding the opportunities and limitations of a Neighbourhood Plan and exploring data and mapping relating to land-use to understand better

the policies we can and cannot have in the draft Plan.

Detailed work has been undertaken on a number of key issues to develop our own local robust evidence behind our policies. This includes an analysis of local green spaces in South Petherton village, the review of the District Council's Conservation Area in South Petherton village and development of a Design Statement for the Parish to encapsulate all that is important in relation to the historic and built character South Petherton and the wider Parish.

We have been careful to seek early comments from officers at the District Council as the draft Plan has developed. The national planning policy requires our draft Plan to align with the policies in the District Council's Local Plan.

**The Steering Group Committee has now done the bulk of its work on the draft Plan with the formal parts of the process now requiring input and approval of the Parish Council as the body ultimately responsible for the neighbourhood plan.**

### Why does the Plan cover the period to the year 2028?

As the draft Plan has to be in alignment with the District Council's Local Plan, it is pragmatic for the draft Plan to have the same time period for its planning policies as that of the Local plan, which sets out policies for the period to the year 2028.

### When will the Plan be reviewed or refreshed?

There is no legal requirement for the Neighbourhood Plan to be reviewed. However, typically a Neighbourhood Plan or part of it is likely to need a review before its end date if there are substantial changes to national or District Council planning policy which render a Neighbourhood Plan policy out of date or if the Parish considers that there are new matters arising during the plan period which warrant additional or altered policies in the Neighbourhood Plan.

### How does the Conservation Area and Conservation Area Appraisal relate to the Plan?

**We have taken the opportunity to review the existing Conservation Area in South Petherton village, first designated in 1972. It seemed timely to do so and a missed opportunity if we did not. It**

## Neighbourhood Plan Continued

has provided the opportunity for detailed, linked work to be undertaken on the development of the Parish Design Statement. The design of buildings, character of our built environment and the importance of the contribution to that of our heritage assets were issues raised as important at the joint Parish Plan and Neighbourhood Plan consultation. We have worked closely with officers from the District Council to help ensure that a local perspective feeds into the review of the designation, which is the responsibility and legal duty of the District Council to administer. While the Conservation Area Appraisal is therefore linked to the Design Statement and draft Plan and form a key part of evidence for the draft Plan, it is a separate process to the draft Plan's development and one, which will be led by the District Council. We are seeking to ensure that the timing of the District Council's review of the Appraisal and re-designation of the Area fit with that of the draft Plan to ensure that our Neighbourhood Plan is up-to-date and reflects the revised Conservation Area if approved by the District Council.

### How does the draft Design Statement relate to the Plan and why do we need one?

The Parish Design Statement has been developed to help respond to one of the issues raised by the community as being particularly important. The character, "look" and "feel" of both South Petherton village and the wider Parish were raised as important issues and something, which should be protected.

In order to be able to set parameters for an appropriate design of any new development which may take place in the Parish, we need to be able to illustrate what we mean by "high quality" and how we can retain and enhance the quality that we already have. The Parish Design Statement seeks to do this and is based on detailed research undertaken by the Steering Group and their advisors.

What it does not do is try to prevent change or development, which requires planning permission from happening; rather, it seeks to ensure that any development, which does take place, does so sensitively recognising the quality of our built environment and does not take place to its cost. For the Design Statement to carry "weight" in the planning system, it should be a component part of

the Neighbourhood Plan, a point emphasised by recent Government statements made in its Housing White Paper, hence why there is a policy in the draft Plan which provides a "hook" or "signpost" to the Design Statement, which then features in the draft Plan as an appendix.

**Without the Design Statement's inclusion in the draft Plan it may not be given sufficient "weight" in the planning system and the District Council would not be duty bound to use the Design Statement in planning decisions.**

### Why are we not proposing any specific housing or employment sites for development in the Plan?

**There is no requirement for a Neighbourhood Plan to propose specific sites for any type of development. Indeed, around half of all Neighbourhood Plans developed across the country have no policies which "allocate" development sites and Neighbourhood Plans which do not allocate sites focus on setting planning policies which provide policies to "steer" development, should it happen, to appropriate locations away from protected areas, and to ensure it is of an appropriate type, scale and design.**

National planning policy is very clear that Neighbourhood Plans cannot propose that less development is delivered than that set out in an adopted Local Plan. In the current planning system, the District Council's Local Plan sets out the minimum scale for housing development that it expects to see come forward during the plan period.

In South Petherton's case, the amount expected to come forward in the 12 years between 2016 and 2028 has almost already been met. From our research, we know that there are several developers and landowners with an active interest in sites for new housing at South Petherton village. Those developers with an active interest have been kept aware of the draft Plan's development and have engaged with the Parish Council and Neighbourhood Plan Steering Group Committee. Any of these sites (or others) may be the subject of a planning application in the coming years. National planning policy supports "sustainable" growth within the context of policies set by Local Plans and Neighbourhood Plans (and where a local

authority can demonstrate that there is a 5 year supply of housing land available in the District), and so some growth above the minimum set in the Local Plan before 2028 seems likely. There is no upper limit set out in the Local Plan to the amount of housing that is acceptable in villages like South Petherton. However, a recent planning appeal decision relating to development proposals at Martock (which is classed as the same category of settlement as South Petherton) has demonstrated that there is threshold of housing numbers above which it can be considered unacceptable to develop.

We have also had to consider a time and resource issue as we have developed the draft Plan. The consideration and choice of any housing sites, if we were to allocate in the draft Plan, would take many more months, with rigorous and time consuming processes needing to be followed to assess and select the right sites, not least to get the community's agreement on preferred sites, but also to have to deal with competing developer interests and ensure that our judgements on a preferred site or sites is not open to legal challenge. **For these reasons we considered it more pragmatic to focus the draft Plan's policies on setting the right criteria and parameters to ensure that any development proposals which come forward do so in a way appropriate for South Petherton, rather than to try to allocate specific sites for housing or employment development.**

### Why are new additional community facilities not referred to in the Plan?

**We have set out supportive and positive policies to protect the facilities we already have and provide us with the policy support to go further by enabling any future development of new community facilities that might be needed.**

The delivery of specific development sites and proposals takes a significant amount of time and resource and are often better done outside of the neighbourhood plan process so as not to delay getting a plan in place.

Taking this approach is not uncommon in the planning system with planning documents providing the necessary policy support and "direction of travel" to enable future development to be realised.

## Neighbourhood Plan Continued

### Are the draft Neighbourhood Plan and draft Parish Design Statement at all negative, restrictive or burdensome in terms of enabling the Parish to expand or develop within the spirit of a village-like quality built environment?

The Plan and the Design Statement have been drawn up on the basis of meeting the expanding needs of the existing population and the future needs of an increased population, whether originating from within the Parish or outside - consistent with the wishes of residents to maintain and enhance the quality of the built environment. Neither document reflects any thought of stultifying the kind of growth which is thought to be in the interests of the Parish following the consultation process so far. Both documents seek to enable that growth within parameters, which reflect the majority views from the consultation process to date, rather than restricting it. Indeed, the Design Statement specifically allows for modern approaches to be employed, as long as they take into account the sensitivity, heritage value and "look and feel" of the area. A common sense attitude has also been employed to ensure that recommendations are not unnecessarily burdensome. Once again, these are, crucially, forward looking and seek to meet the requirements of a growing population by making provision for new accommodation and facilities in a quality built environment.

### Do the Neighbourhood Plan and Parish Design Statement proposals restrict economic growth?

The Plan seeks to make the Parish an attractive place for both existing and incoming residents, which would help underwrite the health of existing business activities. Existing business activities operating under current built environmental conditions would not be affected by the Plan or Design Statement. Changes to or expansion of existing business premises would be possible under the Plan and Design Statement, both of which seek to enable the growth of the built environment within parameters which reflect the wishes of the Parish.



## **Appendix 4**

### **Summary Report of Pre-submission Consultation (Regulation 14) Representations, Parish Council Response and Suggested Changes to the Plan**

## South Petherton Neighbourhood Plan

### Pre-submission (Regulation 14) Consultation: Summary of Representations, Parish Council responses and Proposed Changes to the Pre-submission Neighbourhood Plan

#### Introduction

This report provides a public record of the comments (representations) received during the 6 week pre-submission (Regulation 14) consultation period of the draft Neighbourhood Plan. The table which follows sets out:

- A reference number for each comment;
- The page or section in the pre-submission version of the Plan to which the comment relates / refers or whether it is a general comment;
- The organisation or company that the comment / representation is from or, if from a member of the public, reference to “individual” to protect identity;
- The comment / representation made;
- The proposed Parish Council response to the comment; and,
- The proposed change to the Plan’s text or policy(ies) (if necessary) or an indication of no change required.

Comments are grouped by the “NP Page / Section / Policy” column.

Recommendations of changes to the pre-submission version of the Plan made by the independent Sustainability Appraisal (SA) are also set out in the table which follows as are the proposed response to them.

In response to the comments, where no change to the Plan is recommended, the last column is shaded red and where a change is recommended the last column is shaded green.

Appendix 1 of this report records some of the issues and questions raised verbally at the Blake Hall, LIC and Royal Oak drop-ins during the consultation period. The list is intended only to give a “flavour” or broad indication of some of the key issues and questions asked (and not provide a verbatim record). People who visited the drop-ins were encouraged to also provide comments in writing.

**South Petherton Parish Council**

**4<sup>th</sup> August, 2017**

Red = no change to Plan as a result of comment  
 Green = recommended change to Plan text or policy wording or map

Neighbourhood Plan Pre-submission (Regulation 14) Consultation Comments - May-June 2017					
Ref. no.	NP Page / Section	Company / Org. / Individual	Comments	Proposed Parish Council Response	Proposed Changes to Pre-submission Draft Plan (if any) (additions are <u>underlined</u> , deletions are <del>struckthrough</del> )
14	BEH1	South Somerset District Council	Please see separate comments on the Design Statement	Noted. See response to comments in Design Statement.	No change.
66	BEH2	Parish Cllr. Courtney Salway	Page 46, the Parish Council will work with Historic England....when was this resolved?	Noted. The Parish Council has indeed not resolved to undertake this action but is committed to consider the relevant issues with the relevant bodies. Therefore, it is suggested that the wording of the policy is amended to reflect a desire to work with both Historic England and South Somerset District Council on these issues but also to note that the Parish Council has not committed to it. It is important for the statement of intent to remain in the policy.	The list of local heritage assets not designated will be removed from Appendix 3.  Map J from the Plan, once amended, will also be amended in the Design Statement.  Policy BEH2 – Heritage and the Historic Environment amended to say:
56	Built Environment and Heritage Chapter and Design Statement	Parish Cllr. Courtney Salway	The description and diagrams of the Conservation Area in the NP are confusing between existing and proposed versions.  I am particularly concerned by the prospect of withdrawal of permitted development rights. This is not a trivial matter for a property owner or SSDC. Minor items such as dishes, aerials, solar panels, small sheds even change of the colour of the front door require a planning application. That involves time and expense for the application and work for the DC Development (planning) personnel with no fee being paid to them. I happen to live in	As the Conservation Area boundary could change during the lifetime of the Plan, the reference to the map could be deleted, instead just referring to the designated area. Map J could be revised to remove any identification of buildings in the Plan where their category is not part of an adopted SSDC Conservation Area Appraisal and which therefore remain subjective and subject to consultation. Map J could therefore be revised to simply reproduce the existing Conservation Area boundary and listed building locations (which are fact). Any errors identified in relation to the identification of listings will be rectified. With potential local heritage assets as yet confirmed and still subject to consultation, it is agreed, on reflection, that any	"The South Petherton Conservation Area <del>is defined on Map J. Our locally valued parish heritage assets include those identified in the South Petherton Village Conservation Area Appraisal and the national list of heritage assets and are identified on Map J. Other local heritage assets, as yet un-designated, are also set out on Map J and listed in Appendix 3 and the</del> The Parish Council will <u>consider identifying local heritage assets for formal designation working with Historic England and South Somerset District Council to achieve formal designation.</u> All such assets will be protected from adverse impact arising from <del>their</del> development, alteration, <u>or</u> refurbishment <del>or demolition</del> and from adverse impact of other development proposals, <u>through avoiding or mitigating such impacts.</u>

			<p>a modern house within the Conservation Area that has no permitted developments rights and knew that when it was built. We have discovered that it is very difficult for SSDC to turn down and application that would not normally require permission so it becomes a pointless bureaucratic exercise. So, back to one of my earlier questions - what were the team objectives when deciding to make changes to the Conservation Area. The answers will help people understand the impact on them.</p>	<p>local undesignated potential heritage assets are not listed in the Plan and removed from Appendix 3 and text in the Plan (including the Design Statement) amended accordingly.</p> <p>Any changes to the boundary of the CA and designations of any buildings within the boundary to exist in the future are a matter of discussion between the Conservation Team at SSDC and the Parish Council outside the Neighbourhood Plan process. The Steering Group now wish to ensure any wording or maps in the Parish Design Statement and draft plan do not presume any final conclusions arrived at by SSDC and the Parish Council, and will amend the Parish Design Statement and plan accordingly.</p>	<p><u>Development proposals affecting un-designated but identified local heritage assets will be subject to Local Plan policy EQ3. Where relevant, proposals affecting heritage assets and / or their settings should take into account adopted Conservation Area Appraisal(s) and are encouraged to have regard to additional local evidence documenting local historic and heritage assets."</u></p>
15	BEH2	South Somerset District Council	<p>Local Heritage Assets could not be protected from demolition or unacceptable alterations other than through legislation relating to the Conservation Area. The Local Plan does however support the recognition of locally significant buildings.</p>	<p>Comments accepted. A change to the wording of the last two sentences of the policy should help to resolve the comments and also take into account other comments seen on other neighbourhood plans in relation to appropriate policy wording.</p>	
16	BEH3	South Somerset District Council	<p>It is not clear what this adds beyond Policy EQ5 of the Local Plan. Statutory Rights of Way are protected by other legislation. Are there particular routes that could be mapped where it would be desirable to provide or enhance them? An error in publication appears to have obscured the text.</p>	<p>Noted. It is agreed that the list of statutorily protected rights of way could be removed from the policy. It is also recognised that for the policy to have more local specificity, routes which require particular enhancement or new routes which could be provided could be listed to localise v) and vi) in particular, such as a route from Lightgate Lane to the Hospital and an accessible circular route around South Petherton village.</p> <p>Several of the criteria set out do add value to Local Plan policy EQ5.</p>	
SA5	BEH3 and DS	Sustainability Appraisal Recommendation (Clare Reid Consultancy via Stuart Todd Associates Ltd)	<p>Has there been consideration of cycle parking and safe cycle storing provision if the NP is seeking to encourage greater cycling in the village?</p>	<p>Noted. Agreed that the provision of secure cycle parking has not been addressed as well as it could be in the plan. Suggest adding requirements to policy BEH3 and the Design Statement.</p>	

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new, ~~extended or improved~~ rights of way and other public non-vehicular routes (for example, which could enhance accessibility to local amenities including the school, village centre, community facilities and services) should, where relevant, will be supported where they:

- ~~ii)~~ help to increase opportunities for recreational access to and within the countryside; ~~or~~
- ~~iv)~~ better link existing areas of green infrastructure and Local Green Space used for recreational purposes; ~~or~~
- ~~iii)~~ help to retain and enhance safe and easy pedestrian and cycle access to local amenities including the school, village centre, community facilities and services ; ~~or~~
- ~~vi)~~ help to provide and maintain a safe and suitable cycle path network to support and encourage commuting to work and recreational use, both within the parish and as part of the wider cycle route network including connection to the National Cycle Route Network route 339;

and,

- ~~vii)~~ provide safe routes with appropriate lighting, where necessary, while minimising light pollution;
- ~~viii)~~ ~~do not~~ compromise local amenity;
- ~~vii\*)~~ have no adverse impact on landscape character or such impacts are satisfactorily mitigated; and,
- ~~viii\*)~~ meet the most up-to-date standards of design.

Proposals which introduce new and improved walking and cycle routes in the following locations, to improve accessibility within and around South Petherton village, will be supported:

- ~~ix)~~ between Lightgate Lane and the hospital; and,
- ~~x)~~ connecting the existing network to provide a circular route around the village.

Proposals for development should provide safe and easy access for pedestrians and cyclists onto the existing pedestrian and cycle network and enable good connectivity to local amenities including the school, village centre and community hospital and consider opportunities to provide secure cycle parking as part of the proposal."

Amend guidelines in the Design Statement:

					"4 The layout of new residential...should ensure the safety of pedestrians and cyclists. <u>Provision should also be made for secure cycle parking on-site.</u> " (NR New Residential Guidelines)
58	BEH3 Rights of Way	Individual	A number of existing footpaths are not mentioned here. Why is that? Are they not worth preserving? All of them are very well walked.	See other notes on possible amendments to this policy which have seen the list of priority routes identified in the policy deleted, given existing legal protection outside of the planning system.	No change.
44	BEH3 and TT3	Brimble, Lea and Partners on behalf of T2 Partnership Ltd.	The Plan's aims to retain the distinctive character of the village, establish a more accessible environment, reduce the impact of the motor vehicle and improve the motor provision are supported.	Noted.	No change.
54	Built Environment and Heritage Chapter and Design Statement	Parish Cllr. Courtney Salway	I am concerned that the effect of this document will be to convert the Conservation Area into a Preservation Zone, stifling development and regeneration while hastening the decline of our central Commercial area. The concept of an 'unlisted building of merit' that requires protection and control must be explained, particularly to owners and occupiers. There is a real risk of unnecessary, increased bureaucracy. The designation of buildings as 'negative' is also unexplained in the statement and is probably subjective and damaging to owners. Overall, there seems to be too much emphasis on form, overlooking the function of the structures.	Recognise that the terms used in the Conservation Area Appraisal which have transferred to the Design Statement are applying subjectivity to buildings in relation to their quality relative to other heritage assets despite the terminology being that recommended by Historic England guidance. References in the Design Statement will be amended accordingly to remove reference to "unlisted buildings of merit" and "negative" buildings and any references to any proposed boundary changes to the current Conservation Area. Also suggest caveating any non listed building which might be referenced as having potential for a greater degree of protection through local listing in the future as buildings which "may be worthy of a local listing, subject to consultation".  References to "application" or "redesignation" for changes to be made to the Conservation Area will be removed as this is not factually correct.	Changes to text to be made to the following pages in the Design Statement: p7 (BH1 and 2), p3 (para 1), p3 (photo caption), p7 (photo caption, left side of page).  Changes to be made to reference to this in the Plan and Design Statement where necessary (e.g. p1, para 3 and p12, para 1 at the end of the sentence - both in the Design Statement).
72	Built Environment and Heritage Chapter and Design Statement	Parish Cllr. Courtney Salway	The designation of important local views is indeed subjective. As an example, it is not easy to recognise how the view from Mere Lynchs may be protected. Some of the justifications seem to be tenuous and based on 'not in my backyard' rationale.	The study on views is, as stated, subjective. The Plan recognises this and because that is the case, and because planning policy must be clearly related to land-use (and in this case landscape), views only form part of the evidence behind the policy. It strengthens the protection of landscape policy (NE2) and this is considered to be stronger with the study than without. The study seeks to inform and provide a local position on what matters to	No change.

				residents in an everyday, rather than technical planning, perspective and provides an illustration of which areas of landscape are particularly important to the community.	
50	Built environment and landscape	Persimmon	We note at Map C, page 25 entitled Landscape Capacity that the land identified at Hams field is identified as a potential development area. We support that assessment. The site is well contained within the residential fold to the north and to the west and is adjacent to recent new development.	Noted.	No change.
34	COM1	South Somerset District Council	An error in publication appears to have obscured text. It is noted that there do not appear to be any community assets within South Petherton on SSDC's 'Register of Assets of Community Value'. Policy EP15 of the Local Plan presently provides a level of protection for local shops, community facilities and services.	Noted. Error in position / formatting of text will be addressed.  EP15 does provide a "level of protection" but our policy localises this and relates protection specifically to South Petherton. We do not consider it appropriate to delete the policy, if that is what the comment is eluding to.	No change.
2	COM2	Individual	There needs to be action taken to supply the village with public conveniences	Noted. This type of action is something that the Parish Council could take forward if the community wishes it to do so, and it is aware that public conveniences is an issue close to the heart of many parishoners. Policy COM2 seeks to support the provision of additional facilities if proposals come forward. We do not propose any changes to Plan text as a result of the comment.	No change.

64	Community Facilities	Parish Cllr. Courtney Salway	Skate Park ramps?	Reference can be added in the Community Facilities section if required. Add reference to the desire locally for skate park ramps.	<p>Add text to the last paragraph prior to policy COM1:</p> <p>“Our consultation has also identified and confirmed previously raised improvements necessary to local community facilities and infrastructure and a list of priority projects for improvement of facilities is set out in policy D1: Delivery, in this plan. Many of these have previously been identified by both the Parish Council as part of the work on the Parish Plan Review and also by South Somerset District Council in their Infrastructure Delivery Plan (2012 and 2015/16 Update) and Local Plan. <u>Local dialogue between the Parish Council and young people has also identified a desire for skate ramps or a skate park to be provided.</u> The Parish Council is committed to work with the local authority and other partners to realise improvements in community facilities and open space.”</p> <p>Add reference to the need for a skate park / ramps in policy D1 by introducing an additional criteria as follows:</p> <p>“Developer contributions which are generated from section 106 planning obligations or the Community Infrastructure Levy (CIL) should contribute (subject to conditions), in no particular order, towards the following local priority community projects:</p> <ul style="list-style-type: none"> <li>i) expansion and modernising of the youth club facilities / building;</li> <li>ii) an extension to the <u>Recreation Ground pavilion community hall</u>;</li> <li>iii) the provision of additional public car parking capacity in the village centre, with potential explored for additional capacity at the following locations (and others as yet unnamed which may become available during the plan period): <ul style="list-style-type: none"> <li>a) Silver Street;</li> <li>b) Telephone Exchange;</li> <li>c) Adjacent to the Medical Centre; and,</li> <li>d) South Street;</li> </ul> </li> <li>iv) delivering priorities to enhance the pedestrian and cycle network;</li> <li>v) implementing the transport and traffic objectives set out in this plan, such as: <ul style="list-style-type: none"> <li>a. the installation of electric vehicle charging points; and,</li> <li>b. improving accessibility to and connectivity with the hospital;</li> </ul> </li> <li>vi) redevelopment or replacement of the sports pavilion</li> </ul>
63	D1	Individual	1. One of the priority projects is (ix) provision of additional public conveniences. There are non at the moment so the word 'additional' is inaccurate.	Noted. Wording to be amended.	

					<p>and changing facilities which meets the needs of its users and potential users;</p> <p>vii) extension of the Recreation Field to provide additional sports pitches and new open space;</p> <p>viii) change of use of the Bank building (should it become available) for use as a community facility or hub;</p> <p>ix) the provision of skate ramps or a skate park; and,</p> <p>ix) the provision of additional public conveniences in the village centre.</p> <p>Other priority projects may be identified during the lifetime of this plan and so this list will be periodically reviewed and updated alongside this plan."</p>
75	Community Facilities	Parish Cllr. Courtney Salway	Reference to Community Hall extension - which Hall?	Agree that this needs clarifying. It should refer to the Recreation Ground pavilion.	<p>Propose following wording changes:</p> <p>"We have identified other sources of evidence which support the protection of these assets. For example, our recreation ground is well used by thriving sports clubs with cricket and football pitches marked out and community and sports clubs are being consulted understand what type of space will be required at the proposed extension to the <u>Recreation Ground pavilion</u> community hall." (page 73, first paragraph)</p> <p>Policy D1 changed accordingly as worded above.</p> <p>No change to the wording in section "Local Plan Policy Context for South Petherton" as the wording is a direct quote from the Local Plan.</p>
74	Community Facilities	Parish Cllr. Courtney Salway	Our Parish is blessed with a surfeit of inadequate meeting places. While the plan acknowledges the need for improvement in our facilities, it does not propose a solution. Several less populous, smaller neighbouring parishes have developed modern buildings that meet their community needs. There is surely an opportunity to change this situation.	Because the Steering Group was mindful that any specific development had to involve allocation of a site, and therefore detailed justification and probably an assessment, no specific mention was made of any new Parish buildings. Please note that just because something is not mentioned within the very focused confines of the Neighbourhood Plan, does not mean that Parish initiatives, e.g. as mentioned in the wider Parish Plan, cannot go ahead. Again, possibly heated arguments about the selection of sites would be an unnecessary risk to the acceptability to the community of the NP as a whole. There is a policy in the Plan which is supportive of community facility development which extends to those not listed in the Plan as we cannot possibly know a	No change.

				<p>definitive list of potential developments between now and 2028 (the end date of the plan).</p> <p>There is focus within the Parish Council, subsequent to recommendations in the Parish Plan, on extending and redeveloping (apart from the Cricket Pavilion) facilities on the Recreation Ground, which as a consequence would facilitate the provision of an additional Parish meeting place.</p>	
53	General	Persimmon	<p>The site at Hams field should be identified within the NHP for the following reasons: 1. We would urge the Parish Council and the NHP team to consider the need for flexibility and future proofing for the new plan. Early indications are that the emerging strategy will need to deal with future growth and South Petherton provides a sustainable location for that. 2. The Plan states that a full or partial review of this plan is unlikely to be considered necessary during its lifetime. We object to this approach since it is clear that South Somerset Council have already embarked on a review of the local plan and there will be changes to District-wide planning policies. 3. Map C, page 25 entitled Landscape Capacity that the land identified at Hams field is identified as a potential development area. We support that assessment. The site is well contained within the residential fold to the north and to the west and is adjacent to recent new development. 4. We would contend that the land is within the boundary of the village being surrounded by housing on three sides and not being seen within the village landscape assessment as having important views either in to or out of the village an should be a preferred location for new development to occur to meet the required residential amount of dwellings identified in the Local Plan and an future local Plan review. 5. We therefore object to policy NE1 &amp; NE2 as the land is contiguous with the development boundary and in effect provides infilling within the settlement. 6. Finally Appendix 4 Site Hams field is identified in the SHLAA as available achievable and deliverable with the first five years of the plan period N/SOPE/008. The site provides a truly sustainable location for growth being able to</p>	<p>See other responses to Persimmon comments.</p>	<p>No change.</p>

			provide footpath link within any scheme to link the doctors' surgery and the hospital to the village and being enclosed on three sides by existing housing.		
45	D1	Brimble, Lea and Partners on behalf of T2 Partnership Ltd.	The local priority community projects identified in Policy D1 should be costed so that any developments that may come forward can establish the level of any potential contributions having regard to the legislative tests for planning obligations in the Community Infrastructure Levy Regulations and scheme viability.	Noted. It is not for the Plan to set out costs for these actions but for the delivery process. Costs can fluctuate and change during the plan period and setting costs out in the Plan is likely to be incorrect soon after its final publication.	No change.
35	D1	South Somerset District Council	An error in publication appears to have obscured the text.	Noted. This will be corrected.	No change.
65	Design Statement	Parish Cllr. Courtney Salway	Good size gardens and gaps - define?	Noted. RA guidelines (bullet 2) provide further detail on size etc.	No change.
73	Design Statement	Parish Cllr. Courtney Salway	Concern about use of the term "reconstituted stone" and implied insistence of use of local stone when this could be expensive.	The Steering Group wish to both preserve existing sightly buildings and encourage new sightly development, albeit not making the latter impractically expensive. To give better effect to this aim, we will recommend a change in wording in item 3 of the CA Guidelines for development within the Conservation Area, from "Reconstituted stone should be avoided" to "Use of any material should be consistent with SSDC conservation guidelines".	Reference to "Reconstituted stone" to be amended to following. <u>"3 Given that the quality and durability of its appearance in the long-term is unlikely to be as consistent as natural stone, reconstituted stone should only be used within the Conservation Area if the cost or lack of supply of local stone would prove to make the development not viable or not feasible and samples have been agreed through a condition attached to planning permission. Use of any material should be consistent with SSDC conservation guidelines."</u>
52	Design Statement	Persimmon	The Design Statement is appended to this Plan (Appendix 2). In effect it attempts to create the role of a Supplementary planning Document on Design reflecting the South Petherton residents' preferences for design without reference to the overall standards of the South Somerset Council which has to reflect the wider and broader requirements of the District. The District considerations might also need to consider place making design which allows market housing of a more general nature able to be afforded by first	Design should absolutely not be a "one size fits all" solution which aligns with a district-wide approach. The District Council is able to comment on the Design Guide (and have) and their thoughts will be taken into account. The Council is entitled to raise concerns in relation to the overall approach at District level. We do not accept that higher cost of market housing has to be an inevitability of good design - the price paid to the landowner for land is the bigger determinant of poor quality design. While the PC does recognise that there may be viability constraints to developers on options they may already have with	No change.

			time buyers and first time movers. The South Petherton Statement aims to create a Design Statement that would require space and design quality at a level which would require reflection in house prices, therefore making them less affordable to young and first time buyers. Adherence to a design approach preferable to South Petherton alone could allow inconsistencies in approach across the District. Map K right of way potential for our site to provide an additional right of way.	landowners, we maintain our position that poor design is not a price that must be paid for development to be delivered. The Government's recent Housing White Paper is clear that design is squarely within the remit of neighbourhood plans and is encouraged as a key issue that neighbourhood plans should deal with. Our neighbourhood plan does that. In addition, it should be noted by those applying and using the Design Guide that it is guidance which seeks to ensure a direction of travel for development which, importantly, fits into the character of South Petherton.	
SA2	DS	Sustainability Appraisal Recommendation (Clare Reid Consultancy via Stuart Todd Associates Ltd)	The Parish Design Statement states that there has been little investigation of the archaeological features evident in the village and its surrounding parish. Has there been any consideration of potential impact of development on these sites, and whether an assessment of archaeological interest should be undertaken? It may that this is sufficiently covered by covered by Local Plan Policy EQ3, in which case a statement to this effect would be provide clarity.	Noted. It is considered that EQ3 does provide a degree of protection but a neighbourhood plan policy specific to the parish's list of archaeological assets cannot be drafted without a list yet being in existence. Further, paragraph 13.40 in the Local Plan commits the local authority to undertake a number of tasks which includes (amongst others):  "Guidance and advice for owners and developers in relation to the conservation of the historic environment, nationally and locally designated assets including archaeological sites" and "Measures to identify locally significant assets including buildings, parks and gardens and archaeological features and the preparation of a district-wide list of such assets."  Therefore, we consider that no change to the Design Statement is required.	No change.
36	DS CA	South Somerset District Council	3 - There is no explanation why reconstituted stone need be unacceptable in the Conservation Area, particularly if details and and/or samples are agreed through a condition attached to a planning permission. 5 - There does not appear to be any explanation as to what would be defined as a 'Legacy Shopfront' of where in the Conservation Area these are located.	Noted. Agreed. Reference to reconstituted stone is to be amended anyway given earlier comments made above. See suggested change to the right.  Comment relating to point 6 in CA Guidelines box will be qualified.	Reference to "Reconstituted stone" to be amended to following. <u>"3 Given that the quality and durability of its appearance in the long-term is unlikely to be as consistent as natural stone, reconstituted stone should only be used within the Conservation Area if the cost or lack of supply of local stone would prove to make the development not viable or not feasible and samples have been agreed through a condition attached to planning permission. Use of any material should be consistent with SSDC conservation guidelines."</u>  "Legacy shopfront" will be qualified adding ..." (as defined in a Conservation Area Appraisal)..." (CA Guidelines, page 91 Design Statement, point 3)

28	DS G	South Somerset District Council	<p>2 - There is no explanation as to what 'appropriate space' would be, nor where the 'particular areas' are. If a site is within the defined Development Area, one would question how new buildings may not be acceptable in planning terms if they merely encroach on existing spaces like gardens. 3 - There is no explanation as to why reconstituted stone would be unacceptable outside of the Conservation Area. If materials need to be 'in keeping' with the existing buildings, then reconstituted stone could be considered appropriate in some cases.</p>	<p>Agreed that the term could better describe the intention. Suggest replacing "appropriate" with "sufficient" and replace "in particular areas of the village" with "relative to the site's setting".</p> <p>See earlier comment and suggested amendment in relation to reconstituted stone. It could be an acceptable material in some cases and if the viability of using natural local stone renders a development unviable. The deletion of the sentence relating to reconstituted stone is considered appropriate given that 4 deals with external materials. 4 could be amended to reflect viability of supply.</p>	<p>"2 New development should leave <del>appropriate</del> <u>sufficient</u> space between buildings to retain the typical spacing of buildings <u>relative to the site's setting</u>. <del>in particular areas of the village.</del>"</p> <p>"3 Outside the Conservation Area, materials should be in-keeping with the area and should be locally sourced, if possible, and of good quality. <del>Reconstituted stone should be avoided.</del>"</p> <p>"4 Outside the Conservation Area, walling should be constructed using local stone, Ham or Petherton Stone (<u>subject to supply and viability of development</u>); local granite stone if available (<u>subject to supply and viability of development</u>); clay brick, block or render (including 'K' render); timber cladding and hanging tiles. <u>Given that the quality and durability of its appearance in the long-term is unlikely to be as consistent as natural stone, Reconstituted stone could be used outside of the Conservation Area where the cost or lack of supply of local stone proves to make the development not viable or not feasible and samples have been agreed through a condition attached to planning permission.</u>"</p>
29	DS NR	South Somerset District Council	<p>1 - This seems to be less about design, but more a policy about the mix of housing sought and is presently covered by Policy H3. The supporting text regarding sizes and types of dwelling is more appropriately included in the main Neighbourhood Plan. 5 - There is no explanation as to why the threshold of 20 dwellings is appropriate. The provision of Open Space is already dealt with by Policy HW1 of the Local Plan.</p>	<p>Noted. On reflection, 1 does repeat policy in a general sense in the neighbourhood plan to an extent and there does not need to be repetition. 1 could be deleted, but reinstated if policy H3 in the neighbourhood plan is not considered an appropriate policy following Examination.</p> <p>On reflection, the introductory text does repeat the supporting text in the Plan to a degree but it is considered important context for the focus of the NR guidelines on acceptable design for new developments. Additional text could be drafted to lead better in to the NR guidelines, however.</p> <p>In relation to the comment on 5, on reflection, it does seem that the figure of 20 dwellings is based on a local interpretation of what might be appropriate, rather than any quantifiable evidence. The figure could be removed / deleted as the principle of including open green spaces within any scale of development where some informal open space is feasible on-site (in line with Local Plan policy and as a key facet of what makes good design) is acceptable.</p>	<p>Redraft introductory NR text.</p> <p>Delete 1.</p> <p>Remove reference to 20 dwelling threshold.</p>

27	DS PR	South Somerset District Council	2 - The public space and buildings referred to should be consistent with Policy COM1	Agreed. Over Stratton Village Hall and designated Local Green Space to be added to list under point 2.	Agreed. Over Stratton Village Hall and designated Local Green Space to be added to list under point 2.
30	DS RA	South Somerset District Council	1 - The requirement for Lifetime Homes Standards to be applied in all cases is likely to be considered onerous and would not be supported by SSDC. It does not appear that this requirement is evidenced by the Housing Needs Report or the Population and Housing Background Paper. This objective is likely to be more successful if specific needs are identified and particular projects targeted. 2 - There is no explanation as to why gardens on the side of properties may not be acceptable.	Noted. The guideline is just that, a guide. It is not expected that, in reality, all dwellings will meet the standard at the current time. However, it is an appropriate aim to seek development to meet high standards, which, over time are likely to become more, not less, viable. The guideline does not force all development to meet the standard and we do not agree with the local authority comment that it is a requirement. The guideline is not phrased as such and caveats using wording such as "feasible" and "should". In relation to the comment on 2, again, the word "should" is used - this indicates a preference and is not "must". The Building for Life standard has recently been recognised by the Government's Housing White Paper as important in shaping and assessing basic design principles and the White Paper is clear that neighbourhood plans have a key role in improving design of development - our Design Guide follows that direction of travel. (See paragraph 1.46 <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf</a> )	No change.
59	Footpaths	Individual	When I was hoping to become Rights of Way Liaison person for the P.C, my aims were to make CIRCULAR walks, to make sure that dogs could get through everywhere (there are several places that I can't take our dog to as he can't get over a stile), and to provide parking spaces near to the start of paths. I still feel that these three points are very important.	It is acknowledged that these points are indeed important - accessibility for all on public rights of way is essential. Accessibility in relation to stiles is a point of action for the Parish Council to follow up rather than anything the neighbourhood plan can do anything about. However, the Plan's text could better articulate the desire for improvements to accessibility, which would include reference to accessibility for all on public rights of way.  With regard to parking, it would be helpful to know which particular routes require this measure and whether there is a true demand to support a policy for specific sites. However, it could also feature as an action for the Parish Council to pursue with regard to site specificity. Without knowing the detail of specific sites, financial viability and understanding demand / need and the views of owners of land that would be required for such improvements, it might be more appropriate in the neighbourhood plan to	Add additional paragraph to the supporting text before policy BEH3 as follows:  "The community are committed to maintaining and protecting the use of existing rights of way to ensure that they are not lost through neglect or lack of use. New routes to enhance and encourage more walking and cycling in the parish would be supported particularly. There are currently no segregated or off-road cycleways, and while there is a National Cycle Route Network designated route through the village, the community are keen to improve safe provision for cyclists. The improvement of existing paths was a key action in the Parish Plan identified in the initial public consultation in July 2015 and policy BEH3 meshes with the work being done outside the Neighbourhood Plan to enhance accessibility. <u>This includes a desire to improve accessibility for all people wishing to use our footpath and bridleway network and issues such as difficulties accessing the network through use of stiles instead of gates at field</u>

introduce additional policy wording in policy TT2 which provides support for such proposals in the interest of improved community accessibility, should they come forward.

boundaries, for example, will continue to be explored by the Parish Council through discussion with landowners.”

Amend policy TT2 to read:

“Policy TT2 – Creating New Additional Off-street Car Parking Capacity

The following areas within South Petherton village identified on Map M are identified as areas which could help to provide a solution (in whole or in part) to car parking capacity problems:

- i) Silver Street;
- ii) Telephone Exchange; and,
- iii) adjacent to the Medical Centre; and,
- iv) South Street.

The preferred use for these areas, should proposals for a change in their land use come forward, will be for the provision of additional public off-street parking.

Proposals which provide additional off-street parking capacity at the start of recreational footpath and bridleway routes will be supported where they meet the requirements set out in policy BEH3.”

Suggest adding following wording to the supporting text of policy BEH3 to better link with the Rights of Way section with the Transport and Traffic section of the Plan:

“The parish is made up of a number of outlying settlements served by the village of South Petherton at its heart. The village has a well-defined centre with popular and well-used facilities and services. Connectivity in this rural community is important as residents go about their daily lives and visitors explore the area. In a world dominated by the motor car, increased traffic and a shortage of parking have become increasingly problematic in South Petherton. In order to mitigate some of these problems and to encourage more walking and cycling, the community are hoping to improve and extend the current network of footpath, cycle paths and bridleways. This section and policy BEH3 which follows (which respond to our aim “Establish a more accessible (pedestrian-and cyclist friendly) environment”) have clear links with the section on “Transport and Traffic” later in this Plan.”

60	Footpaths	Individual	1. It is stated that there are currently 3 bridle paths in the Parish. I can find two (81,90) on the map but the third, Path 41, appears to be a permissive path. Does this mean that horses can have access along it?	This question needs to be referred to the Rights of Way officer at the County Council, unless Parish Councillors or steering group members can confirm or clarify. The map is taken from an existing publication and so the neighbourhood plan cannot change it.	No change.
61	Footpaths	Individual	1. On p.50 it is stated that rights of way to community facilities should/will be improved. This, therefore, should include access to Whitfield Lane allotments but I am wondering who will fund these improvements?	The neighbourhood plan does not identify funding for any improvements listed. Funding of improvements is something to be considered during the plan period as actions.	No change.
62	General	Individual	p.53 Table referred to is on p. 54 not 'on this page'.	Noted. Text to be amended.	Amend text accordingly.
8	General	Highways England	The vision statements are clear and well structured. In general we support objectives which contribute to a reduction in out-commuting and which encourage travel by sustainable modes, although we recognise that levels of self containment are low and out-commuting high with 64% of the population commuting out of the village to work. We particularly welcome the fact that the community is planning a local community hub and an additional 0.66 hectares of employment land (as a minimum) which will aid self containment and benefit of the local community. We support the communities objectives to facilitate greater use of public transport and the Parish Council's aspiration to purchase a minibus in order to increase the provision of community transport as this should also decrease reliance on car use. We welcome the groups aim of maintaining a sustainable neighbourhood and wish you every success in the delivery of your Neighbourhood Plan.	Noted.	No change.
69	General	Parish Cllr. Courtney Salway	When will the shortcomings of the Community Questionnaire be addressed?	The questionnaire was undertaken in good faith and included many questions which related also to the Parish Plan. Concerns were discussed and the Steering Group sought to address them at the time. A report was undertaken by the consultant to identify if a further, additional, questionnaire would be required and found that, on the basis of comments received, that it provided sufficient steer on the identification of a range of key	No change.

				issues to inform the development of the plan. The neighbourhood plan process is not solely dependent on the results of a questionnaire; there are many other opportunities for comments to be made on the content of the plan and the plan has to be dependent on other written evidence base and data for its content and policies to be robust.	
70	General	Parish Cllr. Courtney Salway	Has the self-enforced deadline to issue the Plan compromised the scope and quality?	This is not considered to be the case. With housing allocations and large scale housing development not supported during previous consultation, which would have been an issue requiring further consultation and therefore time, it was considered that the draft plan was ready for public consultation.	No change.
40	General	Brimble, Lea and Partners on behalf of T2 Partnership Ltd.	The South Petherton Pre-Submission Draft NHP 2015-2028 is a well-considered document that reflects the local community's desire to shape and influence new development. It is clear that a significant amount of effort has gone in to this Plan and these comments are therefore focused on very particular aspects of the plan which will be subject to further scrutiny as it progresses through the plan making process.	Noted.	No change.
39	General	Southern Planning Practice Ltd for Hall and Woodhouse	Hall & Woodhouse (H&W) own the Royal Oak Pub in Over Stratton within the NHP area and indeed it was used for one of the venues for the consultation event on the draft plan. H&W support the preparation of the NHP to provide for the future development of the local area. Whilst we fully understand that South Petherton itself is the principle settlement within the Parish and therefore the focus for many of the policies and considerations, we are disappointed that there is such scant attention to the remaining settlements within the Parish, including Over Stratton. These smaller settlement are significant and provide homes, employment, community and tourist facilities all of which are important in terms of the contribution they make to the future of these individual settlements and the Parish taken as a whole. We consider it essential that the NHP, whilst understandably focusing on the main settlement of South Petherton, does not overlook the rest of the Parish. We would therefore seek that it includes appropriate objectives and policies	Noted. However, those policies which are not place specific relate to the whole parish, including Over Stratton. The neighbourhood plan is not the only document which provides planning policy for Over Stratton. The village does have policy coverage through virtue of being in the countryside and therefore subject to relevant countryside policies in the Local Plan. The neighbourhood plan seeks to strike a balance between recognising that the parish as a whole is about more than South Petherton as the main settlement and policies which might be appropriate to other parts of the parish. There is little added value in setting policies for the sake of naming other places within the parish. Initial consultation with the community early on in the process and consultation on the aims, vision and objectives of the plan during 2016 did not raise any particular issues relating to Over Stratton which need addressing through policy coverage specific to the village in the plan, aside from the protection of the village hall, which is reflected in COM1. Policy COM1 seeks to protect the community facility of the village hall in Over Stratton. The SG has based policy development on listening to the key issues of importance to the community across the	<p>Insert some factual text describing Over Stratton in Introduction section of Plan.</p> <p>Amend Objective 14 to read:</p> <p><u>“Support the local village and wider rural economy through the creation of small and medium business units and enabling the organic growth of local businesses of craft / artisan workshops.”</u></p> <p>Insert some text in the Local Economy section in the first paragraph as follows to emphasise the importance of the rural economy:</p> <p><u>“Historically a market town, South Petherton continues to be a village that behaves like a small town. It is a thriving community with a well-defined centre and a busy high street, St James’ Street. The village provides a wealth of services and facilities for residents of South Petherton and the surrounding settlements and attracts visitors and tourists from further afield. Wholesale, retail and health services provide much of the employment in the village. The wider South Petherton parish supports a rural economy with a variety of businesses from agriculture and farm</u></p>

to ensure the continued livelihood of these remaining settlements with support for appropriate levels of growth and diversification. With specific regard to the Royal Oak public house, this is a key and important commercial factor for the village of Over Stratton, serving the local and wider community. As well as a social facility for the community, it also attracts visitors to the local area and provides employment. However, whilst the Royal Oak is both popular and successful, all pub owners and managers have had to and continue to need to work extremely hard to maintain and grow their business. Consideration is constantly being given to opportunities to diversify the offer to add to the business viability, including attracting and providing for tourists alongside the local community. Paragraph 28 of Section 23 of the NPPF supports economic growth in rural areas to create jobs and prosperity by taking a positive approach to sustainable new development. The paragraph goes on to set out the action that should be taken by local and neighbourhood plans to promote a strong rural economy, including that they should support 'sustainable rural tourism and leisure developments that benefit business in rural areas, communities and visitors and which respect the character of the countryside and promote the retention and development of local services and facilities in villages such as .....public houses....'. In the adopted South Somerset Local Plan, paragraph 3.5 sets out the strategic objectives for the district including at point 5; 'A natural and built environment able to attract and retain visitors, a vibrant tourism industry and encourage inward investment of high quality sustainable businesses'. However, there is very limited reference in the NHP to tourism and there appears to be no policies to support the provision of tourist facilities alongside existing commercial facilities, such as public houses. Indeed, there is virtually no reference to the public houses within the Parish in the draft NHP, except to list them in the evidence base. We would therefore seek the inclusion of a positive strategy, with appropriate policies, to

parish.

Our report of the aims and objectives consultation made a note of discussion with Over Stratton. It states that "Members of the Neighbourhood Plan Steering Group attended the Over Stratton Annual AGM where they presented the Neighbourhood Plan's Aims and Objectives. The Steering Group wished to ascertain whether Over Stratton, which is a village in its own right, felt their views and requirements might be represented in the South Petherton Neighbourhood Plan, or whether they might favour a distinct section in the Plan. Over Stratton responded to the visit by stating their desire to remain a rural settlement. The village is content to be a part of the South Petherton Neighbourhood Plan, though there should be a distinct representation of their needs and status in the Plan."

The neighbourhood plan has to be in general conformity with the strategic policies of the Local Plan. Levels of growth appropriate to Over Stratton are contained within the Local Plan and that document does not identify any specific levels of growth for the village. Given its location and policy designation in the Local Plan, the village could be subject to very small scale housing such as Exceptions site housing development of affordable housing, subject to proposals meeting the required criteria in the Local Plan. There is no need to duplicate this policy coverage in the neighbourhood plan and we are strongly advised not to do so as the Local Plan and neighbourhood plan should be seen as two parts of a single "development plan".

The importance of the Royal Oak pub in Over Stratton has not been raised by the community and only now by its owners. The PC does, of course, recognise the importance of diversification of the rural economy to ensure it retains and builds on its strengths and makes the most of its current assets. However, we would question the added value of a policy relating to tourism when Policy EP8: New and Enhanced Tourist Facilities in the Local Plan (which is the policy which seeks to help achieve the Local Plan's strategic objective quoted in the representation) sets an adequate and favourable policy framework for the consideration of proposals such as tourist accommodation

related businesses, small scale creative industry (for example, the arts) and manufacturing (light industrial businesses). Restaurants, pubs and cafes play an important role in the parish supporting the needs of both the local community and visitors alike as destinations for dining out, as meeting places and for socialising."

			<p>support the existing pubs as well as other commercial and social facilities in these smaller settlements as well as the larger village of South Petherton. This strategy should include supporting the growth and diversification of existing facilities, for example, to cater for the provision of appropriate levels of tourists and visitors, for example encouraging appropriate levels of overnight accommodation. Hall &amp; Woodhouse Ltd would be pleased to meet with the NHP team to discuss further these representations and the opportunity to contribute to developing the NHP, with particular regard to the Royal Oak and Over Stratton.</p>	<p>developed alongside a pub. It states that : "In order to sustain the vitality and viability of tourism in the district, new and enhanced tourist facilities will be supported where:</p> <ul style="list-style-type: none"> <li>- They are of a scale appropriate to the size and function of the settlement within which they are to be located;</li> <li>- The proposal ensures that the district's tourist assets and facilities are accessible through sustainable modes of travel including cycling and walking;</li> <li>- They do not harm the district's environmental, cultural or heritage assets;</li> <li>- They ensure the continued protection and resilience of the district's designated nature conservation features;</li> <li>- They benefit the local community through access to facilities and services; and</li> <li>- There is no adverse impact on Natura 2000 and other internationally and nationally designated sites.</li> </ul> <p>There must be an identified need for tourist facilities in the open countryside, which is not met by existing facilities."</p> <p>On the basis of reviewing the response and the previous statement in the consultation report, on reflection, it would be beneficial to set out in the introductory pages of the plan, more information about the role and function of Over Stratton to give it more prominence. The plan could also better reflect the importance of the rural economy in the section "Local Economy" although it is not considered that additional policy content is needed in the neighbourhood plan alongside that in the Local Plan for the types of proposals that the owners of the Royal Oak seem to wish to come forward.</p>	
46	General	Natural England	<p>Natural England generally welcomes the NHP and considers that it provides a valuable framework for the future sustainability of South Petherton. As advised in previous consultation, we advise that the NHP will not likely result in significant effects on statutory designated sites. We particularly welcome Policy NE3, which will protect existing Local Green Spaces and encourages development to enhance the value of these sites. Additionally we refer you to the attached annex which cover the issues and opportunities that should be considered when preparing a NHP.</p>	Noted.	No change.

76	General	Somerset County Council	<p>Thank you for consulting the Planning Policy team at Somerset County Council (SCC) about your draft Neighbourhood Plan.<sup>30</sup></p> <p>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).</p> <p>Unfortunately the draft 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 <a href="http://www.somerset.gov.uk/policies-and-plans/policies/minerals-and-waste/">http://www.somerset.gov.uk/policies-and-plans/policies/minerals-and-waste/</a>).</p> <p>This is disappointing given that are numerous references to local stone such as Ham Stone and Petherton Stone which give the buildings and the parish it’s special character. For example, on pages 39. 40 and 110.</p> <p>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.</p>	Noted. See responses to appendix comments below.	See below (response to 77).
32	General	South Somerset District Council	<p>The Report on Infrastructure Planning in South Somerset 2012 has been superseded by the January 2016 Update. When SSDC considered parking in South Petherton ins 2013, it would appear that the main issue was on-street parking, particularly by delivery vehicles. Additional off street car parks would probably not resolve this,</p>	Noted, will clarify in text where references to Infrastructure Delivery Plan is quoted in the Plan.	References to IDP will be suffixed by appropriate date of report to which the text refers.

<sup>30</sup> It should be noted that we were required to consult with the County Council as a single organisation and not separate departments within it. When consulted, we understand that the County Council only distributed the request internally to the Strategic Planning Team. The response from that team implied that we should contact other departments at the County Council direct if we require a response. In the absence of the County Council passing our request for comments to County Highways too, we contacted them directly to request comments.

			unless on- street parking restrictions were to be introduced.		
37	General	Historic England	This is an impressive document and we are pleased to see that it highlights the value placed by the area's community on its historic environment. The preparation of the Parish Design Statement, identification of locally important heritage assets and inclusion of related policies within the Plan, for example, which are significant initiatives in the protection and enhancement of the area's distinctive local character which we applaud. There are no other issues upon which we would like to comment and so it remains only for us to congratulate your community on its progress to date and wish it well in the making of the Plan.	Noted.	No change.
68	General / Vision	Parish Cllr. Courtney Salway	Village life atmosphere is created by the people probably, not the buildings.	It is certainly created by the people but built character and buildings play a significant role.	No change.
20	H1	South Somerset District Council	Although the Policy does not specifically state what 'a reasonable period of time' is, the supporting text refers to a period of one month. By imposing this before an affordable dwelling can be allocated, an unnecessary void loss would be imposed on the landlord at some point in the future. It is also unnecessary because the current Homefinder system allows for preferences to be given (in this case to those with a very local connection) over and above others who have bid at the same time. In the event that the nobody bids who meets both the local connection criteria and the size/eligibility criteria, the landlord can move straight to looking at other bids in the same list made at the same time to find someone with a connection to the 'doughnut ring' of secondary parishes. The logic in citing Crewkerne, Ilminster, Ilchester, Yeovil within the tertiary ring is not clear as this actually leapfrogs parishes that haven't been cited in the secondary ring - such as Montacute and Odcombe. The definition of local connection seems a little loose at the moment. For example, 'near their workplace' does not distinguish between full time employment ,	Noted, supporting text and policy wording to be amended to reflect this. However, without further advice on a definition for being "near to their workplace", we are reluctant to be more specific. The main determinant is the <i>need</i> to be near their workplace, not how much time is spent at a place of work. If someone holds a part-time job but has no access to a car or bus service to easily get them to that job, this could be said to be equally important to maintaining a household income as someone who has a full-time job but also has access to a private car to get to work. We do not consider it for the neighbourhood plan to be more specific when there will be so many variables to consider when determining which household, from an area wider than the Parish, should be given the opportunity to access affordable housing in the parish. It is more appropriate for a District-wide responsible authority to make this determination.	"If there are no residents within the parish <u>or households in need with a local connection which who need to access affordable housing provided as part of a new development, after a reasonable amount of time has elapsed for searching for someone or a household with a local connection</u> the catchment area for eligibility is widened to neighbouring parishes in a stepped way." (Page 56, first paragraph)  Policy H1 – Meeting the Demand for Affordable Housing in South Petherton  Where the threshold for affordable housing requirements applies, development proposals will be supported where: i) They contribute to meeting the local housing needs of South Petherton as defined in the most up-to- date Housing Needs Survey in terms of type, size and tenure; and, ii) Are provided principally for occupancy by a person or persons (household) with a local connection who: a) Do not have access to open market housing; b) Is a resident of South Petherton parish, or has a local connection with the parish because of family ties or a need to be near their workplace.

			perhaps factory or shop based, and, say, a part time cleaner who visits somebody's home in South Petherton for two hours per week.		<p>In the event that an occupier who fulfils both (or either) of criterion (a) or (b) cannot be found within a reasonable period of time, then (b) will be widened:</p> <p>1 firstly to a person(s) with a local connection to the neighbouring parishes of Martock, Norton Sub Hamdon, Chiselborough, Merriott, Lopen, Seavington St Michael, Seavington St Mary, Shepton Beauchamp, <u>Stoke Sub Hamdon</u> and Kingsbury Episcopi because of family ties or a need to be near their workplace;</p> <p>2 secondly to a person(s) with a connection to Ilminster, Crewkerne, Ilchester, Yeovil and their neighbouring parishes <u>and other parishes between South Petherton and these settlements</u> because of family ties or a need to be near their workplace; and,</p> <p>3 thirdly to a person(s) with a connection to the wider South Somerset District.</p> <p>Dwelling completions will be monitored during the plan period to understand progress against Local Plan dwelling requirements and South Petherton's defined local needs to inform planning proposals and their consideration.</p>
21	H2	South Somerset District Council	Does this seek to consider the CLT before an RP when looking at the recipient of affordable housing on a qualifying site? There doesn't seem to be any evidence for this approach if the apparent assumption with regard to perpetuity is incorrect.	Noted. The policy is not intended to favour CLT over Registered Providers (Housing Associations). The policy states "for example" when citing the CLT but reference to RPs will be added if it is considered this addresses the local authority's concern.	<p>Policy H2 – Retaining Affordable Housing in Perpetuity</p> <p>Affordable housing should be provided in perpetuity, (in accordance with the most up- to-date Government policy), for example, through a Community Land Trust, <del>or</del> other community housing scheme <u>or Registered Provider</u> which retains stock for the benefit of the local community at an accessible cost. Community housing schemes which provide and retain local affordable housing for the benefit of local people in need will be supported.</p>
17	Housing Chapter	South Somerset District Council	There are several references to 'Homechoice'. The scheme in place for allocating tenants to affordable homes is actually called 'Homefinder Somerset'	Noted. Will amend references to "Homechoice" to "Homefinder Somerset".	Will amend all references from " <del>Homechoice</del> " to " <u>Homefinder Somerset</u> ".
31	Housing Needs Report	South Somerset District Council	The Report date on the front cover states January 2015, but paragraph 3.1 refers to a deadline of 18/12/15	Noted. However, the HNS is not being consulted upon.	No change.

48	Housing targets	Persimmon	South Petherton is classed as a Rural Centre in the South Somerset District Council Local plan. Rural Centres are expected to accept a level of development consistent with their scale, and thereby contribute to the anticipated increase in population over the period 2026-2028. For the reasons given above whilst this NHP is intended to be consistent with the Local Plan, the plan would benefit from future proofing development requirements. The new Local Plan will undoubtedly examine its spatial strategy and strategic spatial policies.	Noted.	No change.
23	LE1	South Somerset District Council	There does not appear to be any evidence that the Policy should be confined to Local Arts & Crafts. The figure of 18 existing small arts sector businesses is stated in the supporting text, but this appears to be out of over 160 existing businesses in the Parish	Noted. This is a fair point. Wording to be amended.	Amend section title as follows: "Small Employment Starter / Incubator Units to <u>Support the Local Economy</u> <del>Support Local Arts</del> "
SA4	LE1	Sustainability Appraisal Recommendation (Clare Reid Consultancy via Stuart Todd Associates Ltd)	Policy LE1 - Small Employment Starter / Incubator Units to Support Local Arts criterion (i) should refer to the setting of the built environment to ensure that any potential impacts on the setting of the Conservation Area or listed buildings are avoided.	Agreed. Policy wording will be amended to reflect this.	Amend policy LE1 to state: "Policy LE1 - Small Employment Starter / Incubator Units to Support <u>the Local Economy</u> <del>Arts</del>  Development proposals for the creation of workshops to support small and medium sized local <del>arts and crafts</del> businesses will be supported where they have no adverse impact on: i) the character of the built environment ( <u>including but not limited to the setting of listed buildings and the Conservation Area</u> ); ii) the character <u>and setting</u> of the natural environment <del>and setting</del> ; iii) residential amenity; iv) traffic generation; v) noise; and, vi) light pollution.  Where proposals are within the defined South Petherton development area, they will need to demonstrate that they will not exacerbate existing parking capacity issues and provide sufficient off-street parking for the anticipated number of employees and visitors using the units in line with the most up-to-date Highways Authority standards."

42	Map E	Brimble, Lea and Partners on behalf of T2 Partnership Ltd.	<p>It is recognised that the views identified on Map E are important to the local community. However we would object to the importance of the viewpoint 10 looking south east as this view is curtailed by vegetation growth and incongruous conifer trees next to the Recreation ground. This is reflected in South Petherton Peripheral landscape Study where this area to the south-east is given a 'moderate' capacity to accommodate change while the views ease are considered 'moderate-low'. Any views beyond are towards the countryside in general which is the case from other public vantage points which are not identified on Map E.</p>	<p>The Plan recognises that the views are subjective. The technical study which informs the identification of the views forms only one part of the evidence used to help determine (through Policy NE2) the impact of any development proposal on the landscape around the village, as NE2 states. Importantly, and purposefully, the policy does not refer to the term "views", neither does it refer to the term "popular" area of land. To do so would not relate the policy to land-use and would render the policy too subjective to be used with any degree of certainty. The policy is not seeking blanket protection of all parts of the countryside and a) to d) of the policy provide the detail in relation to special character of the local landscape for the impact of proposals to be judged. However, in reflection, it is recognised that the word "open" may mislead the reader into thinking that it means "all" parts of the countryside, which is not its intention. Therefore it is proposed that part of the policy wording and paragraph order within the policy is amended (see column to the right).</p>	<p>Policy NE2 – Proposals on the Edge of the Village Development Area</p> <p>Development proposals adjacent to the South Petherton development area will only be supported where they:</p> <ul style="list-style-type: none"> <li>i) are contiguous (well-related) to the development boundary and are preferably infilling the settlement extent;</li> <li>ii) are preferably a small scale site which represents a direct response to demonstrable up-to-date local needs; and,</li> <li>iii) do not compromise the <u>local landscape setting and special landscape character around and setting</u> of South Petherton. <del>village and have had regard to the need to protect the open landscape character of the countryside.</del></li> </ul> <p><u>The following assessments will be used as reference points to assess the impact of proposals:</u></p> <ul style="list-style-type: none"> <li>a) <u>South Petherton Peripheral Landscape Study;</u></li> <li>b) <u>South Somerset Landscape Character Assessment;</u></li> <li>c) <u>South Petherton Local Visual Landscape Study; and,</u></li> <li>d) <u>South Petherton Parish Design Statement.</u></li> </ul> <p>Proposals should maximise opportunities to create a positive transition between development and the open landscape character and setting of South Petherton as part of the proposed scheme, for example, through landscape or public open space buffers with, if necessary, planting appropriate to the local landscape setting and habitat.</p> <p><del>The following assessments will be used as reference points to assess the impact of proposals:</del></p> <ul style="list-style-type: none"> <li><del>a) South Petherton Peripheral Landscape Study;</del></li> <li><del>b) South Somerset Landscape Character Assessment;</del></li> <li><del>c) South Petherton Local Visual Landscape Study; and,</del></li> <li><del>d) South Petherton Parish Design Statement.</del></li> </ul> <p>Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals take into account both this plan's aims and objectives and the views of the local community.</p>
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13	Map I / CAA page 33	South Somerset District Council	<p>It is not clear whether the Plan is proposing an extension of the Conservation Area, but Map I is titled '(Proposed as Revised)'. It currently shows the extent of the present boundary of the CA, although the Appraisal specifically shows proposed revisions and states 'the community wish to re-designate the CA as part of the Neighbourhood Plan process'. The changes proposed within the Appraisal don't actually correspond with those being consulted on by the District Council, which include areas proposed to be omitted as well as added.</p>	<p>Noted. For clarification, the Plan is not proposing a change to the Conservation Area and any such references will be amended / removed.</p> <p>For the record, the Conservation Area Appraisal is not part of the formal consultation of Plan - it forms technical evidence to help inform the Plan's development and the consultation on any changes to the Conservation Area boundary is the responsibility of the local authority and not the Parish Council. The Parish Council has not endorsed any proposed boundary changes but will consider the suggested changes when the local authority chooses to hold public consultation. The comments submitted by the local authority suggest that it is already consulting on proposed changes to the boundary. We can find no evidence of this on its webpages here <a href="https://www.southsomerset.gov.uk/planning-and-building-control/conservation/conservation-areas/">https://www.southsomerset.gov.uk/planning-and-building-control/conservation/conservation-areas/</a>.</p>	<p>"(Proposed as Revised)" will be removed from the title of Map I.</p> <p><b>Conservation Area and Design</b></p> <p>The centre of South Petherton is a Conservation Area. <u>The opportunity has been taken to undertake a review of the (now 40 year old) A new Conservation Area and its boundary (a Conservation Area Appraisal) Assessment has been undertaken in parallel with this Neighbourhood Plan, making both fine-tuned amendments to the 40 year old current version and extending the Conservation Area to the East of the settlement to inform the development of the Parish Design Statement. Any changes to the boundary of the Conservation Area will need to be consulted on by South Somerset District Council through a process separate to that for the neighbourhood plan.</u>" (Page 12, second paragraph - and move paragraph to be third paragraph for emphasis to be on Design)</p>
5	Map J and Car Parking / TT2	Individual	<p>On the Map J on page 10 there are three dwellings (40, 42, and 44 St James St) collectively known as Holbrook House on the corner of Silver Street, that are marked as 'Unlisted Buildings of Interest'. They are in fact grade II listed.</p> <p>I am also very concerned about the proposal to create a car park in Silver Street at the corner of Prigg Lane. Although this space is under used, it is one of the few green spaces left in the village. I am of the opinion that although there is a need for car parking, this need is insatiable and there will always be a need for more parking space however much we create. I feel that the village would be greatly enhanced by the creation of a village green and that this land should be re-developed by removing the inappropriate trees, and creating a green amenity area with benches that could be used for village events etc. I am sure that cars will prevail over the needs of villagers but thought it worth making the comment.</p>	<p>With regard to the first comment, this is correct and the map is inaccurate. Data will be checked and the map amended.</p> <p>With regard to the second comment, the "Silver Street" site under policy TT2 and identified on Map M is identified to explore use of the existing residents' car park as public parking during the day. There is no intention to remove trees or the existing green space / area. The supporting text before the TT policies could be clarified to explain this (see column to the right in response to Ref 1 comment). However, the areas identified are possible locations for additional parking and not land allocations which will happen with any certainty.</p>	<p>First comment - Map J to be amended (and copies of the map in DS and Conservation Area Appraisal)</p> <p>Second comment - amend supporting text to clarify position as per Ref 1 comment.</p>
4	Maps	Individual	<p>I have just had a quick look at this in TA13 and was horrified to see that all the maps are based on a very out-dated template. Two examples: it includes an extension to our house that was demolished in the early 1950s; and more</p>	<p>Noted. However, all maps are based on the latest available from Ordnance Survey. We have no choice but to use these. We are unable to pay a surveyor or cartographer to update maps. We could add a note to the maps to acknowledge this (see column to the right for</p>	<p>(Insert underneath each OS map used)</p> <p><u>"Please note that the maps used are based on the latest available Ordnance Survey mapping and may not reflect the up-to-date position in relation to additional, demolished or altered built structures."</u></p>

			importantly, in does not include the Pitway development, which is not even included in the Development Area (Map D). If this document is going to be part of the future Statutory Planning system, then it must be based on the current position and not something that is quite so dated.	suggested note to be inserted).	
77	Minerals	Somerset County Council	<p>Minerals considerations in the parish</p> <p>1) There is one area of resonance regarding minerals planning policy that merit further consideration and/or discussion / referencing.</p> <p>2) The geographical extent of the Neighbourhood Plan overlaps with Minerals Safeguarding Areas (MSAs) for building stone as shown on Map 8 of the adopted Minerals Plan. The geographical extent of the safeguarding area is shown in the extract below.</p> <p>Map 8: Extract from adopted Somerset Minerals Plan (<a href="http://www.somerset.gov.uk/policies-and-plans/plans/somerset-minerals-plan/">http://www.somerset.gov.uk/policies-and-plans/plans/somerset-minerals-plan/</a>).</p> <p>3) Details of the minerals resources to be safeguarded are listed in Table 4 of the Plan. Further details are within the Minerals Safeguarding Areas: Topic paper 6 (Jan 2014). In the parish Maps 5 &amp; 6 of this topic paper refer to:</p> <ul style="list-style-type: none"> <li>• Ham Stone; and</li> <li>• Marlstone (including Moolham Stone Yeovil Stone and Petherton Stone) underlining my emphasis.</li> </ul> <p>4) Current quarries beyond the area of the Neighbourhood Plan at Ham Hill appear to meet present needs of Ham Stone. However, Marlstone (including Petherton Stone) is not quarried. Whilst this does not result in any apparent conflict in land use, the support for using local traditional external building materials in the Neighbourhood Plan has a corollary – the supply of such stone. And this could be given greater consideration at a local level. For example, without prejudice, in line with development plan polices, perhaps:</p> <ul style="list-style-type: none"> <li>• Amend the definition of Development Plan to include references to adopted Minerals and Waste</li> </ul>	<p>Noted. Suggested additions to the text set out in bullets under point 4) are largely acceptable with additional wording set out (to the right). The definition of the "development plan" will be corrected. The PC is content on making the link between the availability of local stone and supply from quarries (which it has been aware of and hence use of the qualifying words "where possible" in the plan itself and "if available" in the Design Guide) but does not wish to promote the opening of new quarries in the neighbourhood plan. Reference to any proposals or promotion of quarries, a "county matter", may mean that the plan does not meet one of the Basic Conditions which requires it not to deal with any "excluded development". We do not wish to risk this being the case.</p> <p>Section 38A(2) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act sets out the meaning of "neighbourhood development plan". It states that: "(2) A "neighbourhood development plan" is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan."</p> <p>Section 38B(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act sets out what the Plan may include. It states that:</p> <p>"(1) A neighbourhood development plan—</p> <p>(a) must specify the period for which it is to have effect,</p> <p>(b) may not include provision about development that is excluded development, and</p> <p>(c) may not relate to more than one neighbourhood area."</p> <p>"Excluded development" is defined in Section 68K of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act as:</p> <p>"(a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1,</p> <p>(b) development that consists of the carrying out of any</p>	<p>"• be in "general conformity" with the strategic policies contained in the development plan for the area (in our area, the South Somerset Local Plan, <u>and Somerset County Waste and Minerals Plans</u>); and, "</p> <p>(3rd bullet, page 16)</p> <p>Amend Figure 1, page 17 to reflect reference to Minerals and Waste Plans.</p> <p>"The Parish Design Statement includes general guidelines on design as well as guidelines on preserving / promoting natural heritage, roads, development within the Conservation Area (the current extent of which is shown in Map J later in this section), development of the public realm and new residential development. The Statement recognises the importance of improving the quality of the built environment in the village centre and seeks to achieve this by encouraging developers to use local materials where possible (<u>recognising that this is only possible for walling where local stone is quarried and available</u>), retain legacy shopfronts, resist the loss of gardens between buildings in the Conservation Area and to sensitively design and illuminate commercial signs amongst other measures. "</p> <p>(pp.41-42)</p>

			Plans. • Highlight the need for proposals for small-scale local quarries to come forward, helping to support building in the local vernacular stone.	operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description, (c) development that falls within Annex 1 to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment (as amended from time to time), (d) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008), (e) prescribed development or development of a prescribed description, and (f) development in a prescribed area or an area of a prescribed description.”	
49	Monitoring and review	Persimmon	The plan states that a full or partial review of this Plan is unlikely to be considered necessary during its lifetime. We object to this approach since it is clear that South Somerset Council have already embarked on a review of the Local Plan and there will be changes to District wide planning policies. The plan is silent on this aspect.	The paragraph to which the comment refers should be read as a whole, not in part. It states "A full or partial review of this Plan is unlikely to be considered necessary during its lifetime unless triggered by changes to legislation, changes to national or District-wide planning policies or significant planning issues being raised by the local community which cannot be dealt with effectively by a combination of national, District and / or existing Neighbourhood Plan policies." We cannot predict with any certainty what policies the new Local Plan will contain which would trigger changes to the neighbourhood plan. The paragraph therefore stands.	No change.
71	Natural Environment	Parish Cllr. Courtney Salway	List of birds is fanciful.	Text could be qualified.	Add following wording to text referencing list of birds as footnote: “Detailed data on important and protected species has been provided by the Somerset Environmental Records Centre (SERC).”

51	NE1 and NE2	Persimmon	<p>The Plan acknowledges that ' While we recognise that the level of development specified in the adopted South Somerset Local Plan of 229 dwellings at South Petherton village between 2012 &amp; 2028 has been exceeded (with completed dwellings and commitments from planning permissions now reaching 263 (as of January 2017). This figure is a minimum and we still need to recognise that other proposals may come forward so we need to have policies in place against which proposals can be judged'. (Page 26). The Council support the principle, encapsulated by national policy of a 'presumption in favour of sustainable development' but we wish to ensure that sustainable development takes place in a way which does not adversely affect our environment, nor the character of South Petherton village. Map E shows the importance of the views in the village. Hams field is not seen to have importance attached to its views, either in to or out of the site. We do not consider that Hams field is in open countryside being surrounded on three sides by existing built development. We therefore object to the proposed development area of the village as shown on Map D, page 27. We would contend that the land is within the boundary and should be a preferred location for new development to occur to meet the required residential amount of dwellings identified in the Local Plan and any future Local Plan review. We therefore object to policy NE1 &amp; NE2 as the land is contiguous with the development boundary and in effect provides infilling within the settlement. The Plan states ' While this plan has the opportunity to allocate housing sites, we have chosen not to allocate but to provide sufficient guiding principles to ensure that housing development takes place in appropriate locations to a scale and design appropriate to the community's wishes. The decision not to allocate sites in this plan has been partially influenced by the possible cost and additional time (required by the process) that choosing appropriate sites to include could incur (for example, such as the need to undertake a</p>	<p>Noted. However, the development area shown in Map D is not proposed! As the title clearly states, the development area is that already in the adopted Local plan. It is not a policy designation of the neighbourhood plan. The land referenced is not within the boundary as the respondent suggests. It is difficult to understand the objection being made in the representation to NE1 and NE2. Policies NE1 and NE2 are designed to provide a positive context to ensure that, should development be proposed at South Petherton, that it can take place, subject to meeting the requirements set out in the criteria based policies which would apply (in both NE1 and NE2 and other relevant policies in the plan). The objection to the wording that sites should be contiguous with the settlement and be infill sites is noted. No change is suggested as the policy is not compelling proposals to meet the requirement given use of the word "should", indicating preference over other locations which do not meet this criteria.</p>	<p>No change.</p>
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strategic environmental assessment (SEA) and the need to consult on site options). The plan goes on to state that 'Sites may still be allocated through the Local Plan review process being moved forward by the local authority and if this continues to be the case, the Parish Council will work with the South Somerset District Council to help ensure that any specific site preferences of the community are understood' The plan also acknowledges that 'While the area within the boundary is our preferred location for new development to take place, we recognise that we may see applications for development come forward for new development on the edge of that boundary given the location of the sites assessed in the South Somerset District Council Housing and Economic Land Availability Assessment (HELAA) and despite the number of dwellings identified in the Local Plan already having been built or give permission as referenced above. Sites in these locations may come forward because, at the time of drafting this plan, the district as a whole does not have a 5 year supply of readily deliverable housing sites (land supply) required by the Government'. Given the acknowledgement of the issue of the current lack of a five year supply and that the South Somerset Council have made South Petherton Neighbourhood plan team aware of the result of the SHLAA we do not agree that the development boundary as drawn is correct. We maintain that the Hams field site does fulfil the criteria set out on page 28. 'Where possible, sites on the edge of the development area should be contiguous with the settlement and be 'infill' sites. We object to the exclusion of sites other than infill. The land at Hams field could accommodate growth without creating an impact on the village and natural environment'. Indeed the studies within the NHP show this. Map E shows the land is not within an area of important views. Page 29.

SA3	NE1, NE2 and LE1	Sustainability Appraisal Recommendation (Clare Reid Consultancy via Stuart Todd Associates Ltd)	<p>It is not clear if policies NE1 and NE2 are intended to apply to any proposals coming forward under policy LE1. If so, it would provide clarity if there was reference to the support for small workshops in the text associated with these policies.</p> <p>Policy LE1 includes a number of criterion to ensure that potential adverse impacts are avoided including on the character of the built environment, which would include designated heritage assets such as the Conservation Area and listed buildings. There is no specific reference however to protecting the setting of these assets.</p>	Noted. The development plan's policies should be read as a whole. Policies NE1 and NE2 do not specify specific types of development or use class and therefore apply to all development. It is therefore implicit that NE1 and NE2 apply to LE1. However, a short additional note in the supporting text to NE1 and NE2 could reinforce the point.	<p>"In summary, policies NE1 and NE2 will help to ensure that development is of a scale, form and in a location which is sensitive to the characteristics of the village and its landscape setting. Further details of the form, character and design of new development that is expected are set out in the Heritage and Built Environment section and our Parish Design Statement (see Appendix 2) and policy coverage relating to the type of housing is set out in our Housing section. <u>For the avoidance of doubt, policies NE1 and NE2 apply to all development proposals as other policies in this plan also do, unless otherwise specified.</u>" (insert on the end of the last paragraph before policies NE1 and NE2)</p>
43	NE2	Brimble, Lea and Partners on behalf of T2 Partnership Ltd.	<p>We object to Policy NE2(iii) which refers to the need to protect the open landscape character of the countryside as this is not consistent with the NPPF. Paragraph 17 of the NPPF identifies the need to recognise the intrinsic character and beauty of the countryside as a core planning principle but this is prefaced but the need to take account of the different roles and character of different areas. The NPPF does therefore not offer blanket protection for all parts of the countryside. 'Protection' is only directed to valued landscapes which are those designated for special landscape value. We recognise that views may be valued or enjoyed by the local community but the Courts have established that a particular designation of landscape value needs to show a demonstrable physical attribute which makes it truly special, as opposed to just popularity. The preference for a small scale site (referred to on page 28 as being fewer than 10 dwellings) is noted. The Plan rightly makes reference to Policy SS5 in the adopted Local Plan with the emphasis upon maintaining the established settlement hierarchy in ensuring sustainability levels of growth for all settlements. Any development proposal will therefore address this policy matter.</p>	<p>The Plan recognises that the views are subjective. The technical study which informs the identification of the views forms only one part of the evidence used to help determine (through Policy NE2) the impact of any development proposal on the landscape around the village, as NE2 states. Importantly, and purposefully, the policy does not refer to the term "views", neither does it refer to the term "popular" area of land. To do so would not relate the policy to land-use and would render the policy too subjective to be used with any degree of certainty. The policy is not seeking blanket protection of all parts of the countryside and a) to d) of the policy provide the detail in relation to special character of the local landscape for the impact of proposals to be judged. However, on reflection, it is recognised that the word "open" may mislead the reader into thinking that it means "all" parts of the countryside, which is not its intention. Therefore it is proposed that part of the policy wording and paragraph order within the policy is amended (see column to the right).</p>	<p>Policy NE2 – Proposals on the Edge of the Village Development Area</p> <p>Development proposals adjacent to the South Petherton development area will only be supported where they:</p> <ul style="list-style-type: none"> <li>i) are contiguous (well-related) to the development boundary and are preferably infilling the settlement extent;</li> <li>ii) are preferably a small scale site which represents a direct response to demonstrable up-to-date local needs; and,</li> <li>iii) do not compromise the <u>local landscape setting and special landscape character around and setting of South Petherton village and have had regard to the need to protect the open landscape character of the countryside.</u></li> </ul> <p><u>The following assessments will be used as reference points to assess the impact of proposals:</u></p> <ul style="list-style-type: none"> <li>a) South Petherton Peripheral Landscape Study;</li> <li>b) South Somerset Landscape Character Assessment;</li> <li>c) South Petherton Local Visual Landscape Study; and,</li> <li>d) South Petherton Parish Design Statement.</li> </ul> <p>Proposals should maximise opportunities to create a positive transition between development and the open landscape character and setting of South Petherton as part of the proposed scheme, for example, through landscape or public open space buffers with, if necessary, planting appropriate to the local landscape setting and habitat.</p> <p><u>The following assessments will be used as reference points to assess the impact of proposals:</u></p> <ul style="list-style-type: none"> <li>a) South Petherton Peripheral Landscape Study;</li> </ul>

					<p><del>b) South Somerset Landscape Character Assessment;</del>  <del>c) South Petherton Local Visual Landscape Study; and,</del>  <del>d) South Petherton Parish Design Statement.</del></p> <p>Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals take into account both this plan's aims and objectives and the views of the local community.</p>
SA1	NE2 and NE3	Sustainability Appraisal Recommendation (Clare Reid Consultancy via Stuart Todd Associates Ltd)	<p>South Petherton is designated as a Rural Centre in the Local Plan and as such is considered to be a suitable location for where provision for development will be made that meets local housing need, extends local services and supports economic activity appropriate to the scale of the settlement. The draft Neighbourhood Plan allows for small scale development in and around South Petherton therefore some element of environmental change will take place however the overall impacts will be in accordance with the adopted Local Plan and unlikely to have a significant effect. The Local Plan policies are considered sufficient to prevent inappropriate development in open countryside areas and damage to wildlife and habitats. However the NP includes policies to strengthen the protection of</p>	<p>Agreed. Policies NE2 and NE3 could be amended and enhanced to ensure proposals do not cause significant cumulative environmental effects. Suggested changes to the right (new criteria v)) also incorporate previous changes suggested as a result of other comments above.</p>	<p>Policy NE2 – Proposals on the Edge of the Village Development Area</p> <p>Development proposals adjacent to the South Petherton development area will only be supported where they:</p> <ul style="list-style-type: none"> <li>i) are contiguous (well-related) to the development boundary and are preferably infilling the settlement extent;</li> <li>ii) are preferably <u>delivered at a rate commensurate with completion rates of around 12 dwellings per year (taking account of, as far as possible, other known commitments at the time of application) and at a scale in line with design requirements set out in the Parish Design Guide; a small scale site</u></li> <li>iii) <del>which represents</del> <u>represent</u> a direct response to demonstrable <del>up to date</del> <u>local needs in accordance with policies H1 and H3; and,</u></li> </ul>

landscape character including focusing development in areas of high or moderate/high landscape capacity, identifying key views and protecting through designation areas of local green space.

The Neighbourhood Plan should not lead to significant cumulative impacts (on landscape character, biodiversity (habitats and species) and geodiversity) as long as the allowance for housing is in accordance with the settlement strategy of the Local Plan (SS1 and SS5). Policies drafted reflecting the aims to protect the environment should also ensure that there are no significant cumulative effects.

~~iv) do not compromise the local landscape setting and special landscape character around and setting of South Petherton village; and, and have had regard to the need to protect the open landscape character of the countryside.~~  
~~v) do not cause significant cumulative environmental effects or such impact can be satisfactorily mitigated.~~

~~The following assessments will be used as reference points to assess the impact of proposals:~~

- ~~a) South Petherton Peripheral Landscape Study;~~
- ~~b) South Somerset Landscape Character Assessment;~~
- ~~c) South Petherton Local Visual Landscape Study; and,~~
- ~~d) South Petherton Parish Design Statement.~~

Proposals should maximise opportunities to create a positive transition between development and the open landscape character and setting of South Petherton as part of the proposed scheme, for example, through landscape or public open space buffers with, if necessary, planting appropriate to the local landscape setting and habitat.

~~The following assessments will be used as reference points to assess the impact of proposals:~~

- ~~a) South Petherton Peripheral Landscape Study;~~
- ~~b) South Somerset Landscape Character Assessment;~~
- ~~c) South Petherton Local Visual Landscape Study; and,~~
- ~~d) South Petherton Parish Design Statement.~~

Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals take into account both this plan's aims and objectives and the views of the local community.

#### Policy NE3 - Local Green Space

Our locally valued green spaces are identified on Map F and are designated as Local Green Space. These LGS are:

- i) Mere Lynchets;
- ii) Dutchie's Orchard;
- iii) The Recreation Ground; and,
- iv) The Community Woodland.

					<p>These areas will be protected for their local environmental and recreational value.</p> <p>Development proposals on or likely to have an adverse impact on sites will only be supported where they:</p> <ul style="list-style-type: none"> <li><del>iv)</del> <u>v)</u> maintain or enhance the existing use and amenity value of the site;</li> <li><del>v)</del> <u>vi)</u> enhance the access to and use of the site where also used for recreational purposes;</li> <li><del>vi)</del> <u>vii)</u> have no adverse impact on the recreational use or environmental value of the site or (where unavoidable) satisfactorily mitigate such impact, for example, through replacement of the space (of the same or greater size) at a location easily accessible to the original space's users and / or the site's wildlife habitat; and,</li> <li><del>vii)</del> <u>viii)</u> do not change the purpose for which the space is valued and the reason for designation; <del>and,</del></li> <li><del>viii)</del> <u>ix)</u> do not result in the loss of the majority of the Local Green Space; <del>and,</del></li> <li><u>x)</u> <u>do not cause significant cumulative environmental effects or such impact can be satisfactorily mitigated.</u></li> </ul> <p>Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals for change take into account both this plan's aims and objectives and the views of the local community.</p>
9 and 10	NE2 ii	South Somerset District Council	<p>9. The definition of a 'small scale' site does not appear in the Policy, but it is suggested in the supporting text. The definition of ten units is arbitrary. The apparent support for the policy are the responses to public consultation, but this appeared to focus on options of either 'small scale' developments or 'significant' development; no intermediate option seemed to have been offered. South Petherton has been successful in delivering new housing development and the emerging 'Issues &amp; Growth' documentation in relation to the Local Plan Review will need to consider whether further issues and growth at South Petherton should be encouraged.</p> <p>10. There appears to be little evidence or</p>	<p>Noted. The figure of 10 units has been drawn from consultation responses and our work on the Design Statement. It is a <i>suggested</i> scale to help ensure that the overall size and massing of development does not overwhelm or have a negative impact on the character of the village. The supporting text in the third paragraph on page 30 qualifies this, recognising that, through good design, larger proposals may not impact negatively on the character of the village and surrounding environment. The figure of 10 is therefore indicative and not meant to be a "must" or definitive number. This is why the policy does not set a figure and the supporting text provides guidance. The terms "small scale" and "significant" used in the aims and objectives public consultation relates to the number of dwellings over the plan period rather than scale on individual sites (page 10 of consultation report). It is</p>	<p>"Where possible, sites on the edge of the development area should be contiguous with the settlement and be "infill" sites. We prefer new development to be of a scale which does not have the potential to disrupt and change the overall character of the village, <u>with growth taking place at an incremental, organic rate of change.</u> In the local context, proposals should be "small scale" (our <u>written evidence base</u>, consultation and objective studies into design and character suggested support for this to mean, in the local context, <u>around 12 dwellings (cumulative) delivered per year (which, at the time of consultation in May 2016, will have matched the residual minimum that remained to be delivered in the parish during the plan period) fewer than 10 dwellings) unless. However, as noted above, the minimum requirement set by the Local Plan has now been exceeded. fewer than 10 dwellings) unless</u> The design and character of any proposal <del>can</del> <u>should</u> satisfactorily accommodate our</p>

		<p>definition of what constitutes 'up-to-date- local needs'. Developers of open market housing will respond to what they feel the market requires</p>	<p>accepted that the figure of 10 dwellings can be seen as an arbitrary figure and a more appropriate phrase could be used in the policy which better fits with the evidence presented.</p> <p>In relation to the second part of ii), rather than explain what is meant by "up-to-date local needs" in NE2, it is suggested that signposting policies H1 and H3 in relation to affordable housing and housing type and size is more appropriate.</p> <p>The amendments to the policy to the right include those made above to previous comments.</p>	<p>requirements in relation to scale and massing and recognise the sensitivity of impacts on the village and natural environment. Our consultation has been clear that there is no appetite for major urban extensions which could take the residual amount of dwellings currently required significantly beyond that identified as the total in the Local Plan. There was strong support for this at the public consultation event held in May 2016 18." (Page 30, 3rd paragraph)</p> <p>Policy NE2 – Proposals on the Edge of the Village Development Area</p> <p>Development proposals adjacent to the South Petherton development area will only be supported where they:</p> <ul style="list-style-type: none"> <li>i) are contiguous (well-related) to the development boundary and are preferably infilling the settlement extent;</li> <li>ii) are preferably delivered at a rate commensurate with historic completion rates of around 12 dwellings per year (taking account of, as far as possible, other known commitments at the time of application) and at a scale in line with design requirements set out in the Parish Design Guide; a small scale site</li> <li>iii) which represents represent a direct response to demonstrable up-to-date local needs in accordance with policies H1 and H3; and,</li> <li>iv) do not compromise the local landscape setting and special landscape character around and setting of South Petherton village and have had regard to the need to protect the open landscape character of the countryside.</li> </ul> <p>The following assessments will be used as reference points to assess the impact of proposals:</p> <ul style="list-style-type: none"> <li>a) South Petherton Peripheral Landscape Study;</li> <li>b) South Somerset Landscape Character Assessment;</li> <li>c) South Petherton Local Visual Landscape Study; and,</li> <li>d) South Petherton Parish Design Statement.</li> </ul> <p>Proposals should maximise opportunities to create a positive transition between development and the open landscape character and setting of South Petherton as part of the proposed scheme, for example, through landscape or public open space buffers with, if necessary, planting appropriate to the local landscape setting and habitat.</p>
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					<p>The following assessments will be used as reference points to assess the impact of proposals:</p> <p>a) South Petherton Peripheral Landscape Study;  b) South Somerset Landscape Character Assessment;  c) South Petherton Local Visual Landscape Study; and,  d) South Petherton Parish Design Statement.</p> <p>Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals take into account both this plan's aims and objectives and the views of the local community.</p>
11	NE3	South Somerset District Council	An error in publication appears to have obscured text.	Noted. The submission version will be reformatted.	No change.
12	NE4	South Somerset District Council	SUDS Management Plans tend to be required through the Development Management process anyway, but the policy requirement is not unreasonable.	Noted.	No change.
47	Pace of housing construction and future proofing plan	Persimmon	<p>The plan states that the building of new or extending current housing within existing boundaries on an infilling basis has been a particular and fundamental aspect of new housing provision in South Petherton. Although there have been a number of large scale developments on its green field sites over time, this natural infilling process is of a continuous nature and is seen as the way forward in meeting further housing needs in a controlled and sustainable way. As in the past, it allows infrastructure resources to adjust to the requirements of the new housing and its occupiers in a measured and satisfactory way. Such a policy should enable housing targets to be met comfortably. However the NHP deals with the current Local plan period to 2028 and the council have commenced a review of the Plan. We would urge the Parish Council and the NHP team to consider the need for flexibility and future proofing for the new plan. Early indications are the emerging strategy will need to deal with future growth and South Petherton provides a sustainable location for that.</p>	<p>The respondent will recognise the nature of the planning system. Without certainty in relation to when the emerging new Local Plan will be adopted (which, based on previous experience in South Somerset, could be some time away!) the PC is reluctant to pause production of the neighbourhood plan, which could leave the parish without local detailed policy coverage for a considerable amount of time. This would, we consider, be unacceptable to the community. The respondent will also be aware of the need, formally, for our neighbourhood plan to be in general conformity with the strategic policies of the most up-to-date <i>adopted</i> Local Plan - that is the policy context within which we must operate, despite acknowledgement that a new Local Plan is being prepared. While the new Local Plan is indeed being prepared, we cannot second guess its content or details of its policies. The policies in the neighbourhood plan, we would argue, do not present a "straight jacket" and some flexibility is built into them with regard to development. We consider, therefore, that at this time, there is no demonstrable or evidenced need to alter the direction of travel of the neighbourhood plan. Should a new adopted Local Plan demonstrate that one or more of our policies require updating, the PC will consider at that point whether or not to review the neighbourhood plan.</p>	No change.

41	Page 28	Brimble, Lea and Partners on behalf of T2 Partnership Ltd.	We support the Plan's recognition that applications for new development may come forward, although there may not necessarily be on the edge or immediately adjoining the existing Development Area which is defined on Inset Map 12 with the adopted South Somerset Local Plan and reproduced on page 27.	Noted.	No change.
22	Page 53 and H3	South Somerset District Council	The evidence provided doesn't seem to directly support the statement that 'there is a shortage of dwelling with fewer bedrooms'. The average number of bedrooms in South Petherton appears to be the same as that across Somerset. Notwithstanding this, the relative percentages of different sized market dwellings in the Strategic Housing Market Assessment (SHMA) Oct 2016 is not significantly dissimilar and no change is suggested at this stage. The SHMA has the following ranges: 1 bed - 5-10%, 2 bed - 30-35%, 3 bed - 40-55%, 4 bed - 15-20%	Noted. Text will be clarified.	"When put alongside local anecdotal knowledge and discussion with local estate agents cited earlier in this Plan (in the <u>High Quality Design section</u> ), <del>these</del> <u>These</u> figures <del>alone would</del> suggest that there <u>could be</u> is a shortage of dwellings with fewer bedrooms that would enable younger people and small families to access housing or enable older households to downsize but remain in the Parish if they wished to do so." (Page 53, second paragraph)
18	Page 55 (Housing)	South Somerset District Council	Policy HG4 of the Local Plan actually requires the payment of a contribution equivalent to 10% affordable housing provision on small sites of one to five dwellings in Rural Centres	Noted, correction to be made to footnote 43.	"Policy HG3 in the Local Plan seeks affordable housing contributions on sites of 6 or more dwellings and Policy HG4 introduces the requirement of <u>payment of a contribution equivalent to 10% affordable housing provision</u> on smaller sites of between 1 and 5 dwellings. However, Government policy introduced since adoption of the Local Plan prevents contributions towards affordable housing being sought from development sites for 10 or fewer dwellings and which have a maximum combined gross floorspace of no more than 1,000 sqm. See the following link for further details. <a href="http://planningguidance.communities.gov.uk/blog/guidance/planning-obligations/planning-obligations-guidance/#paragraph_031">http://planningguidance.communities.gov.uk/blog/guidance/planning-obligations/planning-obligations-guidance/#paragraph_031</a> While some rural areas can apply a lower threshold or 5 units or less, South Somerset District Council does not currently apply this rule as it principally applies to areas within Areas of Outstanding Natural Beauty and National Parks, neither of which form part of South Petherton parish." (Page 55, footnote 43)
19	Page 56 (Housing)	South Somerset District Council	A CLT is actually not 'the only vehicle through which affordable housing can be built and retained in perpetuity'. Any affordable housing governed by a S106 agreement can be currently retained in perpetuity if that is what the S106 requires. The	Noted, correction to be made to text (although, arguably, s106 is not strictly speaking a "vehicle" (which implies "body") but is a legal mechanism or contract.	"Therefore, South Petherton Parish Council has set up an independent Community Land Trust (CLT) , currently the only vehicle ( <u>outside of legally binding section 106 planning agreements</u> ) through which affordable housing can be built and retained in perpetuity as affordable and community housing."

			'Right to Acquire' is a voluntary scheme; and the Voluntary 'Right to Buy' scheme is currently being piloted, but not in South Somerset. Neither of these give a right to incumbent tenants through primary legislation and therefore cannot override a perpetuity clause in a S106.		(Page 56, second paragraph)
24	Page 65 (Transport and Traffic)	South Somerset District Council	The first and last bullet points refer to parking.	Agreed. Amend bullets / combine.	"The main issues identified at both the public consultations in July 2015 and April 2016, and by the Evidence Base research, were: <del>- Inadequate provision of parking</del> - Narrow roads - High traffic flow - Parking provision in the village now and in the future" (Page 53, second paragraph)
25	Page 67 (Transport and Traffic)	South Somerset District Council	The development at Roundwell Street appears to have been considered acceptable by the Highway Authority	This may be the case, but does not change the fact that there is an issue "on the ground". There is no reference in the text to the County Highways decision or view and so does not need to be corrected in the text.	No change.
6	Page 9, TA13 Map D, Page 29 of full document	Individual	I live at 50 Compton Road, and the development area ends to the west of my land, and runs through my land to the south, together with the other five properties, 48, 46, 44, 42 & 40, in line with the land of 38, 36b & 36a. The development area shown in the plan has been incorrectly marked in blue, as to take all of my land, and the neighbouring five properties, and including the strip of land to the west, on which an agricultural barn is sited. I attended the "drop in" event on 20 May, and pointed this out, and it was confirmed that it was incorrect and would be amended. It was also suggested that I put it in writing to make sure that the correction was made.	The map cannot be amended as it is a map taken from the South Somerset District Council adopted Local Plan. The Parish Council cannot change the boundary defined in another planning document. The issue will need to be taken up with SSSC so that as they review the Local Plan (the review is now underway) that they deal with any discrepancies in the extent of the boundary.	No change.
7	Page numbering	Individual	Whilst there I read through various sections of the Plan and noticed that some page numbers are still incorrect. Built Environment. Should be page 39 not 38, Housing should be 51 not 50, Local Economy should be 58 not 57, Transport and Traffic should be 61 not 60, Communities Facilities should be 68 not 67, and Delivery should be 73 not 72.	Noted. Page numbers will be checked again once any revisions to the Plan have been made.	Page numbers will be checked again once any revisions to the Plan have been made.

55	Site allocation / general	Parish Cllr. Courtney Salway	<p>By its own admission, the Steering Group has not made a selection of development sites within the Parish. This is a serious omission as it should surely be a key reason to produce the Plan. While it is widely acknowledged that this is a contentious issue and one that will be very difficult and time consuming to resolve, the absence of selected sites will almost certainly allow development that has not received the appropriate level of consultation and review.</p>	<p>The strong and overwhelming view of the community, as revealed in the diverse early consultations, did not support major house building on new sites, outside the current development area. Therefore to start allocating new sites in the plan, i.e. not on an infill basis, would not be legitimate - you can't have a Neighbourhood Plan, which is not representative, indeed, which is highly unrepresentative, of community opinion.</p> <p>While there was support for some smaller scale development, it is considered that this is likely to come forward anyway from a combination of small sites within the development boundary and perhaps through one of the proposals that we are already aware of on the edge of the boundary.</p> <p>As we have stated in the draft plan, the minimum target for housing delivery set out in the adopted Local Plan is likely to be met from completions since the Local Plan was adopted and from known commitments in the pipeline. Therefore, to allocate housing sites could take us well beyond the minimum numbers established in the Local Plan, a position which would be difficult to justify given local consultation.</p> <p>Also, to allocate new sites would be highly controversial and likely lead to massive opposition to the whole plan, risking its defeat in the forthcoming referendum. As you will know, housing sites can be a hugely divisive and emotive issue.</p> <p>There is also the hugely significant problem of any allocation of sites probably requiring, under the rules for Neighbourhood Plans, detailed justification and an assessment to be carried out (a Strategic Environmental Assessment), which would involve more professionals being hired at considerable additional expense to ensure that such exercises were valid according to legislative requirements. Such an assessment could also have meant an additional 6 months would probably have been needed to get the plan to its current stage. Neighbourhood Plans are under no obligation to include housing allocation sites in them.</p> <p>Many successful Neighbourhood Plans do not have allocated building sites in them.</p> <p>The neighbourhood plan process is not the only consultation potential development sites will be subject to. Should the Local Plan review allocate sites,</p>	<p>No change.</p>
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				consultation will take place through that route. Also, developers seem to have been keen to share their proposals with the community at public meetings to date. Further, the planning application process is also subject to consultation. These will give proposals sufficient exposure and local scrutiny without the community arguing whether the Parish Council has got any preferred selection right or wrong.	
67	Transport and Traffic	Parish Cllr. Courtney Salway	A303 local upgrade is not in the current Highways Plan.	Text could be amended to reflect the need for certainty rather than state whether it is in or out of a Highways England plan. However, Highways England's response to the pre-submission plan did not identify any errors in the text.	<p>Amend wording as follows:</p> <p>"The allocation of employment land in the Parish has been problematic and land has previously been allocated at Lopen Head. This continued association cannot be presumed and it is necessary to identify additional employment land in order to strengthen the service function of South Petherton and to provide greater self-containment. The most suitable land for such employment use is close to the A303. The allocation of employment land will be decided at a future date as it is dependent on the <del>forthcoming</del> <u>confirmation of any A303 upgrade</u> and will be best situated near the off-ramp following <u>any the upgrade</u>." (page 58, third paragraph)</p> <p>"The SSDC Local Plan identifies an additional employment land provision requirement of 0.66 ha and this is best allocated in conjunction with <del>the planned</del> strategic road improvements to the A303. A Policy EP5 supports farm diversification and future projects are likely to include the provision of the sort of business units outlined in Neighbourhood Plan Policy LE1. Chapter 3 of the NPPF: Supporting a prosperous rural economy supports the sustainable growth and expansion of all types of enterprise in rural areas and the development and diversification of agricultural businesses. Policy LE1 complies with both local and national policies in terms of supporting and encouraging the local economy." (page 59, third paragraph)</p> <p>"The report is timely as an announcement on improvements to the A303 is expected from Highways England in Autumn 2017 <del>the redevelopment of the A303 is upcoming</del>." (page 60, within third paragraph)</p>
57	TT1 Car Parks	Individual	No mention is made of the Parish Council's little car park in Crown Lane, which is a very valuable asset.	Noted. This could be rectified if the Parish Council wishes and if it is confirmed as a well-used asset.	The car park will be added to Map L in the Plan.

1	TT2	Individual	<p>Parking in the Medical Centre and South St is still too far from the village centre. More likely to be used by people parking in the road on South St. There needs to be more land for employment for younger people in the village.</p>	<p>Noted. The areas identified are <i>possible</i> locations for additional parking and not land allocations which will happen with any certainty. The Medical Centre additional parking is identified to help reduce parking pressures on nearby residential streets when the Medical Centre car park is at capacity. The Medical Centre's use is increasing and will continue to do so as development in the village comes forward and it is likely therefore that additional parking capacity will be required in this location during the plan period. The parking provision in South Street is suggested to provide off-street parking capacity and help reduce road safety issues outside the school by providing parking (principally) for teaching staff but also parents. The text prior to policy TT1 and TT2 could be clearer in explaining the need for this additional space at the Medical Centre. The last paragraph on page 63 could be amended (see column to the right).</p> <p>With regard to the comment on employment, policy LE1 provides policy support for small employment and starter or incubator units, should proposals for such development come forward. This relates not only to younger people but to anyone starting a small business or enterprise. We have not identified any evidence during work on the Plan to demonstrate that there is a specific need for more employment land for younger people and provision on this basis would be difficult to achieve and enforce. It would be wrong for the Plan to be specific and allocate sites for employment land (for whatever or all age groups) if a need from an economic and market perspective across an area wider than the Parish is not robustly demonstrated. We are also conscious that the nature of employment continues to change with less call on medium and larger employment land sites and an increasing and changing demand for people working from home or flexible smaller business units. Our policy therefore seeks to be supportive of specific types and size of employment units, recognising that there is likely to be a need there for such units, but without trying to be definitive and (probably wrongly) seeking to dictate to the market when market demand may not exist. We do not propose any changes to Plan text as a result of the comment.</p>	<p>"The Neighbourhood Plan has identified a number of sites that could be used for car parking in the future (shown on Map 4 below). <u>Two of these are centrally located to directly increase parking capacity in the village centre, one of which, the proposed space identified in Silver Street, relates to possible use of the existing residents' car park for public parking use during the day. The suggested additional provision at the Medical Centre provide additional capacity for users of the facility, while the suggested site in South Street will provide off-street capacity for teaching staff and parents with the aim of improving road safety directly outside of the school at peak times at the start and end of the school day.</u> These are shown in the Plan for indicative purposes and are not allocations of land." (last paragraph on page 63)</p>
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3	TT2	Individual	<p>Additional Car Parking is required to encourage more people to shop in the village. But I don't believe additional parking near to the surgery or down South Street would meet this need. The distance is too far to the shops. The Yarlington Plot down Prigg Lane and the Old Telephone Exchange would be better locations. For the sake of the community, would the Church agree to selling off part of the Rectory garden down Hele Lane?</p>	<p>Noted. The areas identified are possible locations for additional parking and not land allocations which will happen with any certainty. The Medical Centre additional parking is identified to help reduce parking pressures on nearby residential streets when the Medical Centre car park is at capacity. The Medical Centre's use is increasing and will continue to do so as development in the village comes forward and it is likely therefore that additional parking capacity will be required in this location during the plan period. The parking provision in South Street is suggested to provide off-street parking capacity and help reduce road safety issues outside the school by providing parking (principally) for teaching staff but also parents. The text prior to policy TT1 and TT2 could be clearer in explaining the need for this additional space at the Medical Centre. The last paragraph on page 63 could be amended (see column to the right in response to Ref 1 comment). Other sites have been considered and discounted, but any other alternatives will be followed up by the Parish Council in due course - the list in the plan is indicative and not definitive, allowing other sites to be considered.</p>	
26	TT2	South Somerset District Council	<p>There is no suggestion that the owners of the land referred to have been approached or how likely this Policy could be implemented. There does not appear to be anything but anecdotal evidence that existing car parks are inadequate. Have usage surveys been undertaken recently?</p>	<p>Land owners have been consulted by the Steering Group. It is not necessary for the Plan to document the fact that landowners have been consulted - does, for example, the Local Plan cite discussions with landowner for its policy designations or suggested projects etc.? It would certainly be inappropriate and unnecessary to add such reference to the policy wording! SSDC's consideration of parking issues in the village was undertaken in 2013. It is now 2017 and recent research has been undertaken.</p>	No change.

33	TT3	South Somerset District Council	<p>Local Plan Policy TA4 and SSC's travel Planning Guidance already provide a comprehensive policy framework for assessing travel impact. The threshold of ten dwellings appears arbitrary and the requirement for Impact Assessments for this scale of development would be excessive. This policy could not be used to address pre-existing issues. There does not appear to be any evidence of vehicle ownership levels per household within the Parish of how this compare to elsewhere. Excessive off-street parking could be detrimental to design and appearance considerations.</p>	<p>The supporting text references the study done into parking.</p> <p>While it is agreed that some elements of the policy could be reconsidered (in relation to coverage through TA4 and Travel Planning Guidance produced by SCC and while we are aware that the policy could not redress existing problems (as the policy already states), there are core elements of the policy which it is considered should remain.</p> <p>We understand the comment made about excessive level of off-street parking possibly leading to poor design, but this absolutely does not have to be the case and there are plenty of examples where provision for plenty of off-street parking is successfully incorporated into good design!</p>	<p>Policy TT3 – Parking in Residential Development</p> <p>New residential development should provide adequate off-road parking for residents and visitors with roads being of sufficient width and an appropriate layout to ensure easy two-way vehicular access, without compromising the safety of pedestrians or cyclists.</p> <p><del>Proposals for development of 10 or more dwellings will be supported where they demonstrate, through a Transport Impact Assessment or Planning Statement, how they comply with standards set out by the Highways Authority in its most up-to-date standing advice. Developments of fewer than 10 dwellings should also comply with standards and should demonstrate that these standards are met through plans submitted as part of the application.</del></p> <p>Proposals are encouraged to exceed <u>Highways Authority</u> this standard<del>s</del> where viable:</p> <ul style="list-style-type: none"> <li>i) to help ensure that existing parking problems in South Petherton are not exacerbated;</li> <li>ii) to provide the opportunity to maintain good and safe accessibility on local roads;</li> <li>iii) to take realistic account of vehicle ownership (and use of commercial / business vehicles) per household in the Parish; and,</li> <li>iv) ensuring that their layout provides easy access for residents and their visitors, to service vehicles (for example refuse vehicles) and to emergency service vehicles.</li> </ul>
78	Waste	Somerset County Council	<p>Waste considerations in the parish</p> <p>5) 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.</p> <p>6) 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</p>	Noted.	No change.

		Plan Review are available on our web site at: <a href="http://www.somerset.gov.uk/policies-and-plans/plans/somerset-waste-plan/">http://www.somerset.gov.uk/policies-and-plans/plans/somerset-waste-plan/</a>	
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## Appendix 1

### Verbal Comments and Issues Noted at Blake Hall and the Royal Oak Drop-ins and at the LIC

While those who visited the drop-in events were encouraged to submit comments in writing, the following issues and query topics were (broadly speaking) reported by those “staffing” the events. The list is intended to give a “flavour” or broad indication of the issues and questions raised:

- Neighbourhood plan process and next steps
- Limitations of the plan and planning system
- Effectiveness of policies
- Design issues
- The extent of the Conservation Area
- Absence of policies relating to Over Stratton
- Inability of the neighbourhood plan to control sufficiently the actions and proposals of developers
- Dangers of the speeding with sometimes specific streets mentioned
- The need for parking facilities
- Concern about the speed of traffic at the junction of Harveys Road (Knapp Hill), Hayes End and Lightgate Lane (i.e. the mini roundabout)
- That the neighbourhood plan cannot completely control development
- That the maps are not up-to-date
- The absence of some policy areas in the neighbourhood plan
- Existing policy protection provided by the Local Plan and national policy
- Population growth
- Poverty of roads and other infrastructure
- No support for extra housing
- The need to keep the village atmosphere for South Petherton
- The need to retain retaining the shops and facilities
- Keeping and protecting the countryside
- The need for a public convenience in the village
- Developments at the Rec.

