SOUTH SOMERSET DISTRICT COUNCIL

DRAFT NEIGHBOURHOOD PLAN SUBMISSION REQUIREMENTS

East Coker

Legislation (See Key)	Requirement	SSDC Comment	Complies with Submission Requirements
NPR Reg 15	A **Map** which identifies the area to which the proposed Neighbourhood Plan relates.	A Map showing the area of the Parish - the Neighbourhood Plan Area - is included in the Neighbourhood Plan.	**Y**
NPR Reg 15	A **Consultation Statement**, which must include the following: - details of who was consulted on the proposed neighbourhood plan (including consultation bodies) - an explanation of how they were consulted - a summary of the main issues and concerns raised through consultation - a description of how these issues were considered, and where relevant, addressed in the proposed neighbourhood development plan.	A revised Consultation Statement was received on 11th April 2018.	**Y**
NPR Reg 15	The final version of the **Proposed Neighbourhood Development Plan**	The Planning Authority received the revised Neighbourhood Plan on 11th April 2018.	**Y**
TCPA Schedule 4B p8	A **Statement** explaining how the proposed neighbourhood plan meets the requirements – the **basic conditions and other tests** – set out in the legislation:-	The Planning Authority have received a Basic Conditions Report dated December 2017.	**Y**
(a)	• having regard to **national policies and advice** contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan	Relevant sections of the NPPF are referred to in respect of Neighbourhood Plan Policies. How the Plan relates to sections of the NPPF is also included.	**Y**

(b)	• having special regard to the desirability of preserving any **listed building or its setting or any features of special architectural or historic interest** that it possesses, it is appropriate to make the order.	Policies ECCN 1 and ECCN 2 seek to ensure that development does not have an adverse impact on heritage assets; and policy ECCN 2 also states that specific unlisted 'local heritage assets' are identified, but this suggests that the correct procedure as set out in para 10.8 of the Plan have been pre-empted.	**Y**
(c)	• having special regard to the desirability of preserving or enhancing the character or appearance of any **conservation area**, it is appropriate to make the order.	Policy ECCN 3 states that development proposals will be expected to maintain the special character and appearance of East and North Coker Conservation Areas.	**Y**
(d)	• the 'making' of the Neighbourhood Plan contributes to the achievement of **sustainable development**	The Basic Conditions Statement includes a table seeking to set out how the Neighbourhood Plan Policies comply with the relevant paragraphs within the National Planning Policy Framework.	**Y**
(e)	• the 'making' of the neighbourhood plan is in general conformity	The Neighbourhood Plan	**Y**

	with the strategic policies contained in the **development plan** for the area of the authority (or any part of that area)	recognises the Sustainable Urban Extension, within the Parish and immediately to the south of Yeovil; and which is designated in the adopted Local Plan. It also refers to the Review of the Local Plan currently underway. It does however imply that further growth should be restrained within the Parish to the south of Yeovil; the largest and most strategically important town in the District.	
(f)	• the 'making' of the neighbourhood plan will not breach, and is otherwise compatible with **EU Obligations**	A Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report has been prepared and is available.	**Y**
(g) NPR Schedule 2	• prescribed conditions are met in relation to the neighbourhood plan and **prescribed matters** have been complied with in connection with the proposal for the neighbourhood plan [The prescribed condition is that the 'making' of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the **Conservation of Habitats and Species Regulations 2012)** or a European offshore marine site (as defined in the **Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007**) (either alone or in combination with other plans or projects).	A Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report has been prepared and is available. Consideration of marine sites is not applicable.	**Y**
EAPPR	In order for the public and the independent examiner to know whether	A Strategic Environmental	**Y**

Part 2	the plan is likely to have **significant environmental effects,** one of the following must be submitted: - a screening opinion confirming that the plan proposal is unlikely to have significant environmental effects; or - an environmental report prepared in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 It is recommended that this information is also included as an appendix to the basic conditions statement.	Assessment and Habitats Regulations Assessment Screening Report has been prepared and is available.	
LA p61F	The plan is being submitted by **a Qualifying Body.** In a neighbourhood area that covers the whole or any part of the area of a parish / town council only a parish / town council can submit the neighbourhood plan. If the plan is for an area that includes the whole or part of the area of another parish or town council (a multi-parish plan), consent must be obtained from all of the parish / town councils whose area is included. Elsewhere the plan must be submitted by a designated neighbourhood forum.	The East Coker Neighbourhood Plan is being submitted by East Coker Parish Council. The Neighbourhood Area was designated in September 2013.	**Y**
PCPA s38A	The draft Neighbourhood Plan **sets out policies in relation to the development and use of land** in the whole or any part of a neighbourhood area. A neighbourhood plan must include land use planning policies that can be used in the determination of planning applications. It must also relate to a designated neighbourhood area.	The Neighbourhood Plan does not contain policies which are not related to the use and development of land.	**Y**
PCPA s38B	The proposed Neighbourhood Plan **states the period in which it is to have effect**. This should be clearly shown on the front of the plan.	The Plan is intended to cover the period 2018 to 2028.	**Y**
PCPA s38B	The **policies do not relate to excluded development.** For example county matters (mineral extraction and waste development) and Nationally Significant Infrastructure Projects	The Draft Policies do not relate to excluded development.	**Y**
PCPA	The proposed Neighbourhood Plan **does not relate to more than one**	The Draft Plan relates only to the	**Y**

s38B	**neighbourhood area**.	Parish of East Coker.	
PCPA s38B	There have been **no other Neighbourhood Plans** produced for the Neighbourhood Area	There have been no other Neighbourhood Plans produced for East Coker.	**Y**

Key:

NPR - The Neighbourhood Planning (General) Regulations 2012 As Amended

TCPA – Town and Country Planning Act 1990 As Amended

LA - Localism Act 2011

PCPA – Planning & Compulsory Purchase Act 2004

EAPPR - Environmental Assessment of Plans and Programmes Regulations 2004