

South Petherton Neighbourhood Plan

Basic Conditions Statement



South Petherton Parish Council

September 2017

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1. Introduction

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.

The Parish of South Petherton is situated astride the A303 at the foot of Ham Hill to the west of Yeovil. The village of South Petherton, historically known of as a market town, lies at the centre of the parish and is surrounded by a number of outlying settlements such as Over Stratton, Compton Durville, Yeabridge and Wigborough. The villages and hamlets of the parish are set in the folds of the limestone hills characteristic of this part of South Somerset and the landscape in the area is prized by residents and visitors. South Petherton is a largely rural Parish with a population in the region of 3,600 people. The village of South Petherton serves as an important centre for the surrounding parish providing a wealth of services and amenities such as shops, pubs, a post office, a health centre and hospital, as well as community facilities such as the Recreation Ground and the Blake and David Halls.

2. What are the Basic Conditions and why do we need this Statement?

The “Basic Conditions” are a set of conditions that the neighbourhood plan must pass in order for it to proceed to referendum. In relation to neighbourhood plans, the plan will pass the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- the making of the plan contributes to the achievement of sustainable development;
- the making of the plan is in general conformity¹ with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- the making of the plan does not breach, and is otherwise compatible with, EU obligations; and,
- prescribed conditions are met in relation to the plan order and prescribed matters have been complied with in connection with the proposal for the plan.

¹ See <https://www.gov.uk/guidance/neighbourhood-planning--2#General-conformity-with-strategic-policies> “General conformity” is defined there (in National Planning Practice Guidance, paragraph 74, reference ID 41-074-20140306, revision date 06-03-14) as “When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;
the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy; and,
the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.”

These requirements (and those for neighbourhood development orders) are formally set out in of paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 Act. (as amended by the Localism Act 2011)².

This Basic Conditions Statement is submitted alongside our draft neighbourhood plan. In submitting the Statement, and through its content demonstrated how our plan meets the Basic Conditions, we have satisfied one of the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012. This Regulation sets out what the parish council, as the “qualifying body” responsible for producing the plan, must submit as part of the neighbourhood plan proposal. These are submitted, alongside this Statement. Regulation 15 (1) states³ that:

“(1) Where a qualifying body submits a plan proposal to the local planning authority, it must include—

- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
- (b) a consultation statement;
- (c) the proposed neighbourhood development plan; and
- (d) *a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.*” (i.e. this Statement).

Following this introduction, the Statement sets out:

- where our Neighbourhood Area is and how this was established;
- a summary of why we need our Neighbourhood Plan;
- how we have complied with relevant legislation;
- a summary of the content of our Neighbourhood Plan proposal; and,
- an explanation of how our Neighbourhood Plan meets the Basic Conditions.

3. Our Neighbourhood Area

The first formal part of the process of developing our Neighbourhood Plan was the confirmation of our Neighbourhood Area, or the area for which the parish council, as the “qualifying body” for neighbourhood planning activity will have the right to produce a plan for. Our application to designate the Neighbourhood Area was submitted, as required by Regulation 5 of the Neighbourhood Planning (General) Regulations 2012, to South Somerset District Council as the local planning authority on 23rd February 2015. This application is reproduced in Appendix 1 to this Statement.

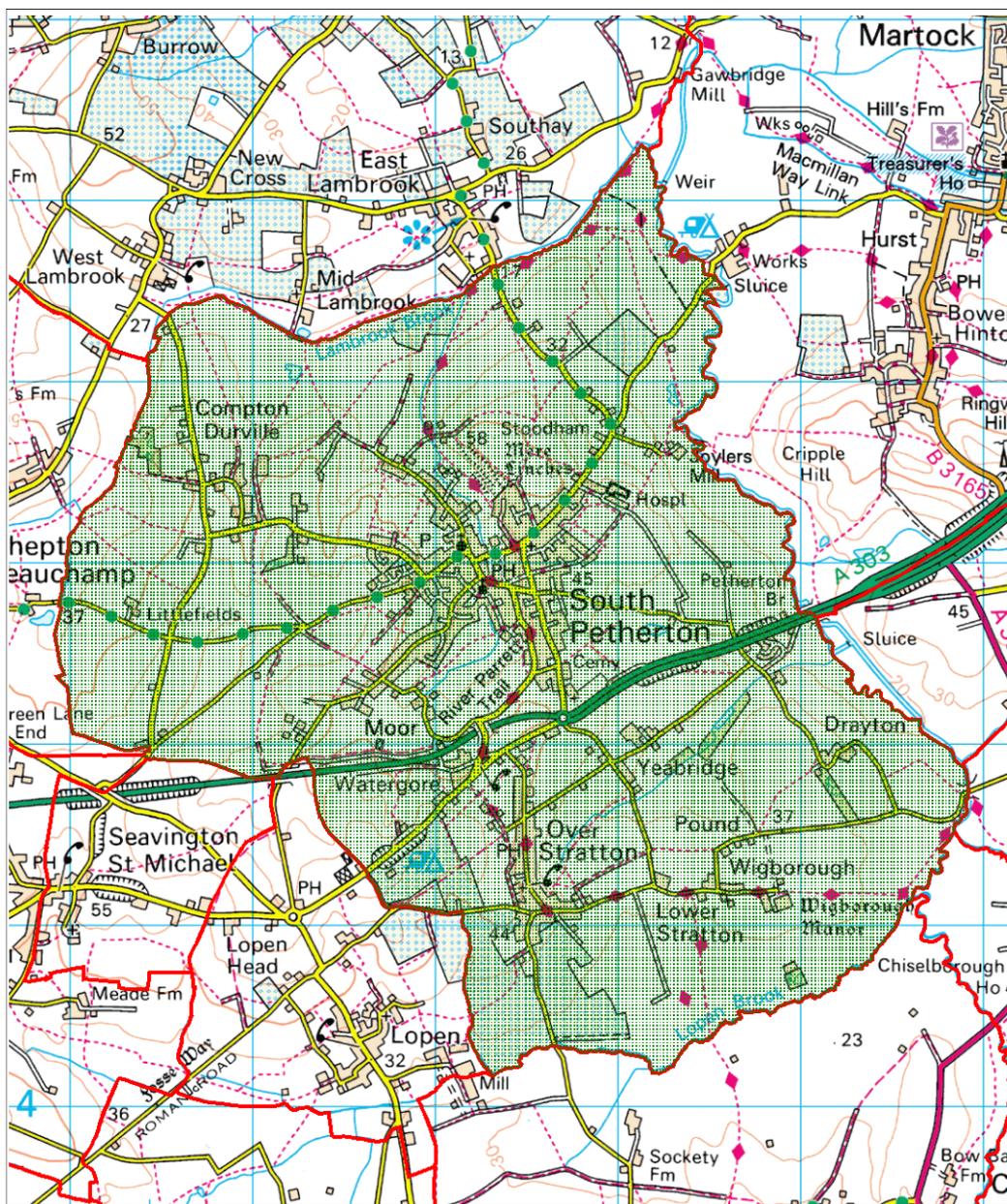
Following a public consultation, our Neighbourhood Area was formally approved by South Somerset District Council on 2nd April 2015. Our approved Neighbourhood Area is the same as the parish boundary and is set out over the page in Figure 1.

² See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/10/enacted> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

³ See <http://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

The approval / decision notice is reproduced as Appendix 2 to this Statement.

Figure 1 – Approved Neighbourhood Area



Name of neighbourhood area: South Petherton Parish Neighbourhood Area

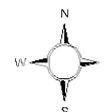
1:10,000

Designation date: 2nd April 2015

Organisation who made the application: South Petherton Parish Council



South Petherton Parish Neighbourhood Area
Parish Boundaries



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4. Why do we need a Neighbourhood Plan?

Our justification for producing the plan is set out in the introductory sections of the plan itself culminating in the vision, aims and objectives which have been developed and shaped from evidence and community consultation. In summary, the main reasons for producing a neighbourhood plan were as follows:

- We wanted to have some control over local planning matters and decisions and our community wanted particularly to develop its own local planning policies so that we can have an influence over the type, scale, design and form of development which may come forward in the parish between now and 2028;
- We wanted to preserve the village-like atmosphere of South Petherton;
- We wanted to help ensure that housing developed is for local people;
- We wanted to develop a plan which protects and enhances our countryside and natural environment in order to maintain the special character of our surrounding landscape;
- We wanted to have a say in shaping the future of our parish including how our valued assets are protected, maintained and enhanced and how we can help to ensure that our services and facilities are sustained into the future;
- We wanted to support and strengthen our busy village centre and the support the growth of local business and enterprise in the parish;
- We wanted to reduce the impact of the motor car and to improve parking provision within the village of South Petherton;
- We wanted to continue to support and provide a wide range of community sport and recreation facilities and to enable their improvement; and,
- We wanted to gain the opportunity to draw in 25% of Community Infrastructure Levy (CIL) receipts paid to the local authority by developers (arising from development in our parish) rather than 15% we will receive if we do not have a neighbourhood plan in place.

Having explored the issues and identified the key messages and things of importance to the community, our plan has set out clear aims and objectives, reproduced over the page.

NATURAL ENVIRONMENT		
Aims	Objectives	Other objectives linked to topic
Protect and enhance our countryside and natural environment	1. Protect the land we value locally from inappropriate development and set parameters for new development to be found acceptable 2. Designate and protect green spaces of importance to the Parish and Protect and Create Natural Habitats 3. Protect important views (including those of Ham Hill) 4. Limit development in the countryside	7. Reduce flood risk 8. Improve and extend network of local rights of way and footpaths, cycle paths and bridleways 17. Ensure there is sufficient off-road parking per dwelling 18. Protect community and social spaces and buildings from change of use
Focus future development on small, incremental expansion of the village		
Control future development		
BUILT ENVIRONMENT AND HERITAGE		
Aims	Objectives	Other objectives linked to topic
Retain the distinctive character of the village	5. Produce a Parish Design Guide to ensure quality & design of new development 6. Set up list of local heritage 'assets' to be protected 7. Reduce flood risk 8. Improve and extend network of local rights of way and footpaths, cycle paths and bridleways 9. Provide footpath links to and from new development	1. Protect the land we value locally from inappropriate development and set parameters for new development to be found acceptable 11. Ensure that new housing increase options 12. Provide some bungalows and lifetime homes 13. Provide dwellings suitable for single person households 23. Provide public toilets
Set appropriate design and space standards for new development		
Establish a more accessible (pedestrian-and cyclist friendly) environment		
HOUSING		
Aims	Objectives	Other objectives linked to topic
Ensure new housing meets local needs and increases choice	10. Establish and monitor scale and nature of local housing need 11. Ensure that new housing increase options 12. Provide some bungalows and lifetime homes 13. Provide dwellings suitable for single person households	5. Produce a Parish Design Guide to ensure quality & design of new development 17. Ensure there is sufficient off-road parking per dwelling
LOCAL ECONOMY		
Aims	Objectives	Other objectives linked to topic
Strengthen retail/commercial function of village centre	14. Support creation of craft / artisan workshops	15. Provide new parking spaces/areas to serve key locations and facilities 16. Increase car parking opportunities
Support the growth of local business / enterprise		
TRANSPORT AND TRAFFIC		
Aims	Objectives	Other objectives linked to topic
Reduce substantially the impact of the motor vehicle	15. Provide new parking spaces/areas to serve key locations and facilities 16. Increase car parking opportunities 17. Ensure there is sufficient off-road parking per dwelling	5. Produce a Parish Design Guide to ensure quality & design of new development 8. Improve and extend network of local rights of way and footpaths, cycle paths and bridleways 9. Provide footpath links to and from new development
Improve parking provision		
COMMUNITY FACILITIES, SPORT AND RECREATION		
Aims	Objectives	Other objectives linked to topic
Provide for a wide range of community facilities and services and improve leisure and recreation opportunities	18. Protect community and social spaces and buildings from change of use 19. Redevelop pavilion with sports facilities, toilets and changing rooms 20. Expand into new Rec. space when it's made available 21. Enable new leisure and recreation activity 22. Enable increase in local health and welfare services 23. Provide public toilets	2. Designate and protect green spaces of importance to the Parish and Protect and Create Natural Habitats 8. Improve and extend network of local rights of way and footpaths, cycle paths and bridleways
Increase sport and recreation facilities and opportunities at the Rec.		

5. Summary of Compliance with Legislation

This section sets out how our Neighbourhood Plan and process has complied with the requirements set out in the Neighbourhood Plan regulations.

Qualifying Body

A “qualifying body” is defined by Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁴ as “a parish council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area...”.

Section 38A(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁵ sets out the qualifying body’s entitlement to prepare a Neighbourhood Plan. It states that:

“(1) Any qualifying body is entitled to initiate a process for the purpose of requiring a local planning authority in England to make a neighbourhood development plan.”

We confirm that the Neighbourhood Plan has been prepared by South Petherton Parish Council as the “qualifying body” for the purposes of Neighbourhood Planning.

Neighbourhood Area

The Neighbourhood Area (as shown in Figure 1 above) was applied for and approved through the process set out in the Neighbourhood Planning (General) Regulations 2012 (Regulations 5 to 7)⁶. Both the application and the approval / decision notice are appended to this Statement (Appendices 1 and 2).

What a Neighbourhood Plan is and the Content of the Neighbourhood Plan

Section 38A(2) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁷ sets out the meaning of “neighbourhood development plan”. It states that:

⁴ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁵ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁶ See <http://www.legislation.gov.uk/uksi/2012/637/regulation/5/made>

⁷ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

“(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.”

Section 38B(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁸ sets out what the Plan may include. It states that:

“(1) A neighbourhood development plan—

- (a) must specify the period for which it is to have effect,
- (b) may not include provision about development that is excluded development, and
- (c) may not relate to more than one neighbourhood area.”

“Excluded development” is defined in Section 68K of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁹ as:

- “(a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1,
- (b) development that consists of the carrying out of any 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.”

Section 38B(2)¹⁰ states that:

“(2) Only one neighbourhood development plan may be made for each neighbourhood area.”

⁸ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁹ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

¹⁰ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

In response to these requirements, we confirm that:

- our Neighbourhood Plan covers the period 2015 to 2028 aligning with the plan period of the adopted Local Plan;
- our Neighbourhood Plan is the only Neighbourhood Plan for the parish of South Petherton;
- our Neighbourhood Plan does not contain policies relating to “excluded development”;
- our Neighbourhood Plan relates only to the defined Neighbourhood Area set out in Figure 1 above; and,
- our Neighbourhood Plan sets out policies in relation to the development and use of land.

Submission Documents

As referred to earlier in this Statement, all the documents required for submission by Regulation 15(1) of the Neighbourhood Planning (General) Regulations are included in the submission package for the Neighbourhood Plan.

Basic Conditions

As referred to earlier in this Statement, we consider that all of the Basic Conditions (set out in of paragraph 8(2) of Schedule 4B to the 1990 Act (as amended) by the Localism Act 2011.¹¹) have been met, as demonstrated in this Statement.

6. Content of Our Neighbourhood Plan Proposal

To comply with the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012¹², and to provide sufficient material to help demonstrate that the Basic Conditions have been met, the following documents have been submitted to the local authority:

- The Neighbourhood Plan (which includes a map and statement which identifies the area to which our plan relates);
- Our Basic Conditions Statement (this document);
- Our Consultation Statement;
- A Statement of Reasons for Not Undertaking a Strategic Environmental Assessment (SEA);
- Our Sustainability Appraisal; and,
- Our Parish Design Statement (as an integral part of the Plan).

¹¹ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/10/enacted> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

¹² See <http://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

Supporting evidence base documents have not been formally submitted but are available to view on the neighbourhood plan website (<http://www.spplan.org.uk/>).

7. How our Neighbourhood Plan meets the Basic Conditions

The following section sets out how we believe the Plan meets the Basic Conditions.

A. *Having regard to national policies and advice contained in guidance issued by the Secretary of State*

We have undertaken the Plan's development in a way consistent with good practice (from talking to other parishes working on their neighbourhood plan in the district and helped by our advisory consultant's experience supporting other groups), the various Locality produced guidance notes (such as the Roadmap¹³) and also following the guidance on process and legal requirements set out in the Government's National Planning Practice Guidance¹⁴.

Our extensive evidence base reports¹⁵ (which document relevant national and local authority planning policies as well as other data and research) demonstrate that we have sought to:

- i) understand the planning policy framework within which we have had to work; and,
- ii) find or develop evidence to support the aims and objectives identified through wide consultation.

This has then been applied to the development of our policies, which were in turn, scrutinised by South Somerset District Council officers to provide comments on alignment with the policies in the adopted Local Plan prior to drafting the Plan itself.

While not Government guidance as such, we have also sought to consider the emerging national "direction of travel" for planning policy by considering the Housing White Paper¹⁶ to understand how our Plan might help to deliver against some of the aims and objectives set out within the White Paper which relate to neighbourhood planning.

Our consultation process fulfils the requirements set out in neighbourhood planning Regulations (as detailed in our Consultation Statement).

The following table sets out how we consider the Plan has had regard to national policies and advice contained in guidance issued by the Secretary of State. The third column below supplements and

¹³ See <http://locality.org.uk/resources/neighbourhood-planning-roadmap-guide/>

¹⁴ See <https://www.gov.uk/guidance/neighbourhood-planning--2>

¹⁵ See <https://spplan2015.wordpress.com/2016/01/14/evidence-base-reports/>

¹⁶ See https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590463/Fixing_our_broken_housing_market_-_accessible_version.pdf

tries not simply to repeat extensive extracts of the supporting text for the policies in the neighbourhood plan which provide the detailed justification and rationale behind the policies. We believe that our neighbourhood plan meets the core principles set out in the National Planning Policy Framework and, in alignment with the first core principle is, “...genuinely plan-led, empowering local people to shape their surroundings... setting out a positive vision for the future of the area”.

Neighbourhood Plan Paragraphs and / or Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
<p>Policy NE1 – South Petherton Village Development Area</p> <hr/> <p>Policy NE2 – Proposals on the Edge of the Village Development Area</p>	<p>Core Planning Principles:</p> <ul style="list-style-type: none"> • contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework • take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable • encourage the effective use of land by reusing land that has been previously developed 	<p>The Parish of South Petherton is located in an area of high landscape value and the village of South Petherton is surrounded by valued landscapes and can also be viewed from key local vantage points such as Ham Hill.</p> <p>We have set out the key valued characteristics of our parish’s natural environment and there is much to protect from any negative impact of change arising from development. National planning policy sets out a positive context for protecting and enhancing the natural environment requiring Local Plans and local authorities to be “planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure”¹⁷.</p> <p>We see this as no different a position for the Neighbourhood Plan given that both this plan and the Local Plan together form the statutory development plan once adopted (or, in the case of this Plan, made).</p> <p>Our policy NE1 seeks to provide the basis for good planning by focusing attention for development on the current adopted built-up area boundary, supporting the principle of development on suitable previously developed land and infill sites. The policy provides the necessary context for NE2.</p> <p>National planning policy supports the concept of retaining and enhancing openness as part of the landscape (in its policy on greenbelts)¹⁸. It also supports the protection and enhancement of valued landscapes (paragraph 109) and</p>

¹⁷ See paragraph 114, NPPF.

¹⁸ See section 9, NPPF

Neighbourhood Plan Paragraphs and / or Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
	<p>(brownfield land), provided that it is not of high environmental value</p> <p>Section 11 Conserving and enhancing the natural environment, with particular note of paragraphs 109, 110 and 114</p>	<p>sets out that plans should be looking to support development on land with the <i>least</i> environmental and amenity value (paragraph 110).</p> <p>Given the landscape sensitivity on the outskirts of the village, the Neighbourhood Plan Steering Group undertook a survey of important local views to supplement other existing evidence on the value and sensitivity of the landscape, which supports Policy NE2. We recognise that the quality of views is subjective (and not tangible in a land use sense) and one view considered important by one person may not be by another. In line with national policy and land-use, our policy NE2 therefore focuses on the elements of landscape and openness which help form the views which are important to us locally. It also offers guidance on how development proposals should contribute positively to minimising any adverse impact on the landscape setting of the village.</p>
Policy NE3 – Local Green Space	<p>Core Planning Principles:</p> <ul style="list-style-type: none"> • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs • not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives <p>Section 8, paragraph 76 and 77.</p>	<p>Local Green Space survey undertaken. All possible sites selected as compliant with NPPF criteria set out in paragraph 77. Four Local Green Spaces put forward for designation.</p>
Policy NE5 – Local Flood Risk	<p>Core Planning Principles:</p> <ul style="list-style-type: none"> • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of 	<p>Situated on the banks of the Parrett river, South Petherton has particular local areas of surface water flooding. Policy NE5 is considered necessary in order to give the community greater input into a new development in areas susceptible to localised flooding.</p>

Neighbourhood Plan Paragraphs and / or Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
	<p>existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy)</p> <p>Section 10 – Meeting the challenge of climate change, flooding and coastal change</p>	
Policy BEH1 – High Quality Design	<p>Core Planning Principles:</p> <ul style="list-style-type: none"> • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations <p>Section 7 – Requiring good design</p>	<p>The high quality nature of existing development in the Parish and the rich built heritage in the area has led to the community’s desire to ensure the high quality of the design and materials of new development.</p> <p>Paragraph 13.25 of the adopted Local Plan which introduces Local Plan policy EQ2 rightly states that: “Paragraphs 56-68 of NPPF set a clear national policy framework for promoting good design as a key element to achieving sustainable development and emphasises the indivisible link between good design and good planning.” Our neighbourhood plan policies echo this (for example, BEH1: High Quality Design) and provide significant local detail on design matters through a Design Statement which is a component part of the plan.</p> <p>Our approach of making design an inclusive part of the Neighbourhood Plan is consistent with the Housing White Paper’s proposals¹⁹ in relation to the importance that design plays at the local level in the planning system²⁰.</p>
Policy BEH2 – Heritage and Historic Environment	<p>Core Planning Principles:</p> <ul style="list-style-type: none"> • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to 	<p>The Parish of South Petherton has a rich architectural heritage and the village has a Conservation Area taking in its historic core. As part of the Neighbourhood Plan, the Steering Group has produced a Conservation Area Appraisal to help</p>

¹⁹ See the following link to see further details and the White Paper in full - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590463/Fixing_our_broken_housing_market_-_accessible_version.pdf

²⁰ For example, the White Paper seeks to: improve the approach to design by amending the NPPF to expect that local and neighbourhood plans set out clear design expectations; make clear that design should not be used as a reason to object to development where it accords with these expectations set out in these plans; recognise the value of using a widely accepted design standard such as Building for Life (see <http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>) in shaping and assessing basic design principles.

Neighbourhood Plan Paragraphs and / or Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
	<p>the quality of life of this and future generations</p> <p>Section 12 – Conserving and enhancing the historic environment</p>	<p>inform debate about the extent of the Conservation Area and inform the development of the Design Statement. The group have also produced a Parish Design Statement in order to help to ensure that new development is complimentary to the historic environment in the Parish.</p> <p>Paragraph 13.36 of the adopted Local Plan which introduces Local Plan policy EQ3 rightly states that: “The National Planning Policy Framework sets out the Government's objective for the planning system to contribute to the achievement of sustainable development by conserving the historic environment and its assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.” Our neighbourhood plan policies echo this and provide significant local detail on heritage and design matters related to protection of the historic environment through the Design Statement.</p>
<p>Policy BEH3 – Rights of Way and Other Public Access Non-vehicular Routes</p>	<p>Core Planning Principles:</p> <ul style="list-style-type: none"> • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs <p>Section 4 – Promoting sustainable transport</p>	<p>The Plan process identified the community’s commitment to reducing the impact of the motor car in the village. It is hoped that preserving and improving the network of footpaths and other rights of way will reduce the need to drive in the village and increase opportunities for people wanting to be active.</p>
<p>Policy H1 – Meeting the Demand for Affordable Housing in South Petherton</p>	<p>Core Planning Principles:</p> <ul style="list-style-type: none"> • proactively drive and support sustainable economic development 	<p>Providing housing for local people is a key part of the central vision of the Plan. Policy H1 gives priority for new affordable housing to local people.</p>
<p>Policy H2 – Retaining</p>		<p>Policy H2 seeks to ensure that affordable</p>

Neighbourhood Plan Paragraphs and / or Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
<p>Affordable Housing in Perpetuity</p> <hr/> <p>Policy H3 – Housing Type and Size</p>	<p>to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs...</p> <p>Section 6 – Delivering a wide choice of high quality homes</p>	<p>housing should be provided in perpetuity for local people with housing need in the parish.</p> <p>Policy H3 seeks to ensure that there is an appropriate mix of housing types and sizes.</p> <p>Our three housing policies respond positively to national policy which states that local planning authorities should “...deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities...” by planning for a mix of housing based on current and future demographic trends, needs of different groups and market trends, and identify the type, size, tenure and range of housing required reflecting local demand.²¹</p>
<p>Policy LE1 – Small Employment Starter/Incubator Units</p>	<p>Core Planning Principles:</p> <ul style="list-style-type: none"> • proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs... <p>Section 3 – Supporting a prosperous rural economy</p>	<p>There are already some small employment units in the Parish, and Policy LE1 seeks to support the provision of more such units. Our policy LE1 responds positively to the desire expressed in national guidance for a prosperous local economy by seeking to identify measures which can help support economic development of a scale likely to come forward in the parish.</p>
<p>Policy TT1 – Protecting Car Parking Capacity</p> <hr/> <p>Policy TT2 – Creating New Additional Off-street Car Parking Capacity</p>	<p>Core Planning Principles:</p> <ul style="list-style-type: none"> • proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs... • contribute to conserving and enhancing the natural environment and reducing pollution... • support the transition to a low carbon future in a changing climate... • not simply be about scrutiny, but instead be a 	<p>The protection of existing car parking in the village was identified as a key objective of the plan from early on. The creation of new parking in the village was identified and has been well supported by the community. These measures seek to improve safety, provide additional capacity to encourage shoppers and users of facilities to remain within the village without having to travel and will help to provide capacity for employees and businesses. Our policies TT1 And TT2 therefore respond positively to the desire expressed in national guidance for a prosperous local economy by seeking to identify measures which can help support and retain sustainable economic development.</p>

²¹ Paragraph 50, NPPF

Neighbourhood Plan Paragraphs and / or Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
	<p>creative exercise in finding ways to enhance and improve the places in which people live their lives</p> <p>Section 4 – Promoting sustainable transport</p>	
Policy TT3 – Parking in Residential Development	<p>Core Planning Principles:</p> <ul style="list-style-type: none"> • not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings <p>Section 4 – Promoting sustainable transport</p>	<p>Provision of sufficient amounts of parking in new residential development will help to ensure safe access for not only vehicles such as emergency vehicles, refuse vehicles and delivery vans but also reduce the likelihood of residents parking on pavements which can impede safety and ease of access for wheelchair users, mobility scooters and people with pushchairs and prams. Our policy TT3 encourages developers to think about exceeding County Highways standards with this in mind to deliver high quality designed developments. We consider this to be a creative application of our local understanding of the situation now arising in some new developments.</p>
Policy COM1 – Protecting and Enhancing Community Facilities	<p>Core Planning Principles:</p> <ul style="list-style-type: none"> • not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives 	<p>The village of South Petherton provides services and facilities vital for residents of the parish. South Petherton provides social, recreational and cultural facilities and services, which must be protected and improved as they are a vital to this community and its sustainability for residents, businesses and visitors alike.</p>
Policy COM2 – Public Conveniences	<ul style="list-style-type: none"> • proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs 	<p>The community have requested greater provision of public toilets in the village centre and in other key places. COM2 supports this desire</p>
Policy D1 – Priority Projects and Action	<ul style="list-style-type: none"> • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs 	<p>Policy D1 contains a number of priority projects and actions. The policy represents a proactive approach to seek delivery of some key priorities identified by evidence and local consultation, all of which will help contribute towards the continued sustainability and vitality of our community.</p>

Neighbourhood Plan Paragraphs and / or Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
	Section 3 – Supporting a prosperous rural economy and Section 8 – Promoting healthy communities	

B. The making of the plan contributes to the achievement of sustainable development

The Neighbourhood Plan has been developed within the context of the definition of sustainable development in the National Planning Policy Framework and that in the East Devon Local Plan. The table below sets out how we feel that our Neighbourhood Plan has dealt with the achievement of sustainable development against the key relevant parts of the NPPF and South Somerset Local Plan. The second column below supplements and tries not simply to repeat the supporting text for the policies in the neighbourhood plan which provide the detailed justification and rationale behind the policies.

National Planning Policy Framework Paragraph	How we believe our plan contributes towards this
<p>Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):</p> <ul style="list-style-type: none"> ● making it easier for jobs to be created in cities, towns and villages; ● moving from a net loss of bio-diversity to achieving net gains for nature; ● replacing poor design with better design; ● improving the conditions in which people live, work, travel and take leisure; and ● widening the choice of high quality homes. <p>(Paragraph 9)</p>	<p>We have set out policies that seek to improve the quality of the built environment and have also set out guidelines in the Parish Design Statement to ensure the quality of new development. The plan also supports the provision of new employment units in Policy LE1. The plan’s policies represent localised planning policies, which it is hoped will enable the community, together with SSDC, to ensure the quality of the built and natural environment and of people’s lives to ensure both the vitality and sustainability of South Petherton going into the future.</p>
<p>Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.</p> <p>(Paragraph 10)</p>	<p>The Steering Group have worked tirelessly to engage with the community in order to find out what residents of the parish feel is important/required. In addition to this, they have studied key aspects of parish and have compiled a comprehensive evidence base on which to base the plan’s policies. Careful comparison with SSDC Local Plan policies means that the Neighbourhood Plan’s policies are localised and specific.</p>
<p>The application of the presumption (in favour of sustainable development) will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:</p>	<p>This Neighbourhood Plan does not seek to restrict development in the parish. The desire to plan positively for future development (and for the benefit of the community) is ingrained in the plan’s policies and in its vision.</p>

National Planning Policy Framework Paragraph	How we believe our plan contributes towards this
<ul style="list-style-type: none"> ● develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; ● plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and ● identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed. (Paragraph 16)	
<p>Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:</p> <ul style="list-style-type: none"> ● support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings; ● promote the development and diversification of agricultural and other land-based rural businesses; ● support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and ● promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. (Paragraph 28)	<p>South Somerset Local Plan’s policies cover the objectives set out in paragraph 28 fairly comprehensively.</p> <p>However, our Plan sets out a series of policies to help support and enable the continuation and growth of a sustainable rural economy at the local level through policies: TT1, TT2 and LE1.</p> <p>Our focus on maintaining and enhancing a high quality built environment and countryside and landscape with excellent local community facilities through policies NE1, NE2, COM1 and BEH1-3 mean that, if successful, businesses will want to continue to be present and locate in the parish.</p>
<p>To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.</p> (Paragraph 55, in part)	<p>Our Neighbourhood Plan has not allocated any land for housing. It has, however, focused on identifying, through criteria based policies areas that the community value the most and which objective based studies suggest should be protected for their own sake. However, where development does take place, we have sought to take a positive approach by providing a policy framework and guidance which enables development to take place which results in high</p>

National Planning Policy Framework Paragraph	How we believe our plan contributes towards this
	quality that “fits” in with the current character of the parish.

South Somerset Local Plan Policy	How we believe our plan contributes towards this
<p>Policy SD1: Sustainable Development When considering development proposals the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework and seek to secure development that improves the economic, social and environmental conditions within the District.</p> <p>Planning applications that accord with the policies in this local plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:-</p> <ul style="list-style-type: none"> • Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or • Specific policies in that Framework indicate that development should be restricted or refused. <p>Where necessary the Council will work with applicants to improve proposals so that they are capable of being approved.</p>	<p>Policy SD1 is in line with the NPPF in terms of its presumption in favour of sustainable development. Our Neighbourhood Plan is supportive of this approach, provided no harm is caused to the character and vitality of the parish. The policies contained within the Neighbourhood Plan have been written to ensure the future social, economic and environmental wellbeing of the parish and thus its sustainability moving forward.</p>
<p>Policy SS1: Settlement Strategy Yeovil is a Strategically Significant Town and the prime focus for development in South Somerset.</p> <p>The following are Market Towns where provision will be made for housing, employment, shopping and other services that increase their self-containment and enhance their roles as service centres:</p> <ul style="list-style-type: none"> • Primary Market Towns: Chard, Crewkerne, Ilminster and Wincanton • Local Market Towns: Ansford/Castle Cary, Langport/Huish Episcopi and Somerton. 	<p>Our plan sets out policies within the context of South Petherton village’s role as a Rural Centre set out in the Local Plan’s settlement strategy. Our policies NE1 and NE2 build on and provide local context and specificity for Local Plan policy SS1 and relate directly to the delivery of sustainable development by adopting the current adopted built-up area as a boundary and ensuring a sustainable approach to appropriate locations for development by directing proposals suitable for development to within the built-up area and then contiguous to the edge of the built-up area boundary and subject to a number of criteria to ensure that our valued landscape remains</p>

South Somerset Local Plan Policy	How we believe our plan contributes towards this
<p>The following are Rural Centres which are those market towns with a local service role 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:</p> <ul style="list-style-type: none"> • Rural Centres: Bruton, Ilchester, Martock/Bower Hinton, Milborne Port, South Petherton, and Stoke sub Hamdon. <p>Rural Settlements will be considered as part of the countryside to which national countryside protection policies apply (subject to the exceptions identified in Policy SS2).</p>	<p>protected.</p> <p>Further, our policies H1 – H3 inclusive set out how, locally, housing need and an appropriate supply of dwellings should be delivered to meet local circumstances.</p> <p>Our policy LE1 seeks to provide support for local business to help maintain our thriving rural economy while TT1 and TT2 seek to address parking provision to enable local residents and businesses to park in village centre locations to support shopping and working in the village and help prevent displaced car journeys to other places for shopping and using essential services. Policy COM1 also helps to achieve Local Plan policy SS1 by seeking to protect our named valued community facilities and provide localised support for any future development proposals relating to the enhancement of community facilities and services.</p>
<p>Policy EQ2: General Development Development will be designed to achieve a high quality, which promotes South Somerset’s local distinctiveness and preserves or enhances the character and appearance of the district. Development proposals, extensions and alterations to existing buildings, structures and places will be considered against:</p> <ul style="list-style-type: none"> • Sustainable construction principles; • Creation of quality places; • Conserving and enhancing the landscape character of the area; • Reinforcing local distinctiveness and respect local context; • Creating safe environments addressing crime prevention and community safety; • Having regard to South Somerset District Council’s published Development Management advice and guidance; and • Making efficient use of land whilst having regard to: <ul style="list-style-type: none"> • Housing demand and need; • Infrastructure and service availability; • Accessibility; • Local area character; • Site specific considerations <p>Innovative designs delivering low energy usage and/or wastage will be encouraged. Development must not risk the integrity of internationally, nationally or locally designated wildlife and landscape sites. Development proposals should protect the residential amenity of neighbouring properties and new</p>	<p>Paragraph 13.25 of the adopted Local Plan which introduces Local Plan policy EQ2 rightly states that: “Paragraphs 56-68 of NPPF set a clear national policy framework for promoting good design as a key element to achieving sustainable development and emphasises the indivisible link between good design and good planning.” Our neighbourhood plan policies echo this (for example, BEH1: High Quality Design) and provide significant local detail on design matters through a Design Statement which is a component part of the plan. The inclusion of this in our plan also follows the statement made by Government in its recent Housing White Paper which sets an important direction of travel describing an important role for neighbourhood plans in providing local design guidance, standards and criteria for future development. Policies NE1 and NE2 also seek to help deliver development in accordance with Local Plan policy EQ2 in relation to the efficient use of land and conserving and enhancing landscape character and TT3 in relation to creating quality places, good accessibility and safety.</p>

South Somerset Local Plan Policy	How we believe our plan contributes towards this
dwellings should provide acceptable residential amenity space in accordance with Policy HW1.	
<p>Policy EQ3: Historic Environment Heritage assets will be conserved and where appropriate enhanced for their historic significance and important contribution to local distinctiveness, character and sense of place. Their potential to contribute towards the economy, tourism, education and local identity will be exploited. All new development proposals relating to the historic environment will be expected to:</p> <ul style="list-style-type: none"> • Safeguard or where appropriate enhance the significance, character, setting and local distinctiveness of heritage assets; • Make a positive contribution to its character through high standards of design which reflect and complement it and through the use of appropriate materials and techniques; • Ensure alterations, including those for energy efficiency and renewable energy, are balanced alongside the need to retain the integrity of the historic environment and to respect the character and performance of buildings, adopting principles of minimum intervention and reversibility. 	<p>Paragraph 13.36 of the adopted Local Plan which introduces Local Plan policy EQ3 rightly states that: “The National Planning Policy Framework sets out the Government’s objective for the planning system to contribute to the achievement of sustainable development by conserving the historic environment and its assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.” Our neighbourhood plan policies echo this (for example, BEH2: Heritage and the Historic Environment and BEH1: High Quality Design) and provide significant local detail on heritage and design matters related to protection of the historic environment through a Design Statement which is a component part of the plan. The inclusion of this in our plan also follows the statement made by Government in its recent Housing White Paper which sets an important direction of travel describing an important role for neighbourhood plans in providing local design guidance, standards and criteria for future development.</p>

Our Neighbourhood Plan has been the subject of a Sustainability Appraisal which has assessed the potential impacts of social, economic and environmental position and characteristics of our parish. The Sustainability Appraisal has been submitted as part of the submission documents package. Consideration and testing of the plan using an SA helps us demonstrate that we have paid close attention to the achievement of sustainable development.

Our Plan has not been required to undertake a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA). This is set out in greater detail below.

C. The making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)

The table below sets out our interpretation of how our policies are in general conformity²² with the strategic policies of the Local Plan. Our Plan’s policies uphold and support the general principle of the strategic Local Plan policies identified below, demonstrate no conflict with the Local Plan policies to which they relate, provide added value and local specificity and our Plan clearly sets out the rationale behind our evidence based policies (our evidence base comprising local objective studies, written data and research and local and strategic consultation responses). We consider, therefore, that all of our policies are in general conformity with the strategic policies of the Local Plan. The third column below supplements and tries not simply to repeat the supporting text for the policies in the neighbourhood plan which provide the detailed justification and rationale behind the policies.

In addition to our policies being in general conformity with the strategic policies of the Local Plan, it is important not to overlook (even though not a Basic Condition test) the importance of our Plan helping to deliver and better articulate (in policy terms) the “spatial strategy” or vision set out in the Local Plan for South Petherton village as a Rural Centre²³.

Neighbourhood Plan Policies	South Somerset Local Plan Strategic Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?
NE1: South Petherton Village Development Area	SD1: Sustainable Development SS1: Settlement Strategy SS5: Delivering New Housing Growth EQ2: General Development	NE1 and NE2 set out a positive framework to enable development to take place in and around South Petherton village, a Rural Centre in the Local Plan. The policies set out the context and criteria to enable sustainable development to take place and provide further local detail to allow for the flexibility of policy SS5 in the Local Plan without compromising the qualities (such as landscape and our built environment / character) we hold dear. The policies will allow the minimum amount of housing to come forward when set against existing completions and commitments and the Plan sets out a strong line (using an appeal decision in Martock) to defend against what we would considered as inappropriate (and unsustainable) levels of development well above
NE2: Proposals on the Edge of the Village Development Area		

²² See <https://www.gov.uk/guidance/neighbourhood-planning--2#General-conformity-with-strategic-policies> “General conformity” is defined there (in National Planning Practice Guidance, paragraph 74, reference ID 41-074-20140306, revision date 06-03-14) as “When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;
- the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
- whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy; and,
- the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.”

²³ See pp.118-120 in the adopted Local Plan.

Neighbourhood Plan Policies	South Somerset Local Plan Strategic Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?
		the minimum figure whilst recognising that under current national policy, a permissive planning system will allow some additional development beyond the minimum target to come forward.
NE3: Local Green Space	EQ2: General Development EQ4: Biodiversity EQ5: Green Infrastructure EQ6: Woodland and Forests	NE3 protects areas of greenspace through Local Green Space designation in accordance with the requirements for such designations set out in the NPPF. NE3 therefore protects these areas of land for a number of reasons set out in the Plan and the supporting LGS study which includes protection for environmental (biodiversity and woodland) and recreation reasons.
NE4: Local Flood Risk	EQ1: Addressing Climate Change in South Somerset EQ2: General Development	NE4 provides additional detail to flood risk measures identified in the Local Plan by focusing on local surface water flood risk and the need to reduce where possible and not exacerbate flooding from this source of risk. It also sets out a requirement for a management plan to be put in place for SuDS, which, while this may often be the subject of a s106 agreement, we wanted to include the requirement in a policy to give the requirement more certainty, rather than leave it simply to process.
BEH1: High Quality Design	EQ2: General Development EQ3: Historic Environment HW1: Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development	High quality design forms a key area of focus for the Plan. BEH1 provides a basic but important policy to help define what we mean by high quality design and why it is important and signposts the Design Statement which is an integral part of the Plan. The policy and associated Design Statement go a long way to provide local specificity and interpretation to enable the Local Plan policies to be set within the local context. There is a particularly strong relationship with Local Plan policy EQ2 and the Design Statement also closely relates to our heritage assets and therefore the application at the local level of Local Plan policy EQ3.
BEH2: Heritage and the Historic Environment	EQ3: Historic Environment	Policy BEH2 seeks to add local specificity to Local Plan policy EQ3. It sets out a statement of intent to consider local listing of as yet unrecognised local heritage assets and also to protect such assets when identified.
BEH3: Rights of Way and Other Public Access Non-vehicular Routes	TA1: Low Carbon Travel TA5: Transport Impact of New Development EQ5: Green Infrastructure HW1: Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities	Policy BEH3 applies local specificity to Local Plan policies by setting out the routes we value and providing support to routes we see as a priority for provision or enhancement between various community facilities and services and our designated local Green Spaces with the aim of providing and retaining safe connectivity for non-vehicular modes of transport to and from these types of location. There are also clear health and wellbeing benefits to enhancing this network.

Neighbourhood Plan Policies	South Somerset Local Plan Strategic Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?
	in New Development	
H1: Meeting the Demand for Affordable Housing in South Petherton	HG3: Provision of Affordable Housing HG5: Achieving a Mix of Market Housing EQ2: General Development	<p>Policy H1 provides additional policy specificity to the Local Plan policy by better defining, in planning policy, the qualifying criteria for occupancy of locally provided affordable housing and reaffirming the need for provision to be based on up-to-date assessments of housing need, given the approximate 3 year timescale within which housing needs can be evidenced accurately through a housing needs survey.</p> <p>H2 seeks to ensure that affordable housing is retained in perpetuity for local people and is not sold onto the private market, which we consider reduces the supply on the basis that simple replacement of such dwellings will not address an increasing need for social rent and shared equity (subsidised) housing for people who wish to remain in the parish when forming a new household. H2 provides support for such initiatives in planning policy given that this area of provision is a priority for the community as a whole, demonstrated through consultation responses and the establishment of the CLT.</p> <p>Part of the solution to ensuring adequate supply that meets the needs of local people is to seek to maintain housing stock across tenures which meets demand. H3 seeks to do this, using local knowledge, research and the SSDC SHMA to suggest proportions of dwelling size which we consider will meet local need and demand. We have been clear in our policy and supporting text that such proportions cannot be dictated and that the market is, in part, the determinant of proportions of size (and type). H2 therefore applies local intelligence and specificity to help inform the application of Local Plan HG5.</p>
H2: Retaining Affordable Housing in Perpetuity		
H3: Housing Type and Size		
LE1: Small Employment Starter / Incubator Units	SS1: Settlement Strategy EP4: Expansion of Existing Businesses in the Countryside EP5: Farm Diversification	<p>We consider there to be a lack of policy in the Local Plan to help address demand in local rural economies, for example, proactive support for small and medium sized enterprises and the format of work area they require in the current “modern-day” business environment. Local Plan policies SS1 provides the only support in that direction for Rural Centres with other support in policy being focused on larger settlements, strategic employment sites and development relating to employment in the countryside. Our policy LE1 therefore seeks to respond to identified local need and demand in the local economy to help sustain our local economy and support proposals that provide space that we understand is required in the area. Our consideration of appropriate policies for our economy takes into account the allocated Local Plan</p>

Neighbourhood Plan Policies	South Somerset Local Plan Strategic Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?
		site at Lopen Head just outside of our parish boundary which has yet to come forward for development (in itself recognising the changing needs and demands for employment space in and around South Petherton parish).
TT1: Protecting Car Park Capacity	SD1: Sustainable Development SS1: Settlement Strategy SS5: Delivering New Housing Growth EQ2: General Development EP11: Location of Main Town Centre Uses (the Sequential Approach)	<p>We recognise that car parking issues we currently face are inextricably linked with likely housing growth and the desire to retain a strong local economy, retail presence and community facilities in South Petherton village. We wish to support our local economy, prevent travel elsewhere through displacement of shopping habits to other settlements and help maintain and improve sustainability by providing sufficient parking capacity to ensure people shop and use facilities in the village rather than travelling to other settlements.</p> <p>The provision of additional parking capacity will also help to reduce the negative impact that the perception of no available parking in village centre can have.</p> <p>Enabling parking to the required level of demand will also help to protect our local facilities, services and businesses by encouraging people to retain use of these in the village.</p> <p>We also wish to enable sufficient capacity for business owners and employees to park off-street to free-up on-street parking capacity for shoppers and facility / service users and also address safety and capacity issues at key local services and facilities such as the school and the community hospital. Our policies TT1 and TT2 seek to address these issues positively and align with Local Plan policies SD1, SS1 and SS5 ensuring that parking capacity can be provided in the right places to address issues relating to sustainable growth and access.</p>
TT2: Creating New Additional Off-street Car Parking Capacity	EP15: Protection and Provision of Local Shops, Community Facilities and Services	<p>Our policies and evidence behind it has sought to explore and confirm and address issues identified at the end of Local Plan policy EP11 which suggests that parking requirements arising from proposals for main town centre uses will be considered within the context of wider town centre parking.</p> <p>Policy seeks to help enable protection of local shops, community facilities and services by seeking provision of additional capacity for parking to meet the known demand at peak times and help prevent displaced use of similar shops and facilities to other places, thus helping to maintain and improve the high degree of sustainability despite South Petherton village's close proximity to the A303.</p>
TT3: Parking in Residential	EQ2: General Development	Policy TT3 seeks to encourage parking provision on new housing sites that exceed County Highway

Neighbourhood Plan Policies	South Somerset Local Plan Strategic Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?
Development	TA5: Transport Impact of New Development TA6: Parking Standards	standards where possible and viable to do so (i.e. it does not seek to force compliance). This reflects the community's concern that new developments will often not properly accommodate the need for good and safe access within developments nor provide sufficient off-road parking associated with "modern-day" living and the number of cars that households will now often have. These issues can be further exacerbated with the number of hidden households occurring and seemingly on the increase, such as young people remaining at home with parents long after becoming adults due to the cost of rental and mortgaged housing and having their own cars.
COM1: Protecting and Enhancing Community Facilities	EP15: Protection and Provision of Local Shops, Community Facilities and Services HW1: Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development HW3: Protection of Play Spaces and Youth Provision SS6: Infrastructure Delivery	Policy COM1 provides local specificity within the context of the protection and provision of facilities set out in Local Plan policy EP15, HW1, HW3 and SS6. It names the most valued community facilities and seeks to provide policy support for the protection, enhancement and provision of new or extended facilities subject to a range of criteria which proposals will have to meet to ensure that it is designed in a way to fit with the other objectives in our Plan. Policy COM2 also aligns with the policies in the Local Plan and responds to an issue raised consistently during consultation on both the Parish Plan and neighbourhood plan.
COM2: Public Conveniences		
D1: Priority Projects and Action	EP15: Protection and Provision of Local Shops, Community Facilities and Services EQ5: Green Infrastructure SS6: Infrastructure Delivery	Policy D1 sets out those projects and action identified in the Plan to provide a focus for delivery and a list of projects which can then be supported by s106 contributions (where appropriate) and / or Community Infrastructure Levy (CIL) funding when SSDC develops a CIL. While being locally specific and therefore adding value to the Local Plan policies, it also allows flexibility should other or additional projects be identified during the Plan period. The policy is a direct application of the desire identified in the Local Plan to protect, enhance and provide community facilities to help ensure the long-term sustainability of settlements such as South Petherton and villages in countryside areas such as Over Stratton.

D. The making of the plan does not breach, and is otherwise compatible with, EU obligations

A screening process was carried out by South Somerset District Council to determine whether a Strategic Environment Assessment (SEA) and / or a Habitats Regulation Assessment (HRA) would be required as the Neighbourhood Plan was developed. Through consultation with the statutory environmental agencies, it was determined that our Neighbourhood Plan will not have significant negative environmental impacts and that protected European “Natura 2000” sites such as Special Protection Areas (SPA) or Special Areas of Conservation (SAC) will not be affected as a result of its policies.

Therefore, neither an SEA nor HRA was required for our Neighbourhood Plan and the basic conditions concerning Habits and Environmental Impact Assessment as described in Schedules 2 and 3 of the Regulations have been accounted for.

The formal written screening opinion of South Somerset District Council is appended to this Statement as Appendix 3. A Statement of Reasons for Not Undertaking a Strategic Environmental Assessment has been submitted to the local authority alongside the Plan.

The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and comply with the Human Rights Act 1998.

E. The prescribed conditions are met in relation to the plan and prescribed matters complied with in connection with the proposal for the plan

Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act²⁴ sets out the definition of “prescribed”. It means conditions prescribed by regulations made by the Secretary of State. We understand that, currently, there are no additional relevant prescribed conditions which the Neighbourhood Plan needs to meet.

²⁴ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

Appendices

Appendix 1

Neighbourhood Area Application

(N.B. The reproduced application which follows is also available to view here –

<https://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/neighbourhood-plans/neighbourhood-area-applications/south-petherton-neighbourhood-area-application/>)



SOUTH PETHERTON PARISH COUNCIL

Clerk to the Parish **Bruce Poole** BA (Hons); Fellow ILCM, MMC

Rooftops 10 South Street Burnham-on-Sea Somerset TA8 1BS
Tel: 07887802922 E-Mail: clerk@southpethertonparishcouncil.gov.uk
Office Hours 10.00 am – 1.00 pm Monday to Friday

Monday 23rd February 2015

Mark Williams
Chief Executive
South Somerset District Council
Brympton Way
Yeovil
BA20 2HT

Dear Mr Williams

Neighbourhood Planning (General) Regulations Part 2(5)

On behalf of South Petherton Parish Council I would like to confirm that the Council wishes to make an application under the Neighbourhood Planning (2012) Regulations for the designation of the entire Parish of South Petherton as a Neighbourhood Area for the South Petherton Neighbourhood Plan.

I attach a map showing the extent of the Parish, which constitutes the entire Parish of South Petherton.

The entire Parish is considered to be the appropriate designated area because it is a well recognised and properly constituted area, entirely within the remit of the Parish Council and was the area used for the Parish Plan in 2005 which was accepted and referenced by both your District Council and the County Council.

South Petherton Parish Council is a 'relevant body' for the purposes of section 61G of the 1990 Town and County Planning Act.

The Parish Council intends to prepare itself to be able to take advantage of the Community Rights as laid down in the Localism Act 2012, and to ensure that it has a significant voice in any decision concerning planning and other issues related to its local circumstances. We also understand that the completion of a Neighbourhood Plan and a successful outcome to the ensuing referendum will ensure that statutory bodies will be able to be clear about what the local community wants for its future development and that the Parish Council will be in a position to evidence any comments or concerns it may have over any issue.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B. Poole'.

Bruce Poole
Parish Clerk



Name of neighbourhood area: South Petherton Proposed Neighbourhood Area

1:10,000

Area application date: February 2015

Organisation who made the application: South Petherton Parish Council



■ Proposed South Petherton Neighbourhood Area
■ Parish Boundaries

Map data: Ordnance Survey. All rights reserved. Ordnance Survey Licence No. 100019000. All other data: Ordnance Survey. All rights reserved. Ordnance Survey Licence No. 100019000. All other data: Ordnance Survey. All rights reserved. Ordnance Survey Licence No. 100019000.



Appendix 2.

Neighbourhood Area Decision Notice



Council Offices, Brympton Way, Yeovil, BA20 2HT
Telephone: (01935) 462462 Fax: (01935) 462503
Website: www.southsomerset.gov.uk
Email: ssdc@southsomerset.gov.uk

Paul Wheatley, *Principal Spatial Planner*

Mr B Poole
Clerk to South Petherton PC
Rooftops
10 South Street
Burnham-on-Sea
Somerset
TA8 1BS

Date: 2 April 2015

Your Ref:

Our Ref:

Ask For: **Paul Wheatley**

Telephone: **(01935) 462462**

Email: planningpolicy@southsomerset.gov.uk

Dear Mr Poole

Application to Designate South Petherton Parish as a Neighbourhood Area

Further to your request of 23 February 2015 for the formal designation of South Petherton Parish as a Neighbourhood Area; I am writing to inform you that the request was reported to the Council's District Executive on 2 April 2015.

I am pleased to inform you that the Executive has agreed to designate the parish of South Petherton as a Neighbourhood Area as advertised on the District Council's web site for a 4 week period of consultation ending on 27 March 2015.

May I take this opportunity to wish you every success with this endeavour.

Yours faithfully

Paul Wheatley
Principal Spatial Planner

If you have hearing difficulties and have access to a Textphone call: 01935 462440

Appendix 3

Strategic Environmental Assessment / Habitats Regulation Assessment Screening Opinion



South Petherton Neighbourhood Plan
Strategic Environmental Assessment and
Habitats Regulations Screening Report

March 2017

South Petherton Neighbourhood Plan
Strategic Environmental Assessment and Habitats Regulations Assessment Screening
Report

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1. Introduction

- 1.1 One of the basic conditions is that a Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations. These obligations include the Strategic Environmental Assessment (SEA) Directive and Habitats Directive. The Habitats Directive requires that plans do not have significant effects on European sites (Special Areas of Conservation, Special Protection Areas and Ramsar sites).
- 1.2 A Strategic Environmental Assessment (SEA) is required under European legislation for all plans which may have a significant effect on the environment. This particularly relates to plans which designate sites for development such as the District Council's Local Plan and Neighbourhood Plans produced by parish councils.
- 1.3 A Habitats Regulations Assessment (HRA) is a process which looks at the potential impact of proposals within a plan on European sites.
- 1.4 South Somerset District Council (SSDC) is required to determine whether or not the contents of the South Petherton Neighbourhood Plan require a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC¹ and associated Environmental Assessment of Plans and Programmes Regulations 2004. If it is concluded that an SEA is required, South Petherton Neighbourhood Plan Steering Group are responsible for its production and it must form part of the material that is consulted on once the formal consultation stage is reached.
- 1.5 The policy aims and objectives of the draft South Petherton Neighbourhood Plan 2015 to 2028 are set out in Table 1 below. The draft neighbourhood plan does not propose to allocate land for housing and employment development. It does however designate four areas of Local Green Space and also identifies a number of Important Views. Appendix 1 sets out the draft neighbourhood plan policies:

Table 1 Aims and Objectives

NATURAL ENVIRONMENT		
Aims	Objectives	<i>Other objectives linked to this topic</i>
Protect and enhance our countryside and natural environment	1. Protect the land we value locally from inappropriate development and set parameters for new development to be found acceptable	7. Reduce flood risk 8. Improve and extend network of local rights of way and footpaths, cycle paths and bridleways
Focus future development on small, incremental expansion of the village		17. Ensure there is sufficient

¹ 'SEA Directive'

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Aims	Objectives	Other objectives linked to this topic
Strengthen retail/commercial function of village centre	14. Support creation of craft/artisan workshops	15. Provide new parking spaces/areas to serve key locations and facilities
Support the growth of local business / enterprise		16. Increase car parking opportunities
TRANSPORT AND TRAFFIC		
Aims	Objectives	Other objectives linked to this topic
Reduce substantially the impact of the motor vehicle	15. Provide new parking spaces/areas to serve key locations and facilities	5. Produce a Parish Design Guide to ensure quality & design of new development
Improve parking provision	16. Increase car parking opportunities 17. Ensure there is sufficient off-road parking per dwelling	8. Improve and extend network of local rights of way and footpaths, cycle paths and bridleways 9. Provide footpath links to and from new development
COMMUNITY FACILITIES, SPORT AND RECREATION		
Aims	Objectives	Other objectives linked to this topic
Provide for a wide range of community facilities and services and improve leisure and recreation opportunities	18. Protect community and social spaces and buildings from change of use 19. Redevelop pavilion with sports facilities, toilets and changing rooms	2. Designate and protect green spaces of importance to the Parish and Protect and Create Natural Habitats 8. Improve and extend network of local rights of way and footpaths, cycle paths and bridleways
Increase sport and recreation facilities and opportunities at the Rec.	20. Expand into new Rec. space when it's made available 21. Enable new leisure and recreation activity 22. Enable increase in local health and welfare services 23. Provide public toilets	

Draft South Petherton Neighbourhood Plan

- 1.6 Chapter 2 sets out the legislative background outlining the regulations that determine the need for this screening exercise. Chapter 3 gives an overview of the screening process, whilst Chapter 4 provides a screening assessment of the likely significant environmental effects of the emerging South Petherton Neighbourhood Plan and

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considers the need for a full SEA. The outcome of the screening assessment is set out in Chapter 5.

2. Legislative Background

- 2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC as transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, known as the SEA Regulations (from here on referred to as "the Regulations"). Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005) and the National Planning Practice Guidance.
- 2.2 Schedule 2 of the Neighbourhood Planning (General) Regulations 2012 makes provision in relation to the Habitats Directive. The Directive requires that any plan or project likely to have a significant effect on a European site must be subject to an Appropriate Assessment, part of the Habitats Regulations Assessment process. To achieve this, paragraph 1 of Schedule 2 prescribes a basic condition that the making of a neighbourhood plan is not likely to have a significant effect on a European site. Paragraphs 2 to 5 of Schedule 2 amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to neighbourhood development orders and neighbourhood plans.
- 2.3 The Planning and Compulsory Purchase Act 2004 (as amended) requires Sustainability Appraisal, incorporating SEA, to be carried out for Local Plans. The National Planning Practice Guidance (NPPG)² explains that there is no legal requirement for a neighbourhood plan to have a sustainability appraisal. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. A sustainability appraisal (SA) may be a useful approach for doing this and the guidance on sustainability appraisal of Local Plans should be referred to.
- 2.4 In some limited circumstances, where a neighbourhood plan could have significant environmental effects, it may fall within the scope of the Regulations and so require a strategic environmental assessment. One of the basic conditions that will be tested by the independent examiner is whether the making of the neighbourhood plan is compatible with European Union obligations (including under the Strategic Environmental Assessment Directive).
- 2.5 Whether a neighbourhood plan requires a strategic environmental assessment, and (if so) the level of detail needed, will depend on what is proposed in the draft neighbourhood plan. A strategic environmental assessment may be required, for example, where³:
- a neighbourhood plan allocates sites for development;
 - the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan;
 - the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

² NPPG Paragraph: 026 Reference ID: 11-026-20140306

³ NPPG Paragraph: 027 Reference ID: 11-027-20140306

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- 2.6 To decide whether an emerging neighbourhood plan might have significant environmental effects, its potential scope should be screened at an early stage against the criteria set out in Schedule 1 the Regulations.⁴
- 2.7 This report focuses on screening the emerging South Petherton Neighbourhood Plan for SEA and HRA.

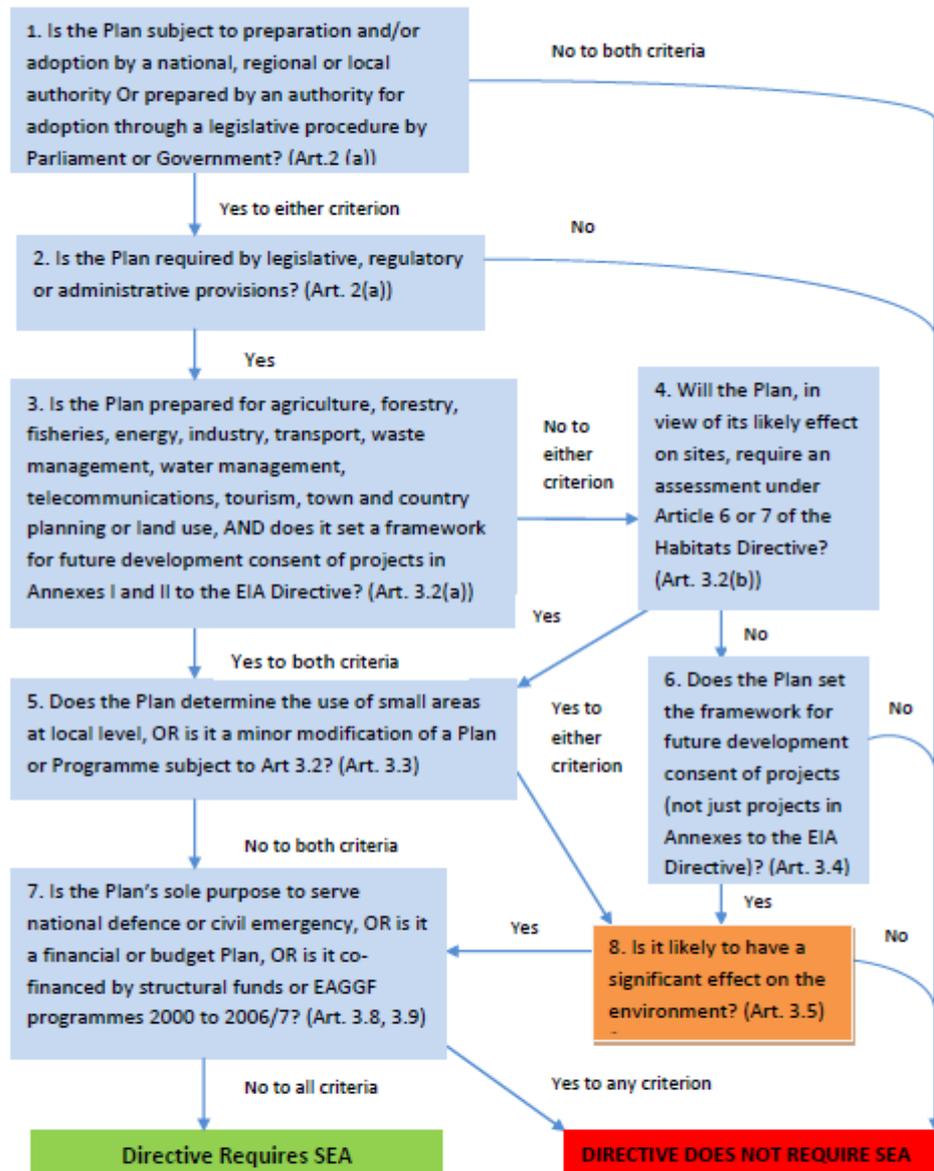
⁴ NPPG Paragraph: 029 Reference ID: 11-029-20140306

3. An Overview of the Screening Assessment

- 3.1 Figure 1 below reflects 'A practical guide to the Strategic Environmental Assessment Directive' and illustrates the process for screening a neighbourhood plan to ascertain whether a full SEA is required (Article numbers relate to European Directive 2001/42/EC).
- 3.2 In order to carry out the screening process it is necessary to consider each of the criteria set out in Figure 1 - this is done in Table 1. Table 2 explicitly addresses criterion 8 (coloured orange) by considering if the Neighbourhood Plan is likely to have a significant effect on the environment. This is done by considering the Plan against the criteria for determining the likely significance of effects referred to in the Directive⁵ - these criteria are listed in Figure 2.
- 3.3 Once the process set out in Figure 1 has been completed a screening outcome can be reached and the conclusion can be found in section 5.

⁵ Article 3.5 of European Directive 2001/42/EC

Figure 1: Application of the SEA Directive to Neighbourhood Plans



*The Directive requires Member states to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

- 3.4 The criteria for determining the likely significance of effects referred to in the Directive⁶ are set out in Figure 2.

Figure 2: Criteria for Determining Likely Significance of Effects

1. The characteristics of plans and programmes, having regard, in particular, to
 - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
 - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
 - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
 - environmental problems relevant to the plan or programme,
 - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
 - the probability, duration, frequency and reversibility of the effects,
 - the cumulative nature of the effects,
 - the transboundary nature of the effects,
 - the risks to human health or the environment (e.g. due to accidents),
 - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
 - the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

⁶ Article 3.5 of European Directive 2001/42/EC (these criteria are replicated in Schedule 1 of the Regulations)

4. Carrying out the Assessment of South Petherton Neighbourhood Plan

- 4.1 South Petherton Neighbourhood Plan Steering Group has drafted a range of policies that support the policy objectives of the Neighbourhood Plan set out in paragraph 1.5 of this document⁷. The draft policies are set out in Appendix 1; they, support development within and adjacent to the Development Area⁸, designate areas of Local Green Space, protect development from flood risk, encourage high quality design, protect the historic environment, protect pedestrian and cycle networks, help meet the demand for affordable housing, provide a mix of house types and sizes, support the creation of small employment units, protect existing car parking capacity, support the provision of new car parking, protect and enhance community facilities, support the provision of new public conveniences and identify priorities for CIL and S.106 expenditure.
- 4.2 The only European site within South Somerset is the Somerset Levels and Moors Special Protection Area/Ramsar. One other European site⁹ is in close proximity to the district boundary. These sites have been addressed in the Habitats Regulations Assessment which has been carried out alongside the South Somerset Local Plan.
- 4.3 Table 1 assesses whether the South Petherton Neighbourhood Plan will require a full SEA. The criteria within Table 1 are drawn from Figure 1 above which sets out how the SEA Directive should be applied. Appendix 2 contains a map showing the environmental constraints within the South Petherton Neighbourhood Area (NA). Appendix 3 includes the South Petherton inset map and key from the South Somerset Local Plan.

Table 1: Assessment of the Need for SEA

Assessment Criteria	Assessment	
1. Is the Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Yes	Neighbourhood Plans are prepared by parish/town councils (as the "qualifying body") under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act 2011. Once the Plan has been prepared, and subject to examination and referendum, it will be "made" by South Somerset District Council as the Local Planning Authority. GO TO ASSESSMENT CRITERION 2
2. Is the Plan required by legislative, regulatory or administrative provisions? (Art. 2(a))	Yes	Whilst producing a Neighbourhood Plan is not a requirement and is optional, it will if 'made' form part of the statutory Development Plan for the District and will be used when making decisions on planning applications. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.

⁷ Development Area remains as shown in adopted South Somerset Local Plan 2006 - 2028

⁹ Bracket's Coppice Special Area of Conservation, located south east of Crewkerne in Dorset.

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		GO TO ASSESSMENT CRITERION 3
3. Is the Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	Yes	South Petherton Neighbourhood Plan is being prepared for town and country planning and land use purposes and will set out a framework for future development in South Petherton parish. It aims to support development for residential use to meet local needs and promote business use as well as supporting the provision of new car parking and public convenience facilities therefore this may fall under 10 (a & b) of Annex II of the EIA Directive. GO TO ASSESSMENT CRITERION 5
4. Will the Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))		NOT APPLICABLE (refer to Figure 1)
5. Does the Plan determine the use of small areas at local level, OR is it a minor modification of a Plan or Programme subject to Art. 3.2? (Art. 3.3)	Yes	The South Petherton Neighbourhood Plan draft policies are set out in Appendix 1; they designate areas of Local Green Space, evidenced by the South Petherton Green Spaces Survey Report which assesses the sites against criteria set out in paragraph 77 of the NPPF and concludes that four of the twelve areas surveyed should be designated: Mere Lynchets, Dutchie's Orchard, the Recreation Ground and the Community Woodland. Policies also support development within and adjacent to the Development Area ¹⁰ , protect development from flood risk, encourage high quality design, protect the historic environment, protect pedestrian and cycle networks, help meet the demand for affordable housing, provide a mix of house types and sizes, support the creation of small employment units, protect existing car parking capacity, support the provision of new car parking, protect and enhance community facilities, support the provision of new public conveniences and identify priorities for CIL and S.106 expenditure.. GO TO ASSESSMENT CRITERION 8

¹⁰ Development Area remains as shown in adopted South Somerset Local Plan 2006 - 2028

6. Does the Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)		NOT APPLICABLE (refer to Figure 1)
7. Is the Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)		NOT APPLICABLE (refer to Figure 1)
As a result of the response to assessment criterion 5 it is necessary to consider the Neighbourhood Plan under assessment criterion 8. Table 2 below does this by using the criteria set out in Figure 2 of this document.		

Table 2: Determining the Likely Significant Effects of the draft South Petherton Neighbourhood Plan on the Environment

Significant effect criteria	Assessment	Likely Significant Environmental effect
The characteristics of the plans, having regard to:		
The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The South Petherton Neighbourhood Plan intends to support housing development to meet the Local Plan requirement particularly affordable housing. Support new small and medium scale local arts and crafts businesses. Support development within and adjacent to the Development Area ¹¹ , protect development from flood risk, encourage high quality design, protect the historic environment, protect pedestrian and cycle networks, help meet the demand for affordable housing, provide a mix of house types and sizes, support the creation of small employment units, protect existing car parking capacity, support the provision of new car parking, protect and enhance community facilities, support the provision of new public conveniences and identify priorities for CIL and S.106 expenditure.	No

¹¹ Development Area remains as shown in adopted South Somerset Local Plan 2006 - 2028

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	<p>The draft NP designates four areas of Local Green Space which have been assessed against the criteria set out in paragraph 77 of the NPPF.</p> <p>The Neighbourhood Plan sits within the wider framework of the National Planning Policy Framework (NPPF) and the adopted South Somerset Local Plan 2006-2028; and will therefore help to set the framework for projects that are localised in nature.</p>	
The degree to which the plan influences other plans and programmes including those in a hierarchy.	The Neighbourhood Plan should have regard to the NPPF and be in general conformity with the strategic policies of the South Somerset Local Plan 2006-2028. The Neighbourhood Plan is unlikely to significantly influence other plans and programmes.	No
The relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development.	A Neighbourhood Plan is required to contribute to the achievement of sustainable development and covers a parish wide geographical area. Therefore the likely significant effects on the environment are minimised as the Neighbourhood Plan should integrate environmental considerations and promote sustainable development.	No
Environmental problems relevant to the plan.	<p>The environmental impacts of the proposals within the South Petherton Neighbourhood Plan are likely to be minimal. Whilst part of the parish is located within Flood Zones 2 & 3 (north and east of the settlement), any future proposals within the flood zone would be subject to a Sequential Test and site-specific flood risk assessment in accordance with the NPPF.</p> <p>The NA also has a number of heritage assets including a Conservation Area, listed buildings and an area of High Archaeological Potential, all of which the Neighbourhood Plan intends to protect.</p>	No
The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g.	The Neighbourhood Plan has to be in general conformity with the Local Plan. The Local Plan has had regard to European Community legislation on the environment and therefore the NP is not directly relevant to the implementation of other European legislation. Waste management issues are addressed in	No

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plans and programmes linked to waste-management or water protection).	the Somerset Waste Core Strategy.	
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
The probability, duration, frequency and reversibility of the effects.	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.	No
The cumulative nature of the effects.	The Neighbourhood Plan should not lead to significant cumulative impacts 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.	No
The transboundary nature of the effects.	The South Petherton NA is located within the District of South Somerset the draft policies within the Neighbourhood Plan will not have a transboundary effect.	No
The risks to human health or the environment (e.g. due to accidents).	There is limited risk to human health or the environment as result of the draft policies of the South Petherton Neighbourhood Plan.	No
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected) by the Plan.	The NA covers the civil parish of South Petherton which has a usual resident population of 3,367 people (2011 Census) and covers a geographical area amounting to around 1,415 ha. The aims of the plan are locally based and are unlikely to have a significant impact on a wider geographical area or population.	No
The value and vulnerability of the area likely to be affected by the Plan due to: – Special natural	A large proportion of the existing built up area of South Petherton is within an Area of High Archaeological Potential (Local Plan Policy EQ3). A Conservation Area also covers a large proportion of the existing built settlement (Local Plan Policy EQ3). Parts of the NA are	No

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<p>characteristics or cultural heritage, – Exceeded environmental quality standards or limit values, – Intensive land-use, – The effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>designated as Flood Zones 2 and 3 (medium – high flood risk), to the north and north east (Local Plan Policy EQ1). Much of the NA is classed as best and most versatile agricultural land.</p> <p>There are no landscapes which have a recognised national, Community or international protection status in the South Petherton NA.</p> <p>The Neighbourhood Plan intends to protect these valued areas. The policies within the NPPF and Local Plan (identified in brackets) should ensure that any significant negative effects are adequately mitigated.</p>	
<p>Criterion 8 Conclusion</p>	<p>The South Petherton Neighbourhood Plan is unlikely to have a significant effect on the environment.</p>	

5. Screening Outcome

- 5.1 As a result of the findings set out in Table 1 and Table 2, it is concluded that the objectives and policies of the South Petherton Neighbourhood Plan are unlikely to have significant environmental effects; consequently a full SEA is not required.
- 5.2 The aims of the South Petherton Neighbourhood Plan are particularly supported by South Somerset Local Plan 2006-2028, EP15: Protection and provision of local shops, community facilities and services, EQ1: Addressing Climate Change in South Somerset, EQ2: Design & General Development, EQ3: Historic Environment and EQ4: Biodiversity, HG3: Provision of Affordable Housing, HG5: Achieving a mix of Market Housing TA5: Transport Impact of New development, TA6: Parking Standards and HW3: Protection of Play Spaces and Youth Provision and SS6: Infrastructure Delivery all of which have been prepared in accordance with the SEA Directive by being subject to Sustainability Appraisal.
- 5.3 Given the lack of European Sites in the vicinity of the NA, the limited wider impacts likely from the plan itself, and the protection afforded by the NPPF and Local Plan policies, this screening also concludes that South Petherton Neighbourhood Plan will not have significant effects upon the integrity of European sites.
- 5.4 The three statutory consultation bodies, Historic England, Natural England and the Environment Agency were consulted on 1 February 2017 to determine if they agree with the screening outcomes of this report. Their Responses are summarised Table 3 below. Full responses can be seen in Appendix 4:

Table 3: Summary of Consultation Responses from Statutory Bodies

Statutory Consultee	Summary of Comments
Natural England (09.03.17)	It is our advice, on the basis of the material supplied with the consultation that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils), there are unlikely to be significant environmental effects from the proposed plan.
Environment Agency (09.03.17)	We have considered that document and can confirm that we are satisfied with the conclusions that the South Petherton Neighbourhood Plan is unlikely to have a significant effect on the environment.
Historic England (07.03.17)	I can confirm that we have no objection to the view that an SEA will not be required.

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- 5.5 In light of the District Council's findings and the responses from the statutory consultees it is concluded that there is **no requirement** for a full SEA or HRA to be undertaken. This conclusion is based upon the current draft policies of the South Petherton Neighbourhood Plan.
- 5.6 This conclusion should be revisited at future stages, as SSDC must decide whether the neighbourhood plan proposal is compatible with EU obligations when it takes the decision on whether the neighbourhood plan should proceed to referendum; and when it takes the decision on whether or not to make the neighbourhood plan.

Appendix 1: Draft South Petherton Neighbourhood Plan Policies

Policy NE1 – South Petherton Village Development Area

The South Petherton Development Area is defined on Map X (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,
- iii) 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 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 X and are designated as Local Green Space. These LGS are:

- i) XXXXX XXXXXX
- ii) XXXXXX
- iii) etc.

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:

- iv) maintain or enhance the existing use and amenity value of the site;
- v) enhance the access to and use of the site where also used for recreational purposes;
- vi) 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,
- vii) do not change the purpose for which the space is valued and the reason for designation; and,
- viii) 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 map X (in the following locations):

- i) XXXXX XXXXXX
- ii) YYYYY YYYYYY, and,
- iii) etc.; and,

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.

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).

Policy BEH2 – Heritage and the Historic Environment

The South Petherton Conservation Area is defined on Map X. 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 X.

Other local heritage assets, as yet un-designated, are also set out on Map X and the parish council will work with Historic England to achieve formal designation. These assets are:

- i) [name]
- ii) [name]
- iii) etc

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 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 and potential new routes which could enhance this network and accessibility to local amenities including the school, village centre, community facilities and services are identified on Map X and are:

- i) insert list
- ii) etc.

Proposals for these and other new, extended or improved rights of way and other public non-vehicular routes 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.

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.

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:

- 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 and Kingsbury Episcopi because of family ties or a need to be near their workplace;
- 2 secondly to a person(s) with a connection to Ilminster, Crewkerne, Ilchester, Yeovil and their neighbouring parishes because of family ties or a need to be near their workplace; and,
- 3 thirdly to a person(s) with a connection to the wider South Somerset District.

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.

Policy H2 – Retaining Affordable Housing in Perpetuity

Affordable housing should be provided in perpetuity, (in accordance with the most up-to-date Government policy), for example, through a Community Land Trust or other community housing scheme 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.

Policy H3 – Housing Type and Size

To help ensure a locally appropriate supply of dwelling types and sizes, development proposals which demonstrate how they meet the local needs, demand and demographic profile of South Petherton will be supported. Developers are encouraged to provide dwelling types in the following approximate proportions across tenures to help deliver a balance in supply to meet local demand, where feasible, viable and unless it can be demonstrated that other up-to-date evidence indicates alternative proportions:

- i) X% single floor 1 or 2 bedroom dwellings;
- ii) XX% two floor 1 or 2 bedroom dwellings;
- iii) XX% 3 or 4 bedroom dwellings;
- iv) X% 5 bedroom dwellings.

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 take into account both this plan's aims and objectives 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 employees and visitors using the units in line with the most up-to-date Highways Authority standards.

Policy TT1 – Protecting Car Parking Capacity

The following car parks (identified on Map X) 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 X 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 less 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.

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 X and are:

- i) XXXXXXXX (valued for XXXXX purpose / reason);
- ii) XXXX XXXX (valued for XXXXX purpose / reason);
- iii) XXXXXXXX (valued for XXXXX purpose / reason)....

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

- vii) the proposal would not have significant adverse impact on the amenity of nearby residents; and,
- viii) the proposal would not have significant adverse impacts on the surrounding local environment (with regard to biodiversity, wildlife habitat and landscape character); and,
- ix) 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,
- x) the proposed use will be dedicated to community use in perpetuity; and,
- xi) 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.

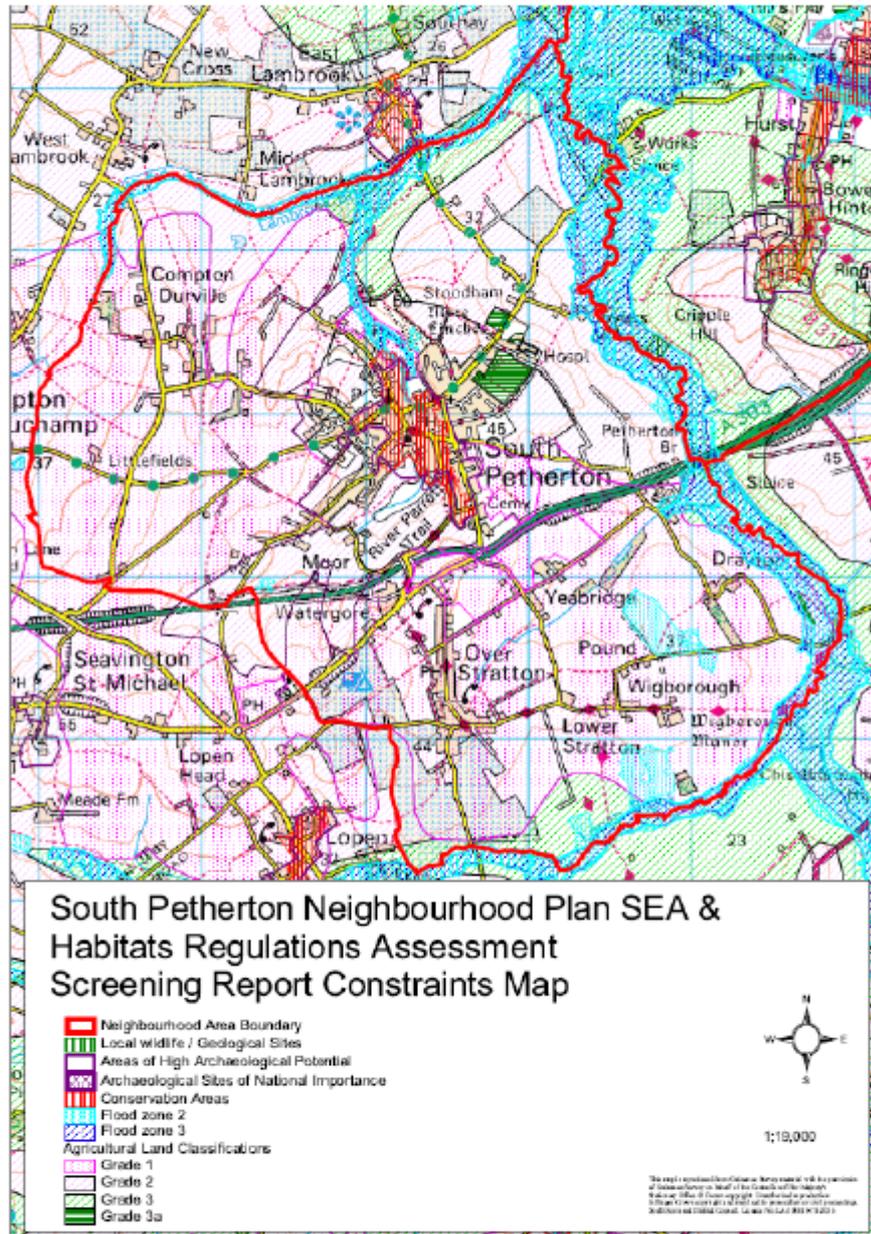
Policy D1 – Priority Projects and Action

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:

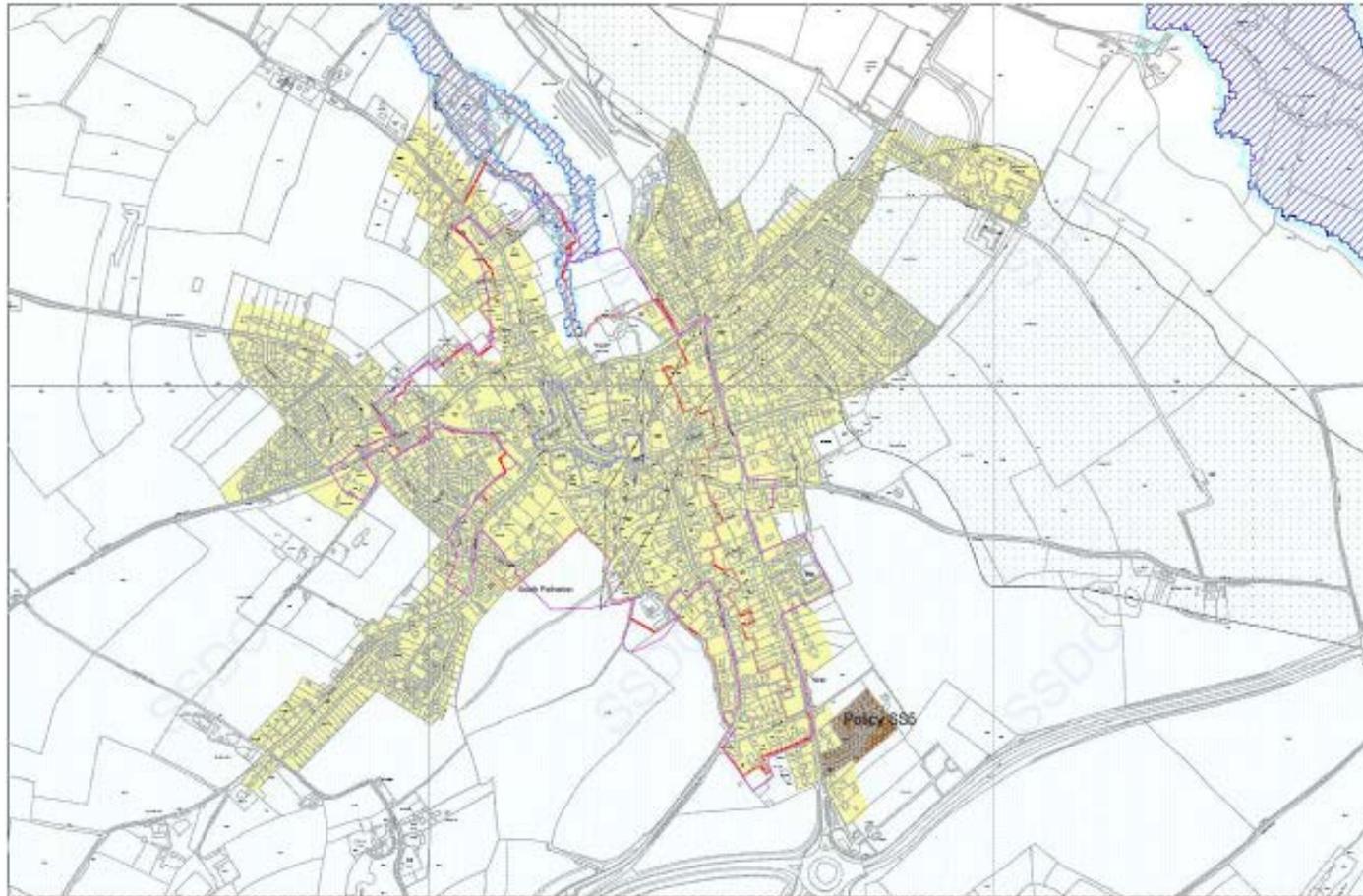
- i) expansion and modernising of the youth club facilities / building;
- ii) an extension to the community hall;
- iii) the provision of additional public car parking capacity in the village centre, with potential explored for additional capacity at the following locations (and others as yet unnamed 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.

Appendix 2 – Constraints Map

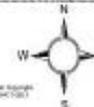


Appendix 3 - South Somerset Local Plan - Inset Map for South Petherton and Key



South Somerset Local Plan 2006 - 2028
South Petherton - Inset Map 12 (Adopted 2015)

1:6,000



This map is a simplified representation of the actual situation on the ground. It is not intended to be used as a legal document. It is the responsibility of the user to verify the accuracy of the information shown on this map. The map is provided as a guide only and should not be used as a basis for any legal proceedings.

South Somerset Local Plan 2006 – 2028 Key (Adopted 2015)

	Plan Area Boundary		Flood Zone 2, EQ1		Conservation Areas, EQ3		High Street (Chard), PMT1, PMT2
	Inset Boundary (Area Wide Map)		Flood Zone 3, EQ1		Historic Parks & Gardens Listed Battlefields, EQ3		Back Plots (Chard), PMT1, PMT2
	Not SSDC Area		Flood Zone 3a, EQ1		Archaeological Sites of National Importance, EQ3		East End (Chard), PMT1, PMT2
	Local Plan Strategy		Source Protection Zones EQ7		Area of High Archaeological Potential, EQ3		Green Heart (Chard), PMT1, PMT2
	Development Area, SS1, SS3, SS5		Hazardous Installations, ME9		Yeovil		Indicative Road Links between development areas
	Direction of Growth, SS3, SS5, YV2, PMT1, PMT2, PMT3, PMT4, LMT1, LMT2, LMT3		Honstridge Airfield Masterplan Boundary, EP6		Yeovil Airfield Flight Safety Zone YV4		Formal / Informal Recreation
	Countryside and Environment		Town Centres		Indicative location of Urban Village, YV3		Housing – Development Site (Carried forward saved proposals and strategic growth allocation for Chard), SS5, PMT1, PMT2
	Area of Outstanding Natural Beauty, EQ2, EQ4		Town Centres, EP2, EP9, EP11, EP12		Air Quality Management Area, EQ7		Employment – Development Sites (Carried forward saved proposals) SS3
	Wildlife / Geology – Local, EQ2, EQ4, EQ5		Primary Shopping Area, EP11		Transport		Buffer Zones
	Wildlife / Geology – National, EQ2, EQ4, EQ5		Primary Shopping Frontage, EP13		Road (Crewkerne)		Education
	Wildlife / Geology – International, EQ2, EQ4, EQ5		Town Centre Inset		A358/A30 Convert Signals		Community Facilities
	Mineral Safeguarding Area, Somerset Minerals Plan, SMP9				Transport Interchange Yeovil / Chard, TA3		

Appendix 4: Responses from Statutory Consultees

Ms Jo Wilkins
South Somerset District Council
The Council Offices
Brympton Way
Yeovil
Somerset
BA20 2HT

Our ref: WX/2006/000321/OR-
06/IS1-L01
Your ref: SEA
Date: 09 March 2017

Dear Ms Wilkins

South Petherton Neighbourhood Plan SEA Screening Opinion - February 2017

Thank you for consulting the Environment Agency on the above mentioned screening opinion.

We have considered that document and can confirm that we are satisfied with the conclusions that the South Petherton Neighbourhood Plan is unlikely to have a significant effect on the environment.

We have considered the draft policies in the document and can offer the following comments:

Flood Risk

We support that this references the local flood risk outside of the flood map for planning. It is important to capture the relevant surface water and any groundwater flooding, as any headwaters less than 5km² do not fall within the flood map for planning. Therefore, they may wish to use your Authority's SFRA and the published surface water flood map as the starting point for establishing areas of surface water flooding. The neighbourhood should note that it will be for the LPA and / or Lead Local Flood Authority (Somerset County Council) to comment on any future flood risk outside of the flood map for planning.

Local Green Space and Public Access.

Any opportunity to enhance the condition of the local riverine environment should be explored. As access to high quality river frontage can improve the biodiversity of the area, as well as the local environment for the benefit of residents. It would also help towards achieving favourable status of watercourse under the Water Framework Directive.

Yours sincerely

MICHAEL HOLM
Planning Advisor - Sustainable Places
Direct dial 02030 259358
Direct e-mail swx.sp@environment-agency.gov.uk

Environment Agency
Rivers House, Sunrise Business Park, Higher Shaftesbury Road, Blandford, Dorset, DT11 6ST.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
End

South Petherton Neighbourhood Plan
Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report

Date: 09 March 2017
Our ref: 207569



Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 0GJ
T 0300 060 3900

Ms J Wilkins
South Somerset District Council

BY EMAIL ONLY

Dear Ms Wilkins

Planning consultation: South Petherton Neighbourhood Plan Draft SEA and HRA Screening

Thank you for your consultation on the above dated 01 February 2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request:

Strategic Environmental Assessment

It is our advice, on the basis of the material supplied with the consultation that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils), there are unlikely to be significant environmental effects from the proposed plan.

Guidance on the assessment of Neighbourhood Plans in light of the SEA Directive is contained within the National Planning Practice Guidance. The guidance highlights triggers that may require the production of an SEA, for instance where:

- A neighbourhood plan allocates sites for development
- The neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan

The draft Neighbourhood Plan designates four areas for Local Green Space and no other areas for other forms of development. We have checked our records and based on the information provided, we can confirm that in our view the plan will not have significant effects on sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and

**South Petherton Neighbourhood Plan
Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report**

biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Habitats Regulations Assessment

Where a neighbourhood plan could potentially affect a European protected site, it will be necessary to screen the plan in relation to the Conservation of Habitats and Species Regulations (2010), as amended (the 'Habitats Regulations'). One of the basic conditions that will be tested at Examination is whether the making of the plan is compatible with European obligations and this includes requirements relating to the Habitats Directive, which is transposed into the Habitats Regulations. In accordance with Schedule 2 of The Neighbourhood Planning (General) Regulations 2012, a neighbourhood plan cannot be made if the likelihood of significant effects on any European Site, either alone (or in combination with other plans and projects) cannot be ruled out. Therefore, measures may need to be incorporated into the neighbourhood plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations. A screening exercise should be undertaken if there is any doubt about the possible effects of the plan on European protected sites. This will be particularly important if a neighbourhood plan is to progress before a local plan has been adopted and/or the neighbourhood plan proposes development which has not been assessed and/or included in the Habitats Regulations Assessment for the local plan.

Based on the information supplied in the HRA screening report, we agree with the conclusion that the plan is unlikely to result in significant impacts on a European site and therefore an HRA is not required.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA and HRA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any queries relating to the specific advice in this letter only please contact Oliver Lowe (contact details below). For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Oliver Lowe
Somerset, Avon and Wiltshire Sustainable Development Team
Tel: 02090266836
Email: Oliver.Lowe@naturalengland.org.uk

South Petherton Neighbourhood Plan
Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report

Dear Jo

Thank you for your consultation on the SEA Screening for the emerging South Petherton Neighbourhood Plan.

I can confirm that we have no objection to the view that an SEA will not be required.

Kind regards

David

David Stuart | Historic Places Adviser South West

Direct Line: 0117 975 0680 | Mobile: 0797 924 0316

Historic England | 29 Queen Square | Bristol | BS1 4ND

We have launched four new, paid-for Enhanced Advisory Services, providing enhancements to our existing free planning and listing services. For more information on the new Enhanced Advisory Services as well as our free services go to our website: HistoricEngland.org.uk/EAS



Historic England

