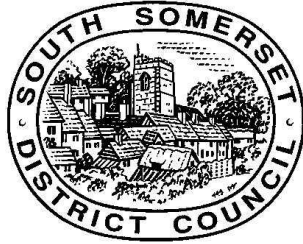


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District Executive - Thursday 3rd May 2018

Supplementary Appendices

Agenda No	Item
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6.	<u>The South Petherton Neighbourhood Plan Referendum</u> (Pages 2 - 130)
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Appendix A – Examiner’s Report (pages 2 – 22)

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(pages 23 – 106)

Appendix C – Parish Design Statement (with Proposed Modifications)
(pages 107 – 130)



South Petherton Neighbourhood Plan 2015 – 2028

**A report to South Somerset District Council
on the Examination of
the South Petherton Neighbourhood Plan**

**by Brian Dodd BA MPhil MRTPI
Independent Examiner**

3 April 2018

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Abbreviations

HELAA	South Somerset District Council Housing and Employment Land Availability Assessment, February 2017
LPA	Local Planning Authority (SSDC)
LPR	South Somerset Local Plan Review
NDP	Neighbourhood Development Plan
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SCC	Somerset County Council
SEA	Strategic Environmental Assessment
SPNP	South Petherton Neighbourhood Plan 2015-2028
SPNPSG	South Petherton Neighbourhood Plan Steering Group
SPPC	South Petherton Parish Council
SPPDS	South Petherton Parish Design Statement 2017
SSDC	South Somerset District Council
SSLP	South Somerset Local Plan 2006-2028 (adopted March 2015)
The Council	South Somerset District Council
The Framework	NPPF
The Parish Council	South Petherton Parish Council
The Steering Group	South Petherton Neighbourhood Plan Steering Group

1. Introduction

- 1.1 I have been appointed by South Somerset District Council (SSDC), with the consent of South Petherton Parish Council (SPPC), to carry out the independent examination of the South Petherton Neighbourhood Plan (SPNP), in accordance with the relevant legislation¹. My appointment has been facilitated by the Independent Examination Service provided by Trevor Roberts Associates.
- 1.2 As required by the legislation, I am independent of SPPC and SSDC, I do not have an interest in any land that may be affected by the draft plan, and I have appropriate qualifications and experience. I am a chartered town planner and accredited mediator with wide experience in local and central government and private consultancy.
- 1.3 In carrying out this examination I have visited the locality, unaccompanied, and had regard to the following documents:
- South Petherton Neighbourhood Plan, Submission Version, September 2017
 - South Petherton Neighbourhood Plan, Basic Conditions Statement, September 2017
 - South Petherton Neighbourhood Plan, Consultation Statement, September 2017
 - South Petherton Neighbourhood Plan, Strategic Environmental Assessment and Habitats Regulations Screening Report, March 2017

¹ Localism Act 2011

Town and Country Planning Act 1990 as amended

Planning and Compulsory Purchase Act 2004 as amended

The Neighbourhood Planning (General) Regulations 2012 as amended

- South Petherton Neighbourhood Plan, Statement of Reasons for not undertaking a Strategic Environmental Assessment (SEA), April 2017
- South Petherton Neighbourhood Development Plan, Sustainability Appraisal Report, August 2017
- Background and supporting documentation on the South Petherton Neighbourhood Plan website
- Individual Representations
- South Somerset Local Plan 2006-2028 (adopted March 2015)
- South Somerset Local Plan Review
- South Somerset District Council Housing and Employment Land Availability Assessment (HELAA), February 2017

- 1.4 Representations on the SPNP were submitted by Marine Management Organisation (MMO), Historic England, Natural England, Highways England, Somerset County Council Public Health, and South Somerset District Council. I have taken all these representations fully into account.
- 1.5 Some of the representations express support for various policies or make comments of a very general nature. I make no specific reference to these. I deal with the remaining representations under the appropriate policy headings below. In section 4, below, I list only those policies which require comment, either because of the representations or because I have identified matters which require modification.
- 1.6 Wherever possible, the examination of the issues by the examiner should be by consideration of the written representations. The examiner must cause a hearing to be held where it is necessary to ensure adequate examination of a particular issue, or where it is necessary to give a person a fair chance to put a case². In this instance, the written representations are detailed, coherent, and supported by up to date evidence. In my view it was not necessary for a hearing to be held.
- 1.7 Throughout the process of preparing the SPNP between 2015 and 2017 the South Petherton Neighbourhood Plan Steering Group (SPNPSG) sought to inform and involve the community. The means of doing so included: public exhibitions, meetings and events; a community questionnaire sent to all households; discussion with local businesses; directly contacting strategic stakeholders with an interest in planning issues in the Parish; meetings with developers; making documents produced by the Neighbourhood Plan Steering Group available on the Neighbourhood Plan website; using social media; meetings with local groups and institutions; keeping the community informed of progress through the parish newsletter.
- 1.8 It is clear that a great deal of commitment and effort has gone into the production of the SPNP, and that it is founded on a desire to provide for future expansion whilst retaining the character of the Parish.

2. Location and characteristics

- 2.1 The parish has a population of around 3600, concentrated in the village of South Petherton. The village is set in an agricultural landscape, with small areas of woodland. There are 113 listed buildings within the parish.

² Paragraph 9 of Schedule 4B to the Town and Country Planning Act 1990 (as amended)

3. The basis for this examination

3.1 *The basic conditions*

3.1.1 In brief, the basic conditions which must be met by the SPNP are:

- it must have regard to national policy and advice
- it must contribute to the achievement of sustainable development
- it must be in general conformity with the strategic policies in the development plan for the local area
- it must be compatible with EU obligations, including human rights requirements
- it must not have a significant adverse effect on a 'European site' (under the Conservation of Habitats and Species Regulations 2010).

3.1.2 I shall deal in more detail with each of these conditions below.

3.1.3 The examination is meant to be carried out with a 'light touch'. I am not concerned with the 'soundness' of the plan, but whether it meets the basic conditions.

3.1.4 Strategic Environmental Assessment (SEA) Screening was carried out by SSDC, and it was concluded that the SPNP is unlikely to have any significant effects upon the environment or upon any European site.

3.2 *Other statutory requirements*

3.2.1 When submitted to the local planning authority (LPA), a Neighbourhood Development Plan (NDP) should be accompanied by a map or statement identifying the area to which the plan relates, a 'basic conditions statement' explaining how the basic conditions are met, and a 'consultation statement' containing details of those consulted, how they were consulted, their main issues and concerns and how these have been considered and where relevant addressed in the plan.

3.2.2 The SPNP contains a map of the area to which the plan relates.

3.2.3 A basic conditions statement was submitted with the SPNP.

3.2.4 A consultation statement was submitted with the SPNP.

3.2.5 The SPNP must meet other legal requirements, including:

- that it is being submitted by a qualifying body (as defined by the legislation)
- that what is being proposed is a NDP as defined in the legislation
- that the SPNP states the period for which it is to have effect
- that the policies do not relate to 'excluded development'

- that the proposed SPNP does not relate to more than one neighbourhood area
- that there are no other NDPs in place within the neighbourhood area.

3.2.6 The requirements listed in paragraph 3.2.5 have all been met.

3.3 National policy

3.3.1 National policy is set out in the National Planning Policy Framework (NPPF).

3.3.2 The Framework is supported by web-based Planning Practice Guidance (PPG).

3.3.3 I have also borne in mind the Written Ministerial Statement on Neighbourhood Planning (HCWS346) made on 12 December 2016, and the White Paper 'Fixing our broken housing market' of February 2017.

3.4 Existing development plan and proposed new local plan

3.4.1 The existing development plan for South Petherton is the South Somerset Local Plan 2006-2028 (SSLP) (adopted March 2015). SSDC have embarked upon a Local Plan Review (LPR), but this is at an early stage.

3.4.2 PPG advises that a draft neighbourhood plan is not tested against the policies in an emerging local plan, although the reasoning and evidence informing the local plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

3.4.3 Where a neighbourhood plan is brought forward before an up-to-date local plan is in place, the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in the emerging neighbourhood plan, the emerging local plan and the adopted development plan, with appropriate regard to national policy and guidance.

3.4.4 At page 27 the SPNP recognises that sites for development in the Parish may be allocated through the Local Plan Review process. Appendix 1 of the SPNP reproduces a map and a table showing sites within the Parish, taken from the South Somerset District Council Housing and Employment Land Availability Assessment (HELAA) of February 2017. No indication is given of the likelihood of these sites being developed within the NP period. The HELAA says that 'the identification of potential sites within the HELAA does not imply that planning permission would be granted if an application were to be submitted'.

3.4.5 The LPR Issues and Options Consultation Document (published 26 October 2017) identifies a number of possible sites for new housing adjoining the village. There is some overlap with the HELAA sites. The Consultation document notes that 'The strength of the market and the potential housing sites identified in the HELAA suggest that [South Petherton] could continue to be an important settlement for the delivery of housing in the future'. However, this document marks only the beginning of a process of consultation and examination which will take at least two years. It is too early to say whether any of the sites will be allocated for development, or to say what the total of new dwellings might be. Nevertheless, Policy NE2 of the SPNP countenances the development of sites adjoining the village (see below).

3.4.6 In response to my written questions, SSDC say that they do not wish to see housing sites allocated by the SPNP. But at the same time they do not wish to see the possibility of housing development being restricted by the policies of the SPNP. I deal with these matters below.

4. Policies

4.1 Policy NE1 - South Petherton Village Development Area

- 4.1.1 South Petherton is classed as a Rural Centre in the SSLP. Market towns are expected to accommodate growth which has a wider than local significance, whereas Rural Centres are expected to accommodate growth catering more for local needs. The housing target for South Petherton in the SSLP plan period is 229. 219 dwellings had been completed by the end of March 2016, and 263 had been completed or were committed (by planning permissions) in January 2017 (see SPNP page 49, second paragraph).
- 4.1.2 Policy NE1 seeks to guide development to the defined South Petherton Development Area, the boundary of which is tightly drawn around the village. (See also paragraph 5.3 below).
- 4.1.3 SSDC say that the district has only a 4.2 year housing land supply, and that the amount of housing built in the larger towns has fallen short of the SSLP targets. They say that South Petherton could be an important settlement for the delivery of housing in the future and that SPNP policies NE1 and NE2 are too restrictive.
- 4.1.4 As I have said (see paragraph 3.4.1 above) the Local Plan Review is at an early stage, and there is no certainty that South Petherton will be identified as a location for growth beyond that which is already committed. When the Local Plan Review is complete, it may be necessary to review the SPNP to allow for further growth. For the moment, given the lack of certainty, it does not seem unreasonable for the SPNP to seek to locate development within and adjacent to the Development Area. Policy NE1 says only that the Development Area is the 'preferred location' for development, which to me implies that there might be circumstances where development might be justified elsewhere, and indeed Policy NE2 goes on to set out what those circumstances might be.

4.2 Policy NE2 – Proposals on the Edge of the Village Development Area

- 4.2.1 Policy NE2 says that proposals adjacent to the Development Area will only be supported where they are well-related, delivered at a rate of 12 dwellings a year, are a response to local needs, do not compromise landscape character and do not cause significant environmental effects.
- 4.2.2 The policy uses the words 'adjacent', which means 'near or touching', and 'contiguous' which means only 'touching' (and not 'well-related' as stated by the policy). This is contradictory and confusing. I **recommend** that the word 'contiguous' be deleted, and that the sub-paragraph should read: 'are well related to the'.
- 4.2.3 SSDC say that the rate of building is not within the control of either the Parish or the District Council, and is a matter for the developer. I understand the desire of the SPNP to achieve a rate of change which would feel 'comfortable' given the size and character of the village and the expectations of its residents. However, I do not see a practical mechanism for achieving such a specific rate of change, especially given the vagaries of the house building and house selling industry (including such issues as weather conditions, availability of labour and materials, financial constraints and market fluctuations). Sub-paragraph (ii) of Policy NE2 does include the

word ‘preferably’, which suggests that its authors were aware of these difficulties. Given that such a specific completion rate does not appear to be enforceable, it would in my opinion be appropriate to remove the aspiration from the policy and place it in the supporting text, and I so **recommend**. (See also paragraph 5.4 of this report, below). In reply to my written questions, SPNPSG said that the figure of 12 could be increased to 17, but in my opinion the same objections would apply to the inclusion of that specific figure in the policy itself.

- 4.2.4 As the policy is presently drafted, the words ‘preferably delivered’ in sub-paragraph (ii) apply not only to the proposed completion rate, but also to ‘a scale in line with design requirements set out in the Parish Design Guide’. Given the importance attached to the Parish Design Guide by the SPNP it appears unlikely that the application of the qualifier ‘preferably’ is intentional, and if that is the case, the sub-paragraph requires re-drafting, and I so **recommend**.
- 4.2.5 Sub-paragraph (iii) says that development should present a direct response to demonstrable local needs. SSDC say that there is little evidence of what constitutes such needs. However, the ‘Housing’ section of the SPNP sets out the authors’ understanding of the local needs position, citing in particular an independent Housing Needs Survey carried out in 2015. That survey identifies a need for affordable housing, and also for open market housing suited to the needs of older households who wish to remain in the parish. The SPNP, on page 49, says that there could be a shortage of dwellings with fewer bedrooms that would enable younger people and small families to access housing, or enable older households to downsize whilst remaining in the Parish. I consider that there is sufficient detail in the plan to give a developer a clear idea of its aspirations so far as local needs are concerned. Obviously, as the plan says on page 52, any particular scheme would be the subject of discussion and any evidence of change in the local needs position could be part of those discussions.
- 4.2.6 However, there is a problem with sub-paragraph (iii) of NE2 as presently drafted. It says that development proposals should represent a response to local needs ‘in accordance with policies H1 and H3’. Policy H1 is concerned solely with affordable housing and not with other local needs, for open market housing. In my view it would be wrong to overlook the needs of those local people with a need for open market housing identified on page 49 of the SPNP (see paragraph 4.2.5 above). I therefore **recommend** that sub-paragraph (iii) be altered to read: ‘represent a direct response to demonstrable local needs in accordance with Paragraph xx [see paragraph 5.2 below] and Policy H3 of this plan’.
- 4.2.7 The policy cites four documents which it says should be used as reference points to assess the impact of proposals. Of these, the South Petherton Peripheral Landscape Study is available on the SSDC website, and the South Petherton Parish Design Statement 2017 (SPPDS) forms part of the SPNP. A third is the ‘South Somerset Landscape Character Assessment’. SSDC say that this document has no formal status, not being a development plan document. However, they do not say that it has no relevance, or give any reason why it should not be used in concert with the other documents to assess proposals. They say that it is publicly available on the SSDC website. I note that the title of the document to which I am referred by SSDC is ‘The Landscape of South Somerset’. If this is in fact the same document as the ‘South Somerset Landscape Character Assessment’, then the title in the SPNP should be changed accordingly, and I so **recommend**. If it is not the same document, and the South Somerset Landscape Character Assessment is not publicly available, then it should not be used to assess the impact of proposals, the reference should be removed from the SPNP, and I so **recommend**.
- 4.2.8 The fourth document is the South Petherton Local Visual Landscape Study. In response to my questions, SPNPSG say that a hard copy of the South Petherton Local Visual Landscape Study is

on file having previously been openly available. If this document is to be used to assess the impact of development proposals, it should be made more easily accessible to the general public. Otherwise, it should not be used to assess the impact of proposals, the reference should be removed from the SPNP, and I so **recommend**.

4.3 Policy H1 – Meeting the Demand for Affordable Housing in South Petherton

- 4.3.1 On page 50 of the SPNP, in the introduction to the Housing policies, there is a summary of the SSLP polices dealing with affordable housing. These are now out of date as a result of a change in Government policy. This change is mentioned in a footnote to the SPNP. However, I consider that it would be more accurate and more helpful to a reader if the main text (in the third paragraph of page 50) were to be altered to reflect the present position, and I so **recommend**.
- 4.3.2 SSDC say that, in the policy, it is not clear what ‘the threshold for affordable housing requirements’ are. However, if the supporting text were to be modified as I recommend in paragraph 4.3.1 above, then there would be no doubt. A reference to the relevant paragraph could be added to the policy.
- 4.3.3 SSDC say that the words ‘within a reasonable period of time’ are rendered unnecessary by the operation of the local ‘Homefinder’ system. However, that system appears to cater only for rented properties, and some allocation mechanism is therefore required in the case of properties for sale. In the interests of clarity and precision, I **recommend** that an indication should be given, in the policy or in the supporting text, of what ‘a reasonable period of time’ might be.

4.4 Policy H2 – Retaining Affordable Housing in Perpetuity

- 4.4.1 SSDC say that the policy should underline the importance of section 106 agreements. I do not consider that this is essential to the operation of the policy, but the words ‘section 106 agreements’ (which are mentioned in the supporting text) could be added to the list of examples for the sake of completeness.

4.5 Policy H3 – Housing Type and Size

- 4.5.1 SSDC say that there is only limited justification for the choice of dwelling size mix set out in Policy H3. The evidence is limited, and partly anecdotal. However, it is the best that the local community has at present, and Policy H3 allows for considerable flexibility, including the words ‘... where feasible, viable and unless it can be demonstrated that other up-to-date evidence indicates alternative proportions’.

4.6 Policies TT2 – Creating New Additional Off-Street Car Parking Capacity and TT3 – Parking in Residential Development

- 4.6.1 Somerset County Council Public Health say that land for parking should be allocated at the edge of the village, with a transport interchange and undercover cycle parking, instead of the proposed additional car park allocations within the village, and that Policy TT2 should be amended and that Policy TT3 should be deleted. They say that s106 and CIL funding could be used to provide such a facility. They argue at length that providing additional car parking capacity within the village over and above County car parking standards will not reduce the impact of motor vehicles upon the community, and will make housing less affordable. In

answer to my questions, SCC say that the interchange should comprise car parking and a bus stop shelter incorporating cycle parking.

- 4.6.2 The Public Health case is forcefully argued, but SSDC and SPNPSG question the practicality, financial viability, extent of usage and effectiveness of the proposal. South Petherton is a small rural village and both residents and visitors rely heavily on car use for access. I recognise that both NPPF and the recently published 'NPPF – Draft text for consultation' encourage the fullest possible use of public transport, walking and cycling, but they also accept that opportunities to maximise sustainable transport solutions will vary from urban to rural areas.
- 4.6.3 Practical experience suggests that under-providing off-street car parking in residential developments may not in itself persuade occupiers to reduce car ownership or car use. Indeed this is recognised by the SCC Parking Strategy 2013 (for example: 'Too little parking leads people to park in inappropriate places, making our streets more dangerous, cluttered and congested' (paragraph 3.4)). Of course, a balanced package of measures, including improved public transport, park and ride facilities, cycleways and other initiatives, in combination with restricted off-street parking, can make a difference. But there is no convincing evidence before me that such a package would be financially viable or otherwise effective in the particular circumstances of South Petherton, a small rural village with heavy reliance on private car use. In my judgement, the SPNP is taking a pragmatic approach to the parking problems identified by the local community, given the resources currently available. The policies do not conflict with national policy and advice nor with the SSLP. Not catering fully for car ownership might be a workable strategy in a more sustainable urban location, but in this very rural setting the SPNP appears to me to be taking a justifiable and relevant approach.

4.7 Policy D1 – Priority Projects and Action

- 4.7.1 Policy D1 sets out a list of projects which the community would like to see implemented when funds are available. It is not a policy for determining how land should be used or developed. I therefore **recommend** that the 'Policy' heading and number be removed, and that the list and supporting text should become an Appendix to the plan.

4.8 South Petherton Parish Design Statement 2017

- 4.8.1 Although the SPPDS appears as an Appendix to the SPNP, it is clearly stated at page 41 of the plan that the SPPDS 'is an integral part of the Plan and will therefore be subject to the same scrutiny and consultation. Going through this process and making it part of the Plan itself gives it the weight required for it to be enforceable through the application of Policy BEH1'.
- 4.8.2 SSDC suggest that 'areas of high landscape sensitivity' referred to in the box on page 9 of the SPPDS might be identified and shown on a map. Whilst this might indeed be desirable, in my judgement the introduction of such a map at this very late stage in the plan making process would require full public consultation in the interests of openness and fairness. In my opinion there are sufficient examples in the text of the NP and the SPPDS, and also in Map E ('Important Views') to identify the main areas of concern.
- 4.8.3 SSDC say that the term 'sufficient parking' on page 11 of the SPPDS should be explained. Throughout the SPNP runs a theme highlighting the insufficiency of off-street parking within the village. The plan stresses the desirability of providing sufficient parking in new developments to avoid further on-street demand. The parking standards for Somerset are set by the County Council who are the Local Highway Authority. Their standards may be exceeded if there is local

justification in specific circumstances. I consider that the words 'sufficient parking' on page 11 of the SPPDS can be readily understood in the context of the SPNP as a whole. In particular, Policy TT3 and its supporting text clearly make the case for adequate parking provision.

- 4.8.4 Within the Conservation Area, the SPPDS (at page 12) encourages the use of natural stone, and timber or stone-mullioned windows. SSDC have reservations about this advice. I recognise that if the natural materials, or the design of the scheme, are of poor quality, then of course the Conservation Area will not benefit. But in principle I see no good reason not to seek design solutions which best suit the existing character of the Conservation Area.
- 4.8.5 Within the Conservation Area, the SPPDS (also at page 12) says that windows in new buildings or extensions should have a vertical emphasis. SSDC have reservations about this advice. During my visit I saw that there are many different styles of building within the Conservation Area. In some instances a vertical emphasis might not be the most appropriate solution. In my opinion the guideline concerning vertical windows is too sweeping a generalisation, and it requires expansion and justification if it is to remain. I **recommend** that this guideline should be redrafted.
- 4.8.6 Within the Conservation Area, the SPPDS (at page 12) seeks to prevent the loss of gardens which form characteristic gaps between buildings. SSDC question this, and also raise the issue of permitted development rights. In principle I see no harm in this guideline, since it aims to preserve the character of the Conservation Area. Side extensions would require planning permission within the Conservation Area, regardless of whether they lie within the Development Area. Outside the Conservation Area, such gaps might be more difficult to protect.
- 4.8.7 SSDC also criticise the detailed advice on the use of materials given for development outside the Conservation Area (SPPDS, page 16). This matter, and those set out in 4.8.4 to 4.8.6 above, are not issues which bear upon my consideration of the basic conditions, but for the most part are points of drafting which could and should be resolved by discussion between SSDC and SPNPSG, taking into account my conclusions set out in 4.8.4 to 4.8.6 above. I **recommend** that those discussions should take place, and revised text agreed where appropriate.

5. Other matters

- 5.1 There are a number of typographical, syntactical and other errors in the text of the SPNP. It is not appropriate or necessary for me to list them all in this report. However, where the errors concern aims, objectives or policies, I have listed them in Appendix 1 in order to improve the clarity and accuracy of the plan, and I **recommend** that these changes be made.
- 5.2 Users of the plan should be able to refer accurately and easily to specific paragraphs. I therefore **recommend** that the paragraphs of the plan, including paragraphs and sub-paragraphs within the policies, should be numbered.
- 5.3 A 'Development Area' for South Petherton is defined in the SSLP, and a map of the Development Area is reproduced for policy purposes in the SPNP. However, in the text and the policies of the SPNP the Development Area is referred to (not always consistently) as the 'Village Development Area'. This inconsistency is confusing, causing a reader to question whether there are in fact two differently defined development areas. To remove any doubt, I **recommend** that either 'Development Area' or 'Village Development Area' is used consistently.

- 5.4 The fourth and fifth sentences of the third paragraph on page 28 of the SPNP appear to imply that an additional 12 dwellings per annum would be acceptable for the remainder of the plan period. This is clearly not the intention of the SPNP. The intended meaning of the word 'cumulative' in the relevant sentence is unclear. The two sentences should be removed, or should be redrafted so that their meaning is clear, and I so **recommend**. (See also paragraph 4.2.3 of this report, above).
- 5.5 Map E on page 29 of the SPNP shows important views. The key says that viewpoint LV4 gives a view into the village centre, but the map appears to show two additional views from the same point. For clarity these should be identified in the key or deleted from the map, and I so **recommend**.
- 5.6 Throughout the SPNP, the words 'Highways (plural) Authority' are used. This is incorrect. Highways (plural) England are the authority responsible for trunk roads and motorways. Local Highway (singular) Authorities are responsible for other roads. The Local Highway Authority for South Somerset is Somerset County Council. Throughout the SPNP the words 'Highways Authority' should be replaced by the words 'Local Highway Authority', and I so **recommend**.
- 5.7 SSDC point to two small errors in the Basic Conditions Statement. These have no bearing upon my examination of the SPNP.
- 5.8 SSDC say that an updated Monitoring Report was published in October 2017, but this does not appear to have a significant bearing upon my examination of the SPNP.
- 5.9 At page 39 of the SPNP the number of Listed Buildings in the Parish is given as 114, and the number in the village is given as 63. At page 3 of the SPPDS the numbers are given as 113 and 64 respectively. According to SSDC the figure for the Parish should be 113, and I therefore **recommend** that page 39 should be amended accordingly.

6. Conclusions on the basic conditions

- 6.1 For the reasons set out above, I conclude that, subject to my recommended modifications, the SPNP has appropriate regard to national policy and advice.
- 6.2 There is no evidence before me to suggest that the SPNP is not in general conformity with any strategic policies of the development plan for the local area which are not out of date.
- 6.3 The targets for development set out in the SSLP have already been exceeded. The SPNP makes provision for further development within and adjacent to the defined Development Area. Therefore, as matters stand, I consider that the SPNP does contribute to the achievement of sustainable development. As the LPR rolls forward further development may be allocated to the Parish, in which case the NP will need to be reviewed.
- 6.4 There is no evidence before me to suggest that the SPNP is not compatible with EU obligations, including human rights requirements.
- 6.5 There is no evidence before me to suggest that the SPNP has any significant adverse effect on a 'European site' (under the Conservation of Habitats and Species Regulations 2010).

7. Formal recommendation

- 7.1 I have concluded that, provided that the recommendations set out above are followed, the SPNP would meet the basic conditions.
- 7.2 I therefore recommend that the SPNP, as modified, should proceed to a referendum.
- 7.3 There is no evidence to suggest that the area of the referendum should be anything other than the Neighbourhood Plan Area, as defined by the map on page 13 of the SPNP.

Brian Dodd

Brian Dodd, BA MPhil MRTPI
Chartered Town Planner and Accredited Mediator
3 April 2018

APPENDIX 1 – SUMMARY TABLE OF RECOMMENDATIONS

Examiner's report paragraph	SPNP reference	Recommendation
4.2.2	Policy NE2	Delete the word 'contiguous'. The sub-paragraph should read: 'are well related to the'.
4.2.3	Policy NE2, sub-paragraph (ii)	Remove the reference to completion rates from the Policy, and place it in the supporting text.
4.2.4	Policy NE2, sub-paragraph (ii)	Re-draft so that the word 'preferably' does not apply to the issue of scale.
4.2.6	Policy NE2, sub-paragraph (iii)	Alter to read: 'represent a direct response to demonstrable local needs in accordance with Paragraph xx and Policy H3 of this plan'.
4.2.7	Policy NE2, sub-paragraph (b)	If 'The Landscape of South Somerset' is the same document as the 'South Somerset Landscape Character Assessment', then the title in the SPNP should be changed accordingly. If it is not the same document, and the South Somerset Landscape Character Assessment is not publicly available, then it should not be used to assess the impact of proposals, and the reference should be removed from the SPNP.
4.2.8	Policy NE2, sub-paragraph (c)	The South Petherton Local Visual Landscape Study should be made more easily accessible to the general public. Otherwise, it should not be used to assess the impact of proposals and the reference should be removed from the SPNP.
4.3.1	Page 50, third paragraph	Reword the paragraph to describe accurately current national policy on affordable housing.
4.3.3	Policy H1	An indication should be given, in the policy or in the supporting text, of what 'a reasonable period of time' might be.
4.7.1	Policy D1	Remove the 'Policy' heading and Policy number, and move the list and the supporting text to an Appendix.
4.8.5	SPPDS, page 12	Re-draft the guideline concerning a vertical emphasis for windows.
4.8.7	SPPDS, pages 12 and 16	SSDC and SPNPSG should discuss these guidelines, taking into account my conclusions in 4.8.4 to 4.8.6, and agree revised wording where appropriate.
5.1	Page 16, Footnote 6, line 4	Insert semi-colon between 'with' and 'the'.
5.1	Page 21, Vision, line 2	Insert 'in a way' before 'which'.
5.1	Page 22, Objective 11	'increase' should be 'increases'
5.1	Pages 22 and 57, Objective 14	Should read: '... the creation of small ... and by enabling ...'
5.1	Page 53, Policy H1	Alterations are required for syntactical purposes.
5.2	Pages 1-70	The paragraphs of the plan, including paragraphs and sub-paragraphs within the policies, should be numbered
5.3	Pages 1-70	Either 'Development Area' or 'Village Development Area' should be used consistently.

5.4	Page 28, third paragraph, fourth and fifth sentences	The two sentences should be removed, or should be redrafted so that their meaning is clear (see also 4.2.3).
5.5	Page 29, Map E	Either: identify in the key all three views from LV4; or: remove the two additional views from the map.
5.6	Pages 1-70	Throughout the SPNP the words 'Highways Authority' should be replaced by the words 'Local Highway Authority'.
5.9	Page 39	Change the number of Listed Buildings in the Parish to 113.

APPENDIX 2

EXAMINER'S QUESTIONS AND SSDC/SPNPSG RESPONSES

EQ1	SSDC say that the South Somerset Landscape Character Assessment 'has no formal status'. However, they do not say that it has no relevance, or give any reason why it should not be used in concert with other documents to assess the impact of proposals. Is there any such reason?
RESPONSE	See EQ2 below
EQ2	Is the South Somerset Landscape Character Assessment publicly available?
RESPONSE	<p>SSDC – 'The Landscape of South Somerset' was published in October 1993. It is available on the District Council's website for information, but it does not constitute a Development Plan Document. https://www.southsomerset.gov.uk/media/410701/the_landscape_of_south_somerset.pdf</p> <p>The more recently published Peripheral Landscape Study for South Petherton (June 2008) is also available and forms part of the evidence base for the current Local Plan Review. https://www.southsomerset.gov.uk/media/321290/peripheral%20landscape%20study_south%20petherton.pdf</p>
EQ3	Is the South Petherton Local Visual Landscape Study publicly available?
RESPONSE	<p>SSDC – It is not known whether the Local Visual Landscape Study is available. It does not appear to form one of the evidence documents on the Neighbourhood Plan website. <u>Evidence Base Reports – Neighbourhood Plan</u></p> <p>SPNPSG - The SSDC documents are publicly available in the SP library in the LIC touchscreen computer and a map of Local Visual Landscape Study in hard copy is on file having previously been openly available.</p>
EQ4	Does Policy H1 apply to rented housing only, or to rented housing and housing for sale?
RESPONSE	SSDC – Unsure of intention. The Policy does however refer to affordable housing being available for persons who do not have access to open market housing.
EQ5	SSDC say that in Policy H1 the words 'within a reasonable period of time' are rendered unnecessary by the operation of the local 'Homefinder' system. Does that system cater for properties for sale as well as rented properties? If not, what is current mechanism for allocating affordable properties which are for sale?
RESPONSE	SSDC – the Homefinder system does not apply to properties for sale. SSDC do not get directly involved in allocating, for example, shared ownership properties; and this can be managed through a number of other agents.
EQ6	Is it correct to say that domestic side extensions would require planning permission within the Conservation Area?
RESPONSE	SSDC – It is correct.

EQ7	Is the Somerset County Council Parking Strategy of 2013 the most up-to-date source of car parking standards for South Somerset?
RESPONSE	SSDC - It is.
EQ8	At page 39 of the SPNP the number of Listed Buildings in the Parish is given as 114, and the number in the village is given as 63. At page 3 of the SPPDS the numbers are given as 113 and 64 respectively. Which figures are correct?
RESPONSE	SSDC – The Somerset Historic Environment Records have 113 entries for Listed Buildings in the parish of South Petherton. They do not differentiate between those in the village and those elsewhere.
EQ9	SSDC say that ‘South Petherton could be an important settlement for housing in the future and it would not be appropriate to restrict this as set out by these Neighbourhood Plan policies [NE1 and NE2]’. Do SSDC wish to see specific housing sites allocated by the NP? If not, how would they wish to see policies NE1 and NE2 modified to facilitate future development?
RESPONSE	<p>SSDC – The distribution of new housing and allocation of specific sites at various settlements will be considered through the Local Plan Review. Several options for South Petherton have been included in the Review Issues and Options Consultation Document, but no decisions have yet been taken, the consultation period having only ended in January 2018.</p> <p>https://www.southsomerset.gov.uk/media/900905/early_review_local_plan_issues_and_options_merged_v12_-_final.pdf</p> <p>The District Council do not wish the Neighbourhood Plan to include allocations.</p> <p>The Policies in the Neighbourhood Plan should not seek to restrict the location and number of new dwellings. Planning applications will be considered in the context of Policies SS1 and SS5 of the current Local Plan. It is difficult to see how Policy NE2 of the Neighbourhood Plan can seek to [determine] the delivery of a specified number of dwellings per year.</p> <p>Policy NE2 should omit section ii; and a clearer definition of ‘local needs’ is required in relation to section iii - this should not seek to limit open market housing. Affordable housing should meet the requirements of people who qualify on the Housing Register and through the Homefinder mechanism.</p> <p>SPNPSG – In relation to the Examiner’s question EQ9, and as a general comment, there is no legal requirement to allocate development sites in the NP and at no time is it recalled that SSDC officers suggested that the NP really must allocate sites. A number of options for housing growth have been identified in South Petherton in the Local Plan Review Issues and Options which went out for consultation – but at the current time we are not aware of the results of the consultation or decisions made by SSDC.</p> <p>In relation to SSDC’s response to the Examiner’s question EQ9, it should be understood that the Neighbourhood Plan is an expansionary document focusing on meeting the housing needs of a growing population within a thriving community. The extent of future housing development is highlighted in the Preface to the Plan in the</p>

section PACE OF HOUSING CONSTRUCTION, which states: "Such a policy should enable housing targets to be met comfortably."

The Plan is not intended to restrict delivery to a specified number of dwellings a year but gives due regard to the Parish's wish to preserve the special nature of South Petherton and in particular the atmosphere of a village. Thus there is the wish to meet housing targets by the continuous process of infilling.

NE2 is not unduly restrictive - it sets out all of the criteria important in SP that developers should take into account. It does not say "cannot" or "must" but helpfully guides development to appropriate locations. The supporting text is clear that SP is not anti-development. It signposts the evidence base and guidance material that should be considered by developers. It does not say it all has to be stuck to like glue (it cannot) and the policy is positively framed in line with national guidance.

NE2 ii) does not say that only 12 per year have to be delivered and no more - it's just an indication of an annualised rate that would be appropriate and which is in line with the existing Local Plan figures and remaining residual at that point. Therefore it is, as it says, a preference. Of course we are aware that development isn't delivered via a specified annualised number and so it's a guide in relation to scale across the Plan period.

Further in relation to any removal of the figure of 12 houses in NE2 ii), it should be appreciated that in 2017, when there were no larger scale developments, 13 applications were approved (including outline permission for 3 bungalows). The current rate of new housing has far exceeded the target in the existing Local Plan and due regard should be paid to the significant risk to South Petherton "Village's" status as a rural centre from the impact of additional development.

In examining this crucial point further, regard should be had both to the original context within which the Neighbourhood Plan was formulated and the new context within which SSDC appears to be viewing the Neighbourhood Plan.

One of the Steering Group's members has produced a comment and supporting information to answer SSDC's comment from the perspective of the original context within which the Steering Group operated. Please see the attached comment and the graph which dramatically shows the overshoot of the target under the current Local Plan. Due consideration should be given to the attached, especially as the points it makes are developed below.

With regard to the new context within which SSDC appears to be viewing the Neighbourhood Plan, please see the following:

The new Local Plan Review for the period 2014 to 2034 points out that the current Local Plan's target of 229 new homes for South Petherton has already been surpassed by the 232 new houses already built. An additional 28 houses being built right now or with planning permission and current applications mean that the new Plan period has got off to an already accelerated start. More if planning applications in the pipeline are approved. The new Plan has a target of 340 new dwellings. Over 20 years that would mean 17 a year.

On that basis we would retain the wording for Policy NE2 but would reluctantly change the number 12 to 17 with a reservation that circumstances may change and be reflected. Bearing in mind the accelerator impact of even just one larger scale development on the rate of housing delivery, otherwise by infilling or smaller scale development, this should be regarded as an expansionist rather than a limiting approach. One which preserves the special nature of South Petherton Parish and “Village”.

Local needs are determined by the demand and demographics of the local population. In the Parish there is the housing need of young low waged singles and couples. South Petherton Parish has a high proportion of senior citizens, many with a requirement for smaller, more easily manageable properties. The size of properties mentioned in Policy H3 i) and ii) would, in principle, suit both groups. For the latter group in particular there is the need not to be too far away from health, retail and leisure facilities, and to have access to transport. For people of all demographics, where they have cars, there is a need for adequate parking. All helping to sustain the Parish as an active, lively community, not simply as a dormitory as many feared in their comments during consultations.

There is a need for local people to have access to open market housing, which really means that such housing should be within their budgets. This is key. Of course, pricing finds its own level, and anyway developers catering for a local or neo-local market will have to pitch prices at realistic levels. But if developers build houses specifically for non-local people or an affluent market this will lead to a disconnection with local personal financial resources. So, in principle, there is a local need for open market housing to be priced reasonably and realistically. In terms of the local need for affordable housing; this is spelt out in the findings of the independent Housing Needs Survey as described in the Plan.

Further in relation to section iii), there is an overall responsibility to facilitate housing opportunities for all people and while of course access to open market housing should not be limited, there is a responsibility to enable provision for people who do not have access to open market housing. Hence our recognition of the importance of affordable housing and also of the potential for the Community Land Trust concept to operate as an alternative to other affordable housing mechanisms. Indeed, we are pleased to be able to report that informal discussions with developers have revealed a willingness by them to incorporate arrangements with the South Petherton Community Land Trust in proposals.

For the immediate future, the intention would be that a role be considered for the Community Land Trust in housebuilding proposals, where appropriate.

Considering SSDC’s comments on number of new dwellings from the perspective of the original context within which the neighbourhood plan was formulated and submitted

EQ9. It is Important to recognise that SSDC are proposing that documents that are being developed for the new Local Plan, and that did not exist when the SPNP was developed, should be considered relevant to an examination of the SPNP.

SSDC's response is inconsistent with SSDC action during the preparation of the SPNP. SSDC took cognisance of the emerging NP in their formal responses to developers, including specifically Persimmon who informally made the response available to SPNP.

The NP does not seek to restrict development, but it reflects the Local Plan in existence when it was prepared, and still in force today. The review and options document for the planned revision to the Local Plan cannot be considered as relevant to the SPNP as the NP was reviewed and commented on by SSDC before it was lodged, and before the new options documents from SSDC were presented.

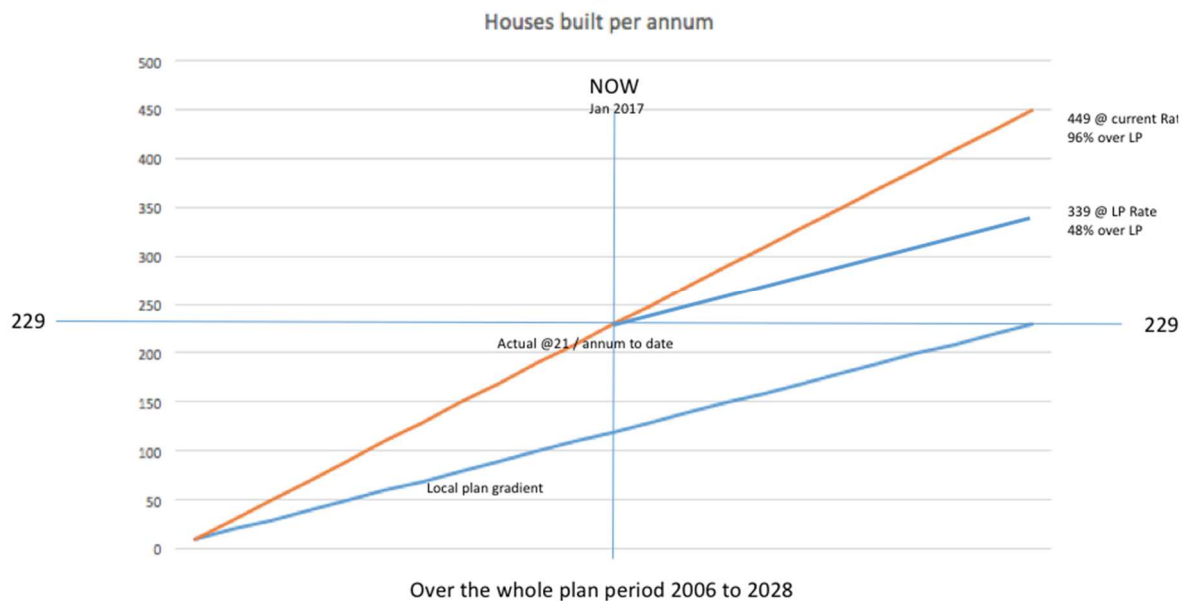
The view of the SPNP group was that various decisions by inspectors during the NP creation period reflected the manner in which development in rural centres should be assessed - unlike towns where inspectors considered that 50% (or so) additional development over the LP period was to be expected, but not much more than that. The trajectory of development up to the submission of the plan, if followed through, would create a 100% plus over development, and the NP considers this to be excessive and unwarranted.

Development Trajectory extract from meeting with major potential developers January 2017

Whether or not one of the major developments comes to fruition within the Local Plan period 2006 – 2028 the housing numbers in South Petherton will exceed the Local Plan 2028 estimate (229).

At the current run rate by 2028 there will be 463 houses, 96% over target.

If from now on the run rate is that predicted in the Local Plan then 339 houses will have been completed by 2028, 48% over target.



EQ10	In response to my question EQ2, SSDC say that the ‘South Somerset Landscape Character Assessment’ is publicly available on the SSDC website. However, the title of the document to which I am referred by SSDC is ‘The Landscape of South Somerset’. Is this in fact the same document as the ‘South Somerset Landscape Character Assessment’?
RESPONSE	<p>SSDC – When the Neighbourhood Plan refers to the ‘South Somerset Landscape Character Assessment’ it is assumed that the reference is actually to ‘The Landscape of South Somerset’ - the 1993 document - as the former title does not actually exist.</p> <p>SPNPSG - The SPNPSG clearly failed to notice the title difference but the plan focused on a common issue.</p>
EQ11	<p>Somerset County Council Public Health say that land for parking should be allocated at the edge of the village, with a transport interchange and undercover cycle parking, instead of the proposed additional car park allocations within the village, and that Policy TT2 should be amended and that Policy TT3 should be deleted. They say that s106 and CIL funding could be used to provide such a facility. They argue at length that providing additional car parking capacity within the village over and above County car parking standards will not reduce the impact of motor vehicles upon the community, and will make housing less affordable.</p> <p>What is the response of SSDC and SPNPSG to these proposals? In particular, do they have a view on the financial viability, practicality and effectiveness of these proposals?</p>
RESPONSE	<p>SSDC – The practicality, financial viability, extent of usage and effectiveness of such a proposal is probably highly dubious. Given the proximity of the A303 and distance to employment facilities and services, it is unclear who would find such a facility useful. The settlement is a rural settlement serving a wide hinterland of smaller villages; and the majority of residents can only access the South Petherton facilities by car.</p> <p>SPNPSG - This notion although not prompted by SCC Public Health was well discussed in the SG. The research we carried out, although limited to one week between 8 am and 8 pm and one day of street parking till midnight, showed that existing parking was seldom full and parking for people with a disability seldom used. Given the cost and poor value for money of such an idea we took it no further.</p> <p>SCC Public Health - No doubt you will have picked up on the significant changes in the draft revised NPPF which I suggest would tend to support my submission, in particular paragraphs 105 & 110. Just for clarity the examiner refers to a transport interchange, which in the mind’s eye sounds rather grand. In my submission I referred to a simple transport interchange, which in reality is car parking and a bus stop shelter incorporating cycle parking.</p>

South Petherton Neighbourhood Plan

2015 to 2028

Submission Version



Neighbourhood Plan: <https://spplan2015.wordpress.com/>
South Petherton Parish Council: <http://www.southpethertonparishcouncil.gov.uk/>

South Petherton Parish Council
September 2017

Date of Plan versions	
Draft Pre-submission version	31st March 2017
Pre-submission version	4th May 2017
Proposed Submission version	14th August 2017
Submission version	26th September 2017
Response to Examiner's comments	3rd April 2018
Approved version (made)	

Preface

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

PRESERVING AND DEVELOPING THE BEST

While enabling good scope for the provision of sufficient housing and other construction for a growing population, the Neighbourhood Plan seeks to ensure that certain standards and guidelines are adhered to so as to preserve what are regarded as essential attributes of life in South Petherton. Thus, the Parish Design Statement should be regarded as a key part of the Plan, being an expression of the will of the community to go forward with development in a way that safeguards the environmental integrity of the character of South Petherton.

PACE OF HOUSING CONSTRUCTION

Building new or extending current housing within existing boundaries on an infilling basis has been a particular and fundamental aspect of new housing provision in the parish of South Petherton. Although there have been a number of large scale developments on greenfield sites over time, this natural infilling process is of a continuous nature and is seen as the way forward in meeting further housing needs in a controlled and sustainable way. As in the past, it allows infrastructure resources to adjust to the requirements of the new housing and its occupiers in a measured and satisfactory way. Such a policy should enable housing targets to be met comfortably.

COMMUNITY PARTICIPATION AND RESEARCH

Drawing on the opinions of the community has been a major feature of preparing the Plan. This has been a very considerable process, both extensive and structured, conducted in a credible way, drawing on the professionalism both of members of the community from their previous or current careers and of paid experts from outside the community. As the research progressed and conclusions started to be drawn this was matched by a continuous consultation process, so everything in the Plan as it took shape has been in line with the clear majority or consensus of views being expressed by the community.

**South Petherton Neighbourhood Plan Steering Group
August 2017**

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Acknowledgements

The Neighbourhood Plan team

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South Somerset District Council

Jo Wilkins, Colin McDonald, Jo Calvert, Greg Venn, Adron Duckworth

Somerset Film

1. ABOUT OUR NEIGHBOURHOOD PLAN

Introduction

Background to the South Petherton Neighbourhood Plan

- 1.1 The Parish of South Petherton is situated in the rural District of South Somerset. It is a largely rural Parish with a population of around 3,600 people¹ situated amid the picturesque undulating South Somerset countryside. The Parish includes the settlements of South Petherton, and the smaller settlements of Over Stratton, Yeabridge, Compton Durville, and a number of Hamlets across the rest of the area. As a member of the SPARSE Rural partnership², South Somerset and its 100+ town and parish councils serve a predominantly rural community with an emphasis on farming and service industries.

Retail Centre



St James' Street

- 1.2 South Petherton Parish is dominated by the small ancient market town of South Petherton, a historic community predating the Domesday Book. Today South Petherton acts like a large village, especially on Saturday mornings when villagers and others meet time and again as they visit the wide range of shops in St. James' Street. "Everything you need is here", butcher, baker, fishmonger, greengrocer, Coop, delicatessens, award winning pub and cafes, chemist, post office, building society, and many more. One difficulty the village faces is that with growth

¹ The population was 3,367 in 2011 according to the census. See <http://www.neighbourhood.statistics.gov.uk/> for details of census data published by the Office for National Statistics (ONS). Our own population projections based on housing completions and using an average household size suggest the population in 2015 was closer to 3,600. See our evidence base Population and Housing topic paper for further details <https://spplan2015.wordpress.com/2015/07/16/evidence-base/>.

² See <http://sparse.gov.uk/members/> for further details of the Sparsity Partnership for Local Authorities Delivering Rural Services (SPARSE Rural).

over the last 50 years there are many new residents, but less parking in the village centre creating a disincentive for some to shop there, exacerbated by the ready availability of home delivery by superstores in the wider community.

Outlying Areas

- 1.3 While much of the economic activity and, indeed, settlement in the Parish radiates outwards from the village of South Petherton, it should not be forgotten that there is considerable economic activity and settlement in the outlying areas. As is to be expected, there is farming, and other rural-related activities being carried out, but also small businesses operating.
- 1.4 Over Stratton is a small but important settlement with a village hall, a well-known restaurant which attracts a strong custom from other parts of the Parish and from outside, and a pub which has a loyal clientele at both lunchtime and in the evening, as well as seeking custom from passing tourist traffic. Compton Durville is a smaller settlement but there has been the redevelopment of a former convent and retreat complex into an estate of workshops and small businesses. Yeabridge contains one of Somerset's most attractive wedding venues and attracts a clientele from outside the Parish.
- 1.5 While the people living in these outlying areas make use of the village of South Petherton as their nearest centre of services and facilities, they are also committed to ensuring their local areas have a sustainable future.

Agricultural Activities and Our Rural Landscape

- 1.6 Agriculture and associated industries dominate the employment opportunities locally, and tractors frequently pass through the village on their daily work, which seasonally includes cider apple growing and taking the apples to the local cider makers, arable crop movement and transport of sheep grazed and fattened on the local fields. Sheep have been a staple of the area for over 1,000 years and continue to provide high quality local produce for the butchers in the vicinity.
- 1.7 The major part of South Petherton's farm land lies on Yeovil Sands, in the Yeovil Sands Low Hill Country, and was described in 1993 *The Landscape of South Somerset* thus: "The agricultural land-use around Shepton Beauchamp, South Petherton and Merriott must be amongst the most diverse in Britain. Fields of maize, wheat, rape, flax, peas, potatoes, cabbages, beet and roses can be found alongside huge cider orchards filled with sheep."
- 1.8 The village of South Petherton is nestled within a high quality rural landscape which extends beyond the Parish boundary and is overlooked to the east by the significant Ham Hill, which is a country park, Special Site of Scientific Interest and heritage asset (scheduled monument). The Lambrook Brook, North Mills Brook and River Parrett all run through the parish.

Small Businesses

- 1.9 This predominance of agricultural endeavour in relation to non-residential land use continues today although the number of local people directly employed in farming is less than 5%. There are many

small businesses active all throughout the Parish. A recent survey carried out for the Neighbourhood Plan has recognised over 150 ranging from ceramics to electronics, but a significant percentage of those in employment work away from the village, with over 25% travelling between 10 and 30km to their workplace.

Transport for People

- 1.10 Direct access to the A303 makes living in South Petherton an easy commuting location. Buses run from the village on a regular basis to the nearby towns of Yeovil and Ilminster with connections to Taunton and beyond. Two coaches a day run from the village boundary to London and return and the national cycle route network passes through South Petherton village (route 339).



Traffic on Palmer Street

- 1.11 The car is a principal means of commuting, although the approval of some new housing developments with either no provision for parking or only a limited amount has contributed to the parking issues in the village centre, where car parks and main roads are used for home-based parking leaving few available spaces for shoppers and visitors to the area to easily find a space.

Design

- 1.12 The Neighbourhood Plan team have undertaken a Parish Design Statement to ensure that all future development respects the essential characteristics of the surroundings, but not in a 'chocolate box' way; there are excellent examples of recent developments with a range of building types and construction that sit well with the local vernacular, but there are also developments that do not come up to the level of space, style, configuration and function.
- 1.13 The centre of South Petherton is a Conservation Area. The opportunity has been taken to undertake a review of the (now 40-year-old) Conservation Area and its boundary (a Conservation Area Appraisal) to inform the development of the Parish Design Statement. Any changes to the boundary of the Conservation Area will need to be consulted on by South Somerset District Council through a process separate to that of the Neighbourhood plan.

Housing Targets

- 1.14 South Petherton is classed as a Rural Centre in the South Somerset District Council Local Plan. Rural Centres are expected to accept a level of development consistent with their scale, and thereby contribute to the anticipated increase in population over the period 2006 – 2028. This Neighbourhood Plan is intended to be consistent with the Local Plan while refining the detail of how planning should be undertaken in South Petherton specifically.
- 1.15 Local Plan estimates were that South Petherton Rural Centre would account for 229 new dwellings in the period to 2028 – that number has already been exceeded by 10% and predictions are that with only infill small scale developments the 2028 target will be exceeded by 50% or more. If any large-scale development is undertaken then the over-delivery would be nearer 100%, a burden the local infrastructure should not be expected to support.

Culture and Leisure

- 1.16 It is clear why South Petherton attracts new residents. As well as the shops, cafes and pubs the Parish has high quality leisure facilities at the Recreation Ground, nationally recognised music arts and drama at the David Hall, equestrian facilities ranging from livery up to Polo at Wigborough Manor, and easy access to the attractions of the surrounding region. It is not so clear at what point the attractiveness of South Petherton will be overwhelmed by increased congestion and overbuilding. This Neighbourhood Plan is intended to set that balance.

Community Resources



South Petherton Hospital

1.17 The community is served by both Primary and Junior schools in the village, a library, a GP surgery, hospital, care home, and a number of active churches of all the major denominations. Many groups meet regularly, including a WI with over 90 members, a large Art group with a waiting list and many exercise, fitness and wellbeing activities.

Parish Plan

1.18 It is recognised that a Neighbourhood Plan is not the right vehicle with which to address all of the various issues that influence the ongoing life of the community of South Petherton. As well as developing a strongly evidence based Neighbourhood Plan, the working group has delivered a Parish Plan to the Parish Council which has had broad acceptance and has been instrumental in introducing locally contracted personal care workers, clearing up the local environment, improving accessibility for pedestrians and the disabled, improving and expanding health and wellbeing support, with improved parking and reducing speed through the village centre high on the agenda.

Public Consultation



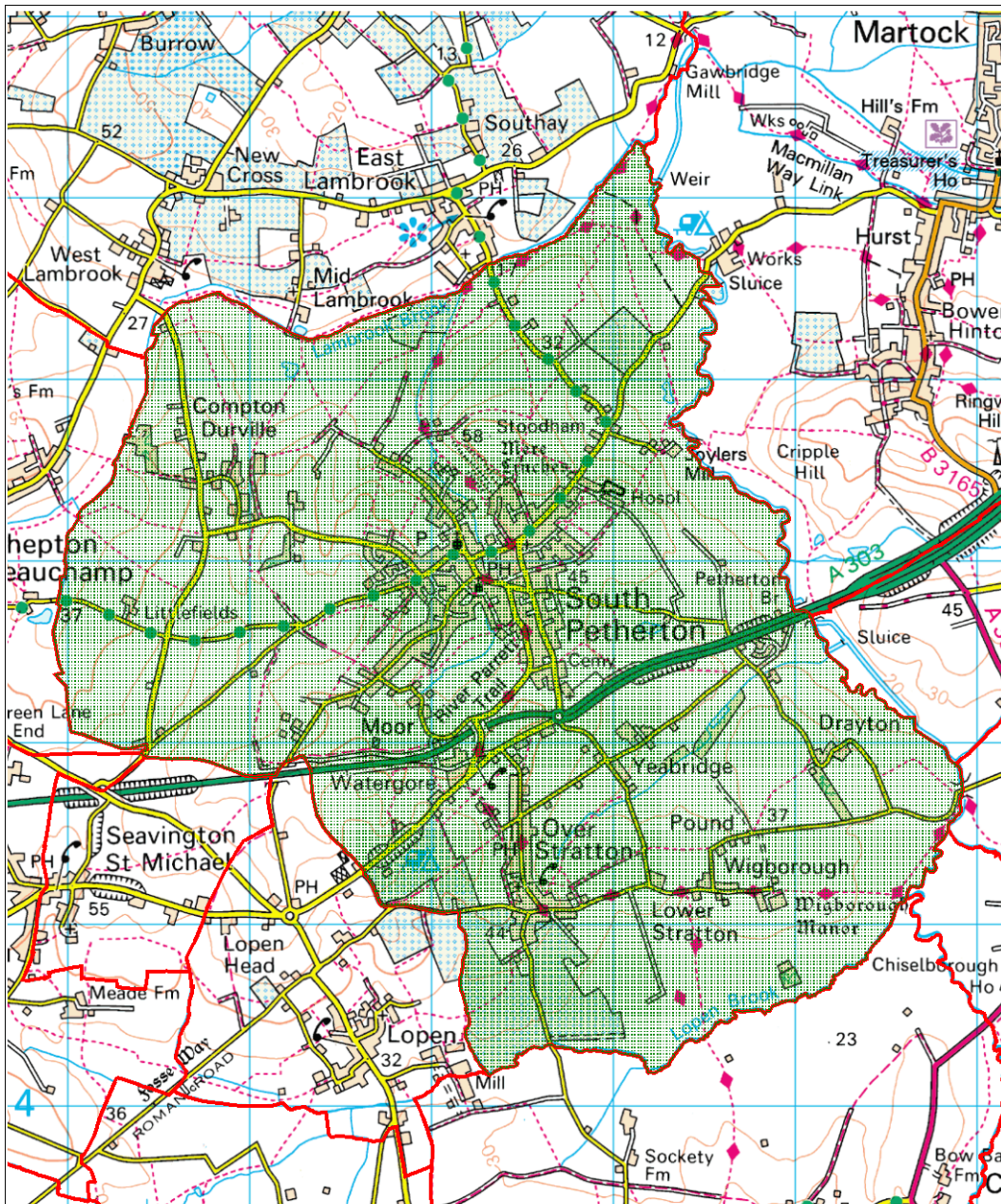
Public Consultation event in the Blake Hall 2016

1.19 Over the 2 years during which these comprehensive plans have been prepared the community has been continually appraised of the issues and options and has responded with many suggestions and comments which have been faithfully reflected in the final plans. The process we have followed is explained further below in the section “How have we got here?”.

The Plan Area

1.20 The Plan’s policies are applicable across the whole of South Petherton parish, as shown in Map A.

Map A – The Plan Area: South Petherton Parish

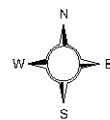


Name of neighbourhood area: South Petherton Proposed Neighbourhood Area

1:10,000

Area application date: February 2015

Organisation who made the application: South Petherton Parish Council



Proposed South Petherton Neighbourhood Area
Parish Boundaries

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Why do we need a Plan?

- 1.21 A Neighbourhood Plan is a planning strategy with legal weight. Introduced by the Localism Act in 2011³ it gives us, the community of South Petherton, an opportunity to set our own local planning policies which will be taken into account when planning applications are considered by South Somerset District Council as the local planning authority. The Plan itself will not give the Parish Council or wider community any decision-making powers but will influence future development and land use in the Parish and help to protect the land and buildings we value the most. Without the Plan we would have to rely purely on national and local authority planning policies and other “material considerations”⁴ to guide the appropriateness or not of development proposals which come forward in the future.
- 1.22 At the outset of our Plan’s development, our 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;
 - preserve the village-like atmosphere of South Petherton;
 - help ensure that housing developed is for local people;
 - develop a plan which protects and enhances our countryside and natural environment in order to maintain the special character of our surrounding landscape;
 - 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;
 - support and strengthen our busy village centre and the support the growth of local business and enterprise in the parish;
 - reduce the impact of the motor car and to improve parking provision within the village of South Petherton;
 - continue to support and provide a wide range of community sport and recreation facilities and to enable their improvement; and,
 - 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.

The Community’s Plan

- 1.23 This Neighbourhood Plan is *the community’s Plan*. It represents the community’s vision and priorities for how they would like to see land and building use in our local area change (or not) in the coming years and in doing so it sets out our local planning policies which will be taken into account as and when any proposals for development come forward in the Parish.
- 1.24 The Plan’s objectives have been developed from local consultation and analysis of other evidence. When we started the neighbourhood plan process, we consulted on a wide range of issues, some of which cannot be dealt with using the planning system, which is only concerned with land use.

³ See the following links for further detail of the Act itself <http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted> and the Government’s “Plain English Guide to the Localism Act”

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/5959/1896534.pdf

⁴ “Material considerations” are those matters or issues that are relevant to a planning application or proposal that can be taken into account. For information on what material considerations are, please see the following link <http://www.rtpi.org.uk/media/686895/Material-Planning-Considerations.pdf>.

- 1.25 However, those issues identified by the community which have required action which cannot be addressed in a planning strategy have been taken forward by the Parish Council in a parallel process.
- 1.26 The Plan is therefore not a Plan which can cover every issue identified as being important by and to the community: it has (and must have, by law) a focus on setting out policies which can be used, without ambiguity, to respond to proposals for development and the appropriate use of land. It puts us, as a community, in the driving seat when it comes to having a say over what, how and where development should take place where it requires planning permission.

How have we got here?

- 1.27 A Neighbourhood Plan is not compulsory and has been produced by volunteers. In order to produce the Plan, its development has been driven by a steering group, comprised of residents and Parish Councillors⁵.
- 1.28 It was recognised at an early stage that for the Plan to be truly representative of the planning issues of relevance in the Parish and to be *the community's Plan*, we would need to conduct thorough engagement with those who live and work in the Parish. We also recognised that the Plan could not be properly developed without the input of organisations and Agencies with a district-wide, county, sub-regional or national remit.
- 1.29 The process and types of consultation and discussion that we have gone through are documented in detail in our Consultation Statement which accompanies this final version of the Plan submitted to the local authority for Examination. However, the key methods we have used have included:
- Public exhibitions, meetings and events;
 - A community questionnaire sent to all households;
 - Discussion with local businesses;
 - Directly contacting wider-than-local organisations and Agencies (strategic stakeholders) which have an interest in planning issues in the Parish;
 - Meetings with developers hosted by both representative of the Neighbourhood Plan Steering Group and the Parish Council;
 - Making documents produced by the Neighbourhood Plan Steering Group available on the Neighbourhood Plan website;
 - Using social media;
 - Meetings with local groups and institutions;
 - Keeping the community apprised with progress through the parish newsletter, TA13.
- 1.30 Our development of the Plan was based on a desire to be open and to encourage comments and contributions from all quarters with the aim being able to achieve consensus, but also to have debates about key issues.
- 1.31 Having developed the Plan through this iterative approach, this "Submission" version has taken into account comments received in response to the consultation on the "Pre-submission" version. Assuming that the Plan passes through the Examination successfully, the Plan will be subject to a public referendum where residents on the electoral register will be asked if they support the final Plan. If the referendum answer is a "yes" from a majority of voters turning out on the day, the Plan will be "made".

⁵ The steering group's members involved during the process were Paull Robathan (Chair, until April 2017), Graham Gatehouse (Chair from April 2017), Richard Blausten, Barry Apps, Butch Bishop, Bryan Chitty, Angie Allen, Mark Jackson, Sarah Helton, Andy Magrett, David Cox.

(or adopted) by the local authority. The key stages we have followed during the Plan's development, many of which are formally required by law, are set out below.

1. Designate the geographic area for which the plan will cover
 2. Gather local views on key issues through consultation
 3. Gather data, research and other written evidence
 4. Develop a vision, aims and objectives
 5. Develop policies
 6. Draft the Plan
 7. Test the Plan using a Sustainability Appraisal
 8. Consult on the "pre-submission" version of the Plan
 9. Take responses into account and amend the Plan
 10. Submit the "submission" version of the Plan to the local authority for Public Examination
 11. Test the Plan at Public Examination (conducted by an Independent Examiner)
 12. Receive Examiner's recommendations including whether the Plan should proceed to Referendum
 13. Referendum
 14. The Plan is "made" (adopted) (if it receives a majority of support at referendum)
- 1.32 During the development of this plan we have been cognizant of the "rules" within which we have to work. This includes the process we are required to follow set out above, but also a set of "Basic Conditions" against which the plan will be tested at the Examination. These Basic Conditions need to be passed at Examination for the Plan to proceed to the last (referendum) stage. In brief, the Plan needs to:
- have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - contribute to the achievement of sustainable development;
 - be in "general conformity"⁶ with the strategic policies contained in the development plan for the area (in our area, the South Somerset Local Plan and Somerset Waste and Minerals Plans); and,
 - not breach, and otherwise be compatible with, EU obligations.

Sustainable Development

- 1.33 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) set out the Government's planning policy to which all plans and proposals for development should comply. The NPPF includes, at its heart, a "presumption in favour of sustainable development". It is important to understand what that means for our Plan as it sets the parameters within which we can make proposals and set policies and we have to contribute to the achievement of sustainable development if the plan is to pass the Basic Conditions.
- 1.34 When taking decisions on proposals for development this means that proposals should be approved where they accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF or specific policies in the NPPF indicate that development should be restricted.

⁶ "General conformity" is defined in National Planning Practice Guidance 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; the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach." (Paragraph 075, Revision date 06-03-14, Reference Id: 41-074-20140306)

- 1.35 Translating this to what it means for our Neighbourhood Plan, it states that plans should “...support the strategic development needs set out in Local Plans, including policies for housing and economic development...” and “...plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan”. The NPPF goes on to say that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan.”
- 1.36 We are also advised that neighbourhood plans should not promote less development than set out in the Local Plan or undermining its strategic policies. Outside of strategic policies, we are encouraged to shape and direct sustainable development in our area through our Plan.

Our Evidence Base

- 1.37 To inform the content of the Plan, we have developed our evidence base so that our policies are underpinned by clear reasoning and justification. We have done this in two ways. Firstly, we have undertaken local consultation (documented in our Consultation Statement which will be submitted alongside this Plan for Examination) and secondly we have gathered together our understanding of the written evidence and data that already exists into summary reports. We have used these two approaches to help identify our Plan’s Objectives, Vision and its policies and all of our evidence base is available on the Neighbourhood Plan website⁷.

Sustainability Appraisal

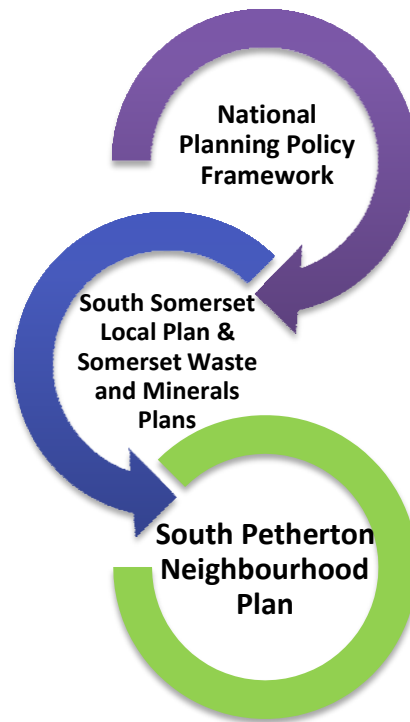
- 1.38 The Plan is subject to testing as it is developed to help determine the Plan’s positive or negative impact on the social, environmental and economic character of the Parish. This is done through a sustainability appraisal (SA). The report of the SA will accompany this Plan as it proceeds to submission. The aim of the SA is to identify potential impacts of our policies and then propose possible amendments to policies to lessen negative impacts which could arise as a result of the Plan’s policies and / or proposals.

This Plan’s Status and Relationship with Other Planning Documents

- 1.39 This Plan, once made (approved), will be part of the statutory development plan. That means that its policies will have significant weight (or ‘real teeth’) when it comes to being used by the local authority to help determine proposals for development submitted through planning applications. It will form the local tier of planning policy in our parish.
- 1.40 The Plan sits alongside the South Somerset Local Plan (also part of the statutory development plan) and underneath the umbrella of national planning policy in the Government’s National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), as the main planning policy documents relevant to our area. Other important planning documents which govern specific issues are the Minerals and Waste Plans produced at the county-wide level, although the neighbourhood plan’s principal relationship is with national policy and the Local Plan.

⁷See <https://spplan2015.wordpress.com/>

Figure 1



- 1.41 However, this Plan should not be treated as a blueprint. When this Plan is made (adopted) policies will need to be used by the local planning authority when it considers decisions that need to be made about development proposals submitted through the planning application process.
- 1.42 The Plan’s policies, however, cannot guarantee that a proposal will be refused nor be granted permission, but the policies will carry significant weight, alongside policies of the NPPF, NPPG and Local Plan (and other ‘material considerations’) when weighing up the appropriateness of the proposal in question.

Local Plan Policy Context for South Petherton

- 1.43 The South Somerset Local Plan 2006-2028 sets the planning policy context for our parish and the Plan itself. We have had to ensure that our Plan’s policies are in general conformity with the strategic policies of the adopted Local Plan. For that reason and because our Plan has to sit alongside and “mesh” with the Local Plan, we set out below some of the key strategy points from the Local Plan for South Petherton.
- South Petherton is designated as “Rural Centre”, i.e. “a market town 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”. (Local Plan Policy SS1: “Settlement Strategy”.)
 - South Petherton has a supply of 1.81 hectares of employment land, with this in mind it is suggested that an additional 0.66 hectares be provided as a minimum in the settlement. This will provide choice and aid self-containment in South Petherton. (Local Plan Table 1: Employment Land Justifications.)
 - The Local Plan requirement (a target which the total amount of dwellings to come forward should be “in line with”) for new additional housing in South Petherton (settlement) was 229 for the 22-year plan period of 2006-2028 of which 219 dwellings were completed at the end of March 2016,

leaving a residual amount of 10 to be provided between 2016 and 2028. (See Local Plan Policy SS5: Delivering New Housing Growth and SSDC Annual Monitoring Report September 2016.) The Local Plan states that the target number reflects “a scale of growth commensurate with Martock and secure(s) a level of provision capable of supporting local services.” (Local Plan paragraph 8.64).

- The Local Plan recognises that “The 2006 Parish Plan indicates that access to local sports provision would be desirable although the cost of providing such facilities within the settlement is acknowledged as prohibitive. Support for local shops and services are seen as important and improved car parking would assist. The Parish Plan also indicated the need for more starter homes and small family accommodation particularly for rent.” (Local Plan paragraph 8.62.)
- For retail, the Local plan states that, “As set out in Policy EP9, South Petherton is a Local Centre in retail terms and the focus for any new retail development should be within the defined Town Centre. Proposals for retail development in excess of 250 sqm will be required to undertake a Retail Impact Assessment.” (Local Plan paragraph 8.68.)
- The Local Plan identifies a need for “a replacement surgery, expansion of youth facilities, an extension to the community hall, new open space and expansion of formal pitches and changing facilities for the village.” (Local Plan paragraph 8.69.) (See the Community Facilities, Sport and Recreation chapter and Delivery chapter in this plan for further details about these.)

The Neighbourhood Plan Period

- 1.44 Our Plan covers the period between 2015 and 2028, and is therefore in sync with the Local Plan produced by the District Council as the local planning authority. It is logical for our Plan to be aligned in this way as it is the Local Plan’s strategic policies with which our Plan has to in general conformity.

Monitoring and Review

- 1.45 While there is no statutory requirement for the impact of this Plan and its policies to be monitored, the Parish Council will endeavour to periodically monitor the impact of policies on change in the Parish by considering the policies’ effectiveness in the planning application decision making process. The Parish Council will do this by referring to this Plan when reviewing planning applications. The Parish Council will endeavour to keep a record of the application, any applicable policies, the comments from the Parish Council and the eventual outcome of the application.
- 1.46 A full or partial review of this Plan is unlikely to be considered necessary during its lifetime unless triggered by changes to legislation, changes to national or District-wide planning policies or significant planning issues being raised by the local community which cannot be dealt with effectively by a combination of national, District and / or existing Neighbourhood Plan policies.

2. OUR VISION, AIMS, OBJECTIVES AND POLICIES

Our Vision

A Vision for South Petherton

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

Our Aims, Objectives and Policies

- 2.1 Our aims (what we want the plan to do) and objectives (how we will deliver the aims) are a result of extensive local consultation and consideration of evidence to identify the key planning related issues in the parish. In turn, our planning policies set out a set of “rules” and guiding criteria which will help decision makers (officers and elected District Councillors) determine planning applications in the parish as and when they are submitted. However, we cannot have a policy for every issue identified for two reasons. Firstly, they need to be related to planning and land-use only and either propose change to the use of land or be able to be used to help determine development proposals. Secondly, there are existing policies contained in national planning guidance and the South Somerset Local Plan which cover many issues and we are advised that our neighbourhood planning policies should not simply repeat policies already set out in these documents, but that they should add local detail (or specificity) to them.
- 2.2 Our aims and objectives are set out in the table below. We have created six topic headings or themes under which the aims sit. These topic headings are:
- Natural Environment
 - Built Environment and Heritage
 - Housing
 - Local Economy
 - Transport and Traffic
 - Community Facilities, Sport and Recreation
- 2.3 While the aims sit reasonably comfortably under one topic heading, objectives can be “cross-cutting” across topics; that is, they may help to achieve or deliver more than one aim and relate to more than one topic and this is reflected in the table.

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	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	2. Designate and protect green spaces of importance to the Parish and Protect and Create Natural Habitats	17. Ensure there is sufficient off-road parking per dwelling
Control future development	3. Protect important views (including those of Ham Hill) 4. Limit development in the countryside	18. Protect community and social spaces and buildings from change of use
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	1. Protect the land we value locally from inappropriate development and set parameters for new development to be found acceptable
Set appropriate design and space standards for new development	6. Set up list of local heritage 'assets' to be protected	11. Ensure that new housing increase options
Establish a more accessible (pedestrian-and cyclist friendly) environment	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	12. Provide some bungalows and lifetime homes 13. Provide dwellings suitable for single person households 23. Provide public toilets
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 increases 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 the local village and wider rural economy through the creation of small and medium business units and by enabling the organic growth of local businesses	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 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 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	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.	21. Enable new leisure and recreation activity 22. Enable increase in local health and welfare services 23. Provide public toilets	

- 2.4 We have packaged policies under the topic headings to which they most closely relate. We have also set out a section at the end of the plan (called “Delivery”) which focuses on drawing together all of the projects we are seeking to deliver in the plan which are referenced in the topic sections.
- 2.5 The order that topics or policies appear in this plan does not indicate any priority and it is important to note that, while we have packaged aims, objectives and policies under these topic headings, when development proposals are being assessed, the whole Plan (i.e. all policies) should be considered.
- 2.6 For each of our planning policy sections we set out:
- The aims relating to the topic;
 - our justification for why we need the policy;
 - which objectives the policy seeks to help deliver or respond to; and,
 - the policy itself.
- 2.7 Our Neighbourhood Plan’s planning policies are designed to provide a framework which will be used, alongside national and district planning policies, by local authority development management officers and Councillors (elected Members) when considering planning applications for development. Those proposing development in the Parish will also need refer to them to understand the local policy parameters against which their proposal will be tested.

Natural Environment

Aims:

Protect and enhance our countryside and natural environment

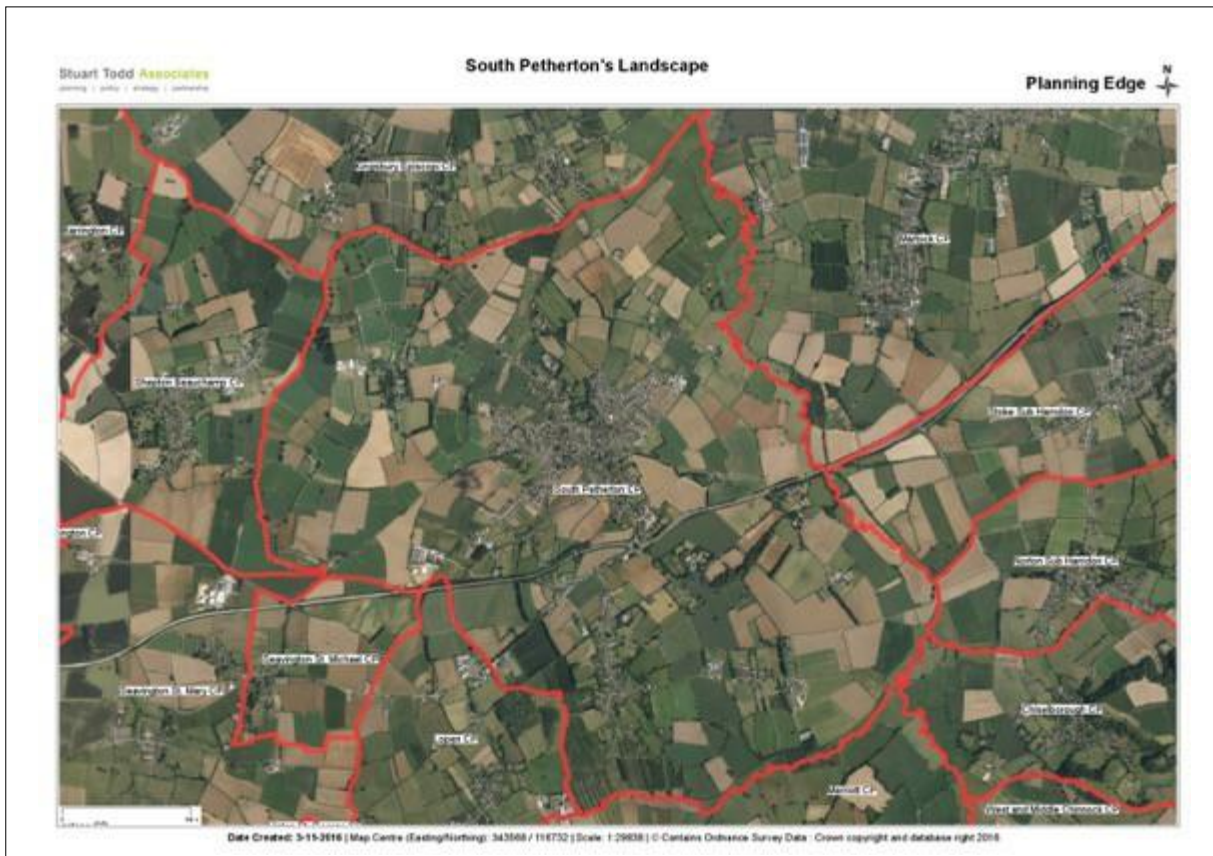
Focus future development on small, incremental expansion of the village

Control future development

Introduction

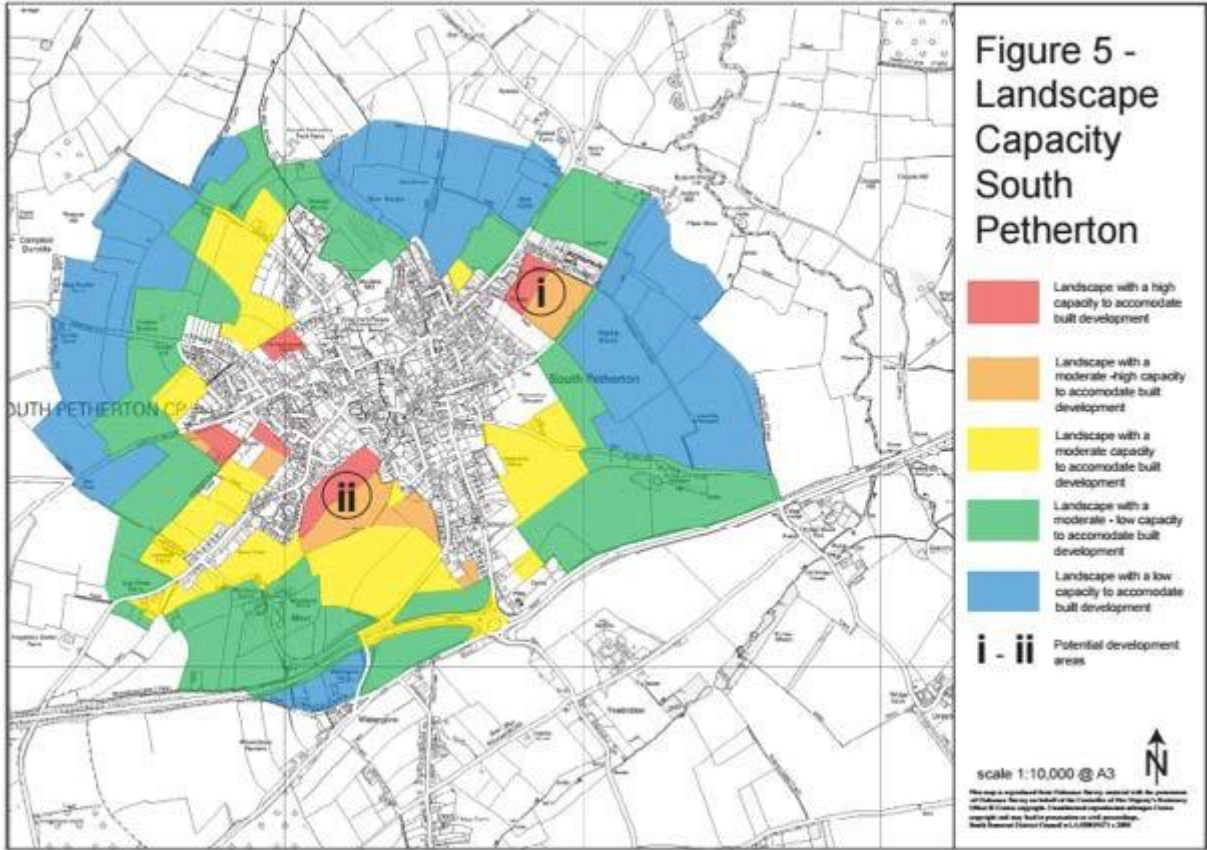
- 2.8 South Petherton parish is characterised by a worked agricultural and market garden landscape which frames South Petherton village in its centre, with Over Stratton and the villages of Compton Durville, Wigborough, South Harp, Yeabridge and Drayton emerging from the patchwork quilt of hedgerow lined fields. Much of the agricultural land is of high quality.

Map B: South Petherton's Landscape



- 2.9 The parish lacks any formal natural environment designations but remains a high-quality environment of great value to the community and the village is nestled within gradual undulating hills that are regarded as having high landscape value, especially to the east, west and north. The parish is overlooked to the east by the significant Ham Hill, which is noted as a country park, Special Site of Scientific Interest and heritage asset (scheduled monument). The high quality of the landscape has been recognised in South Somerset District Council's South Petherton Peripheral Landscape Study undertaken in 2008 which explored landscape sensitivity to potential new development to inform the now adopted Local Plan. Map C shows the outputs from the study.

Map C: Landscape Capacity South Petherton



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2.10 The parish includes two recognised small areas of deciduous woodland⁸ and a small woodland reserve of fruit and native broadleaf trees called Dutchie's Orchard planted as part of the 'Woods on Your Doorstep' Millennium project located just off Silver Street in South Petherton village.

2.11 Lam Brook, North Mills Brook and the River Parrett all run through the parish, providing important wildlife habitats, not least for a thriving otter population and contains several breeding sites. There are a number of important species recorded in the parish, in particular, a long list of protected birds and bats. The most heavily protected birds include the goshawk, garganey, long and short-eared owls, several different harriers, little egret, merlin, peregrine falcon, hobby, goosander, golden oriole, honey buzzard, firecrest and ring ouzel.⁹ The large blue butterfly is also present and is protected by European and British law. The parish also plays host to a number of important species of flowering plants including mallows, speedwells, crane's-bill, bluebells, henbane, corn parsley and many more.¹⁰

⁸ Located on the north-western boundary with Shepton Beauchamp parish and an elongated woodland area in the south east of the parish and to the south of the A303, recognised in a Natural England dataset from 2014.

⁹ Detailed data on important and protected species has been provided by the Somerset Environmental Records Centre (SERC).

¹⁰ Detailed data on important and protected species has been provided by the Somerset Environmental Records Centre (SERC).

Neighbourhood Plan Policies

South Petherton Development Area and Proposals on its Edge

- 2.12 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"¹¹. 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).
- 2.13 While we recognise that the level of development specified in the adopted South Somerset Local Plan of 229 dwellings at South Petherton village between 2012 and 2028 has been exceeded (with completed dwellings and commitments from planning permissions now reaching 263 (as of January 2017)¹² this figure is a minimum and we still need to recognise that other proposals may come forward so we need to have policies in place against which proposals can be judged. Any proposed development cannot be delivered to the cost of the environment as a whole, its landscape or the wildlife and habitats within it. This is as important in the immediate environs of South Petherton village as it is in the open countryside. We support the concept, encapsulated by national policy of a "presumption in favour of sustainable development" but we wish to ensure that sustainable development takes place in a way which does not adversely affect our environment, nor the character of South Petherton village, with its setting and environs being an essential and critical component part of that character (see the Heritage and Built Environment section for elaboration of this character).
- 2.14 We believe that the Local Plan has sufficient policy coverage to prevent inappropriate development in open countryside areas and damage to wildlife and habitats¹³ and do not consider that we need to strengthen this in the Neighbourhood Plan. However, such is the importance to our community of the character of the village and its setting in the landscape, we wish to endorse the extent of the built-up area of the village (designated in the Local Plan as the "Development Area"¹⁴ and reproduced as Map D) within which the principle of development is accepted (subject to other policy requirements). We also consider that the land within the boundary is our preferred location for new development to occur to meet the required residual number of dwellings identified in the Local Plan and updated by records of completions. Our policy NE1 also goes further, localising the designation, by setting out the types of site or land that we would prefer to see such development come forward within the boundary.

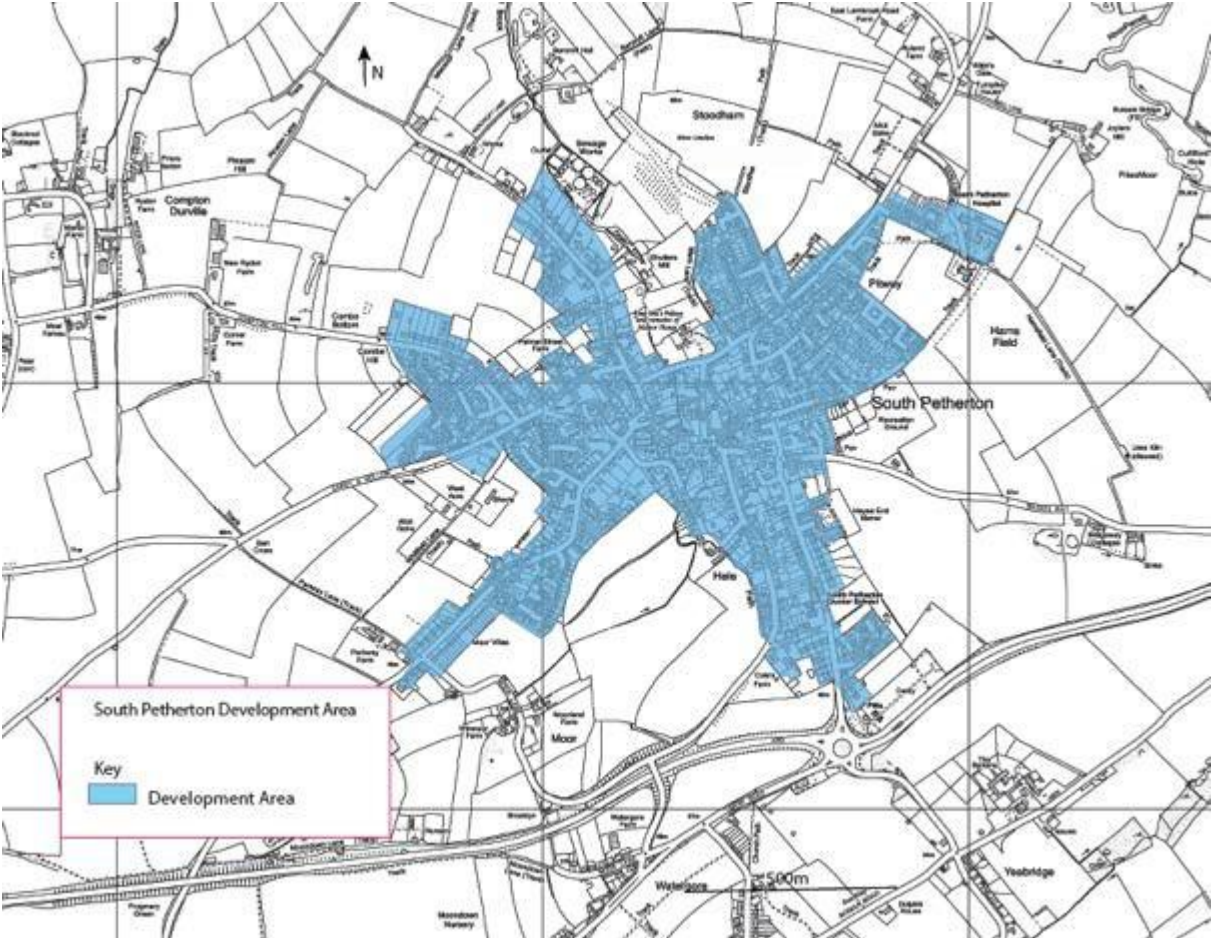
¹¹ See paragraph 114, NPPF.

¹² See our Population and Housing evidence base report for further details <https://spplan2015.wordpress.com/2015/07/16/evidence-base/>

¹³ For example, policies EQ2: General Development, EQ4: Biodiversity, EQ5: Green Infrastructure, EQ6: Woodland and Forests, SS2: Development in Rural Settlements

¹⁴ See Local Plan policy SS5: Delivering New Housing Growth. The development area extent is reproduced in Appendix

Map D: South Petherton Development Area (as defined in the adopted South Somerset Local Plan)



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2.15 We are aware that the local authority Housing and Economic Land Availability Assessment (HELAA) has shown that there are a number of potential housing development sites which have been put forward by developers to accommodate housing around South Petherton village (see Appendix 1). While this plan has the opportunity to allocate housing sites, we have chosen not to allocate but to provide sufficient guiding principles to ensure that housing development takes place in appropriate locations to a scale and design appropriate to the community's wishes. The decision to not allocate sites in this plan has been partially influenced by the possible cost and additional time (required by the process) that choosing appropriate sites to include incur (for example, such as the need to undertake a strategic environmental assessment (SEA) and the need to consult on site options). It also seems likely, given the history of planning applications submitted in the Parish, that the quantum of residual development may well be delivered or at least determined before we get this plan made (adopted) when its policies become enforceable / effective. Should planning applications for housing development come forward in the short-term we wish to have our set of policies in place soon to be able to inform consideration of those applications by the local authority.

2.16 We consider that we have sufficient evidence and consultation responses from the community to understand the preferences of the community and this has enabled us to develop the policies in this plan which steer development applications towards locations which we would find acceptable. Sites may still be allocated through the Local Plan review process being moved forward by the local authority and if this continues to be the case, the Parish Council will work with the South Somerset District Council to help ensure that any specific site preferences of the community are understood.

- 2.17 While the area within the boundary is our preferred location for new development to take place, we recognise that we may see applications for development come forward for new development on the edge of that boundary given the location of sites assessed in the South Somerset District Council Housing and Economic Land Availability Assessment (HELAA) and despite the number of dwellings identified in the Local Plan already having been built or given permission as referenced above. Sites in these locations may come forward because, at the time of drafting this plan, the district as a whole does not have 5-year supply of readily deliverable housing sites (land supply) required by the Government. However, as we outline in the Housing section of this plan, this does not give an automatic right to any developer to build beyond a scale appropriate to the size, role and function of South Petherton.
- 2.18 Local Plan policy is clear that sites being delivered on the edge of the development area are acceptable in principle at least until adoption of a site allocations document.¹⁵ Our policy NE2 introduces additional requirements which fit within the concept outlined by the Local Plan policy SS5: Delivering New Housing Growth but are locally specific to the village and add detail or “granularity” to the Local Plan’s strategic policy. We wish to ensure that any new development proposed on the edge of the development area takes place without adverse impact on the character and built form of the village and also does not encroach on the countryside or reduce its quality.
- 2.19 Where possible, sites on the edge of the development area should be contiguous with the settlement and be “infill” sites¹⁶. We prefer new development to be of a scale which does not have the potential to disrupt and change the overall character of the village, with growth taking place at an incremental, organic rate of change. In the local context, proposals should be “small scale”. The minimum requirement set by the Local Plan has now been exceeded, as can be seen at Appendix 6 (Development Trajectory).
- 2.20 The design and character of any proposal should satisfactorily accommodate our requirements in relation to scale and massing and recognise the sensitivity of impacts on the village and natural environment. Our consultation has been clear that there is no appetite for major urban extensions which could take the residual number of dwellings currently required significantly beyond that identified as the total in the Local Plan. There was strong support for this at the public consultation event held in May 2016¹⁹.
- 2.21 We have set out what is important about the landscape surrounding South Petherton village and how it helps to create and frame the character of the settlement as a whole. Within this context, views from within and on the edge of the village out to the surrounding landscape are key features which contribute to making South Petherton village what it is and why the community values it as a place to live and work. Our community consultation confirmed²⁰ that views are an important part of making South Petherton what it is and why people enjoy living here.
- 2.22 We have undertaken a study to understand which views are particularly special to the community and should be protected from interruption as a result of new development. These include views such as Coles Lane to Village Centre, Carey’s Hollow to Village Centre and the Recreation Ground to Ham Hill.

¹⁵ See Local Plan policy SS5: Delivering New Housing Growth.

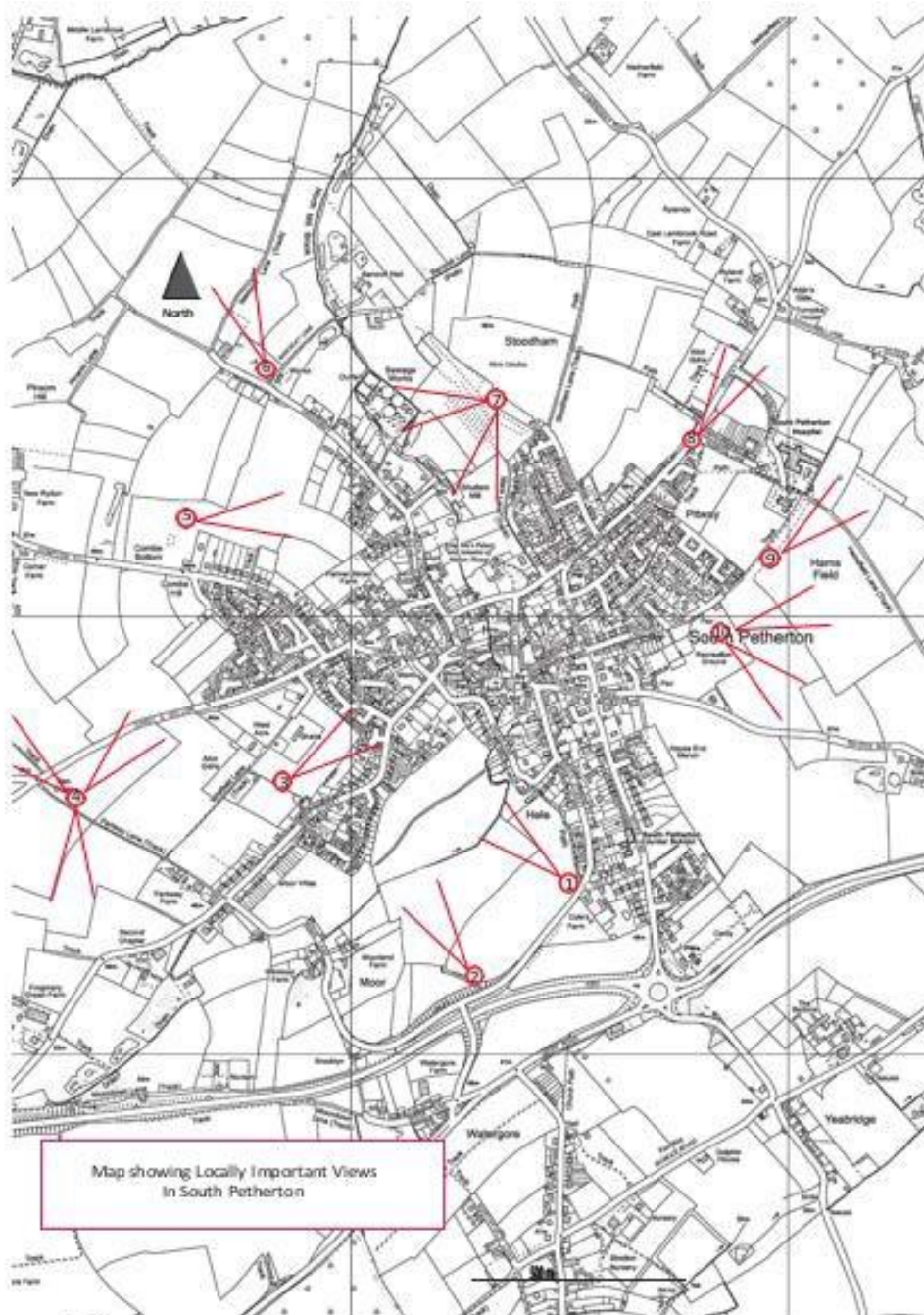
¹⁶ Infill sites are defined as sites which could accommodate small scale development which: a) fill a small gap in an otherwise continuously built frontage that does not physically extend the village into the countryside; or, b) round-off or fill-in the built form and extent of the village where its edge is defined by a physical feature that also acts as a barrier to further growth, such as a road or other existing development.¹⁷ [See South Petherton Neighbourhood Plan Public Consultation Event Saturday 7 May 2016](#)¹⁸ [South Petherton Conservation Area Appraisal](#)

¹⁹ [See South Petherton Neighbourhood Plan Public Consultation Event Saturday 7 May 2016](#)

²⁰ [See South Petherton Neighbourhood Plan Public Consultation Event Saturday 7 May 2016](#)

2.23 This study adds additional local specificity to the findings of the Peripheral Landscape Study and South Somerset Landscape Character Assessment, which demonstrate the importance of the village’s position in the overall landscape. Map E shows which views are important, together with their extent (splay) and sets out the views we consider should be protected as an integral part of the open character of the countryside landscape and overall character, quality and “feel” of the village. LV4 is a panorama of 180°.

Map E: Important Views



- | | | | |
|-----|---------------------------------|------|---------------------------------------|
| LV1 | Coles Lane – Village Centre | LV6 | Droeway – Mid Lambrook |
| LV2 | Moor Lane – Village | LV7 | Mere Lynchets – Village and outskirts |
| LV3 | Whitfield Lane – Village Centre | LV8 | Pitway – Bower Hinton |
| LV4 | Carey’s Hollow – Village Centre | LV9 | Recreation Ground – Ham Hill |
| LV5 | Combe Hill – North Street | LV10 | Hams Field – Ham Hill and outskirts |

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- 2.24 Our study takes the subjective visual aspect of landscape quality (views and vistas) and seeks to qualify and justify an (often overlooked) key component of what makes a place unique, makes it a high-quality environment for residents and contributes to our recognition of what gives our village its own identity. Important vistas and views into and from the surrounding open countryside are valuable local assets that should be protected from inappropriate development to maintain the special character and landscape setting of South Petherton. These vistas and views should remain uninterrupted and not obstructed in whole or in part.
- 2.25 At the heart of what makes a good view is landscape character and a feeling of openness or open countryside. National planning policy supports the concept of retaining and enhancing openness as part of the landscape in its policy on greenbelts²¹. It also supports the protection and enhancement of valued landscapes (paragraph 109) and sets out that plans should be looking to support development on land with the *least* environmental and amenity value (paragraph 110).



View from the top of Mere Lynchets

- 2.26 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.
- 2.27 In order to ensure that planning applications are determined appropriately our policy states that the following assessments should be used as reference points in assessing the impact of proposals:
- South Petherton Peripheral Landscape Study;
 - The Landscape of South Somerset;
 - South Petherton Local Visual Landscape Study; and,
 - South Petherton Parish Design Statement.
- 2.28 In summary, policies NE1 and NE2 will help to ensure that development is of a scale, form and in a location which is sensitive to the characteristics of the village and its landscape setting. Further details of the form, character and design of new development that is expected are set out in the Heritage and Built Environment section and our Parish Design Statement (see Appendix 2) and policy coverage relating to the type of housing is set out in our Housing section. For the

²¹ See section 9, NPPF

avoidance of doubt, policies NE1 and NE2 apply to all development proposals as other policies in this plan also do, unless otherwise specified.

2.29 These policies respond to the following objectives:

1. *Protect the land we value locally from inappropriate development and set parameters for new development to be found acceptable*
3. *Protect important views (including those of Ham Hill)*
4. *Limit development in the countryside*

Policy NE1 – South Petherton Development Area

The South Petherton Development Area is reproduced on Map D (and is consistent with that in the adopted Local Plan). For development to take place which is appropriate to South Petherton’s role, function and character and to allow the village to absorb new development in an incremental organic way, the defined development area is the preferred location for new development. Development proposals within the development area will be supported in principle. Preferred sites will be:

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

Policy NE2 – Proposals on the Edge of the Development Area

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

- i) are well-related to the development boundary and are preferably infilling the settlement extent;**
- ii) are at a scale in line with design requirements set out in the Parish Design Guide;**
- iii) represent a direct response to demonstrable local needs in accordance with Paragraph 2.63 and Policy H3 of this plan;**
- iv) do not compromise the special landscape character around and setting of South Petherton; and,**
- v) do not cause significant cumulative environmental effects or such impact can be satisfactorily mitigated.**

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

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

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

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.

Local Green Space

2.30 Through national planning policy, we have an opportunity to designate our important local green spaces in order to protect them and ensure that their current use remains²². Through local consultation and gathering evidence on the nature, use of and quality of important local spaces²³, we have identified 4 spaces which we designate as Local Green Spaces (LGS). They are designated for social, leisure and environmental reasons. These spaces all meet the requirements set out in national policy which must be met for the spaces formally to receive protection as LGS (see Figure 2).

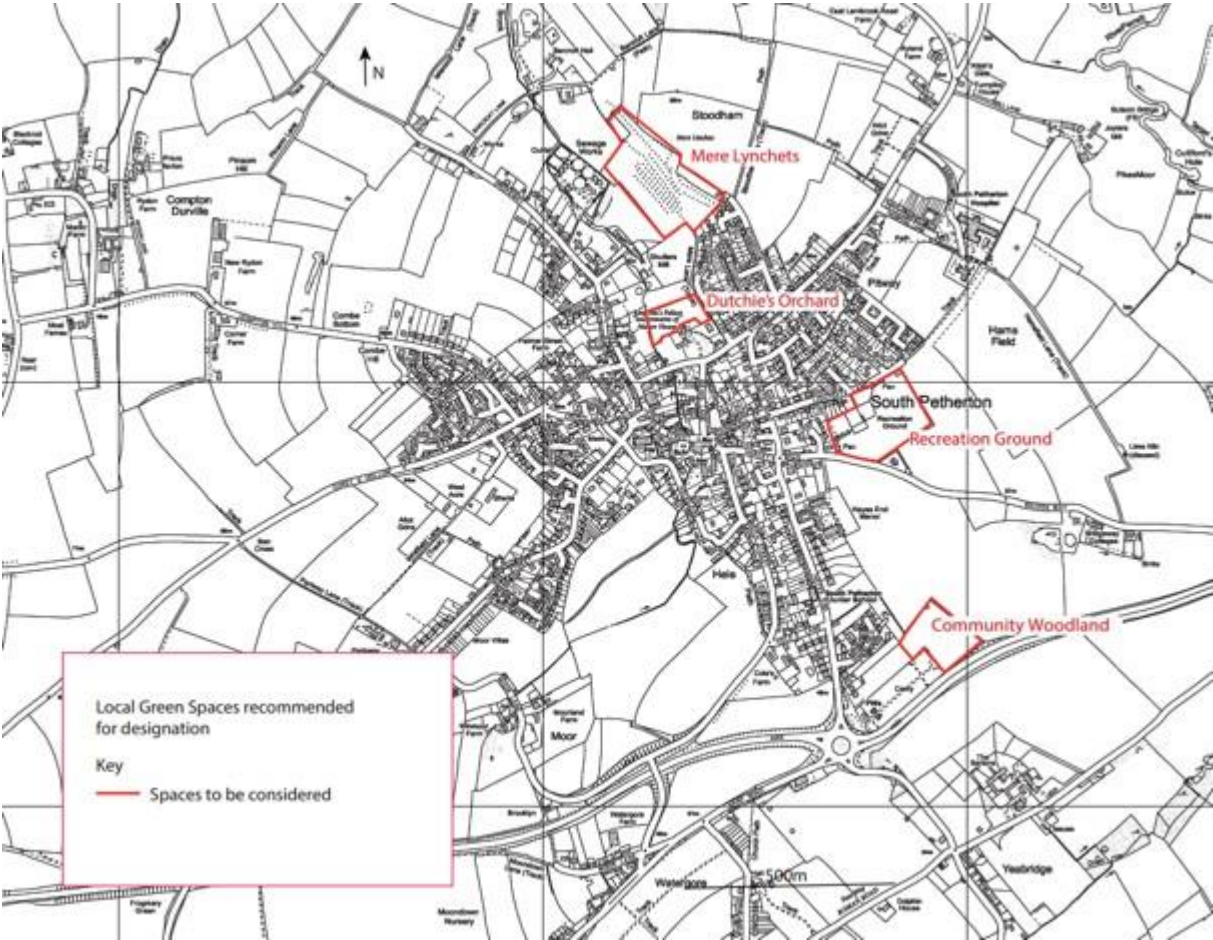
Figure 2

Site	Distance from centre (m)	Local significance	Total area (ha)
Mere Lynchets	480	Views, walking, picnics, archaeology, sledging	3.8
Dutchie's Orchard	260	Walking, education, environment	0.42
The Recreation Ground	500	Sport, recreation, children's play area, meeting, events, memorial garden	3.1
The Community Woodland	860	Walking, education, environment, memorial garden	0.65

²² NPPF paragraphs 76 and 77 state that: "Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period...." "The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used: where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and, where the green area concerned is local in character and is not an extensive tract of land."

²³ See our Local Green Spaces study report, "[South Petherton Local Green Spaces Survey Report](#)"

Map F: Local Green Spaces



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- 2.31 Our policy NE3 protects the LGS but also enables development which is related to enhancing its use or quality as acceptable. This could allow, for example, interpretation or hide buildings at wildlife sites or improved leisure and community facilities which enhance use of a green space such as the playing field. However, we are conscious that such exceptions are exactly that and must be sensitive to the use, quality and extent of the LGS designated for it to be acceptable.
- 2.32 This policy responds to the following objectives:
 - 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.*
 - 8. *Improve and extend network of local rights of way and footpaths, cycle paths and bridleways.*
 - 18. *Protect community and social spaces and buildings from change of use.*

Policy NE3 - Local Green Space

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

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

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

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

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

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.

Local Surface Water Flooding

- 2.33 The parish has two areas of flood risk arising from fluvial (river) flows, shown on the map below. We believe that there is sufficient policy coverage at the district and national levels as set out in policy EQ1 of the SSDC Local Plan and chapter 10 of the NPPF to ensure that the risk to and arising from new development is minimised and mitigated where necessary.

Map G: Fluvial flood risk

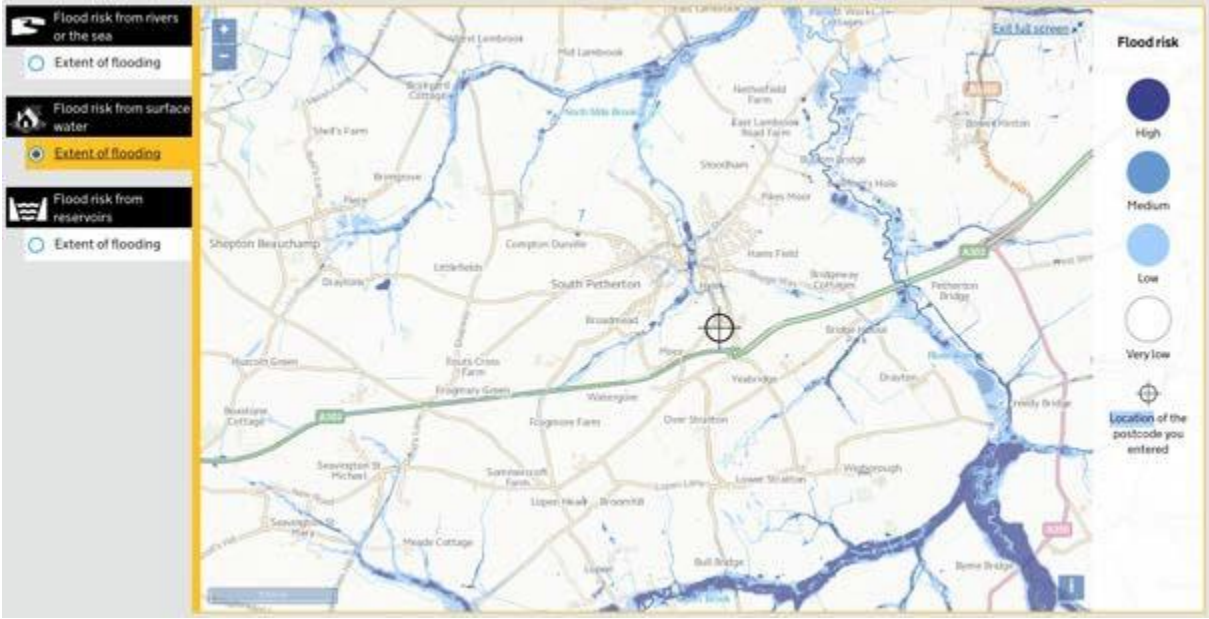


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- 2.34 We are also conscious that there are localised occurrences of surface water flooding, often a result of short periods of intensive rainfall. These areas are identified by the Environment Agency on their flood mapping. Our community consultation has suggested that residents and businesses alike remain concerned about how localised flooding could have an impact on their homes and businesses. This concern was articulated during the initial public consultation events in July 2015 which are detailed in the Report on South Petherton Parish Plan questionnaire and comments²⁴.

²⁴ [Report on South Petherton Parish Plan questionnaire and comments collected at Public Consultation days \(22.7.15\)](#)

Map H: Surface Water risk



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2.35 We are clear that our neighbourhood plan cannot, on its own, prevent this type of flood risk and it will be a combination of actions, many outside of that which can be affected through the planning system, which can be carried out to help reduce and manage the risk. For example, often, this type of flooding can be the result of poorly maintained drainage systems.



Flooding on the banks of the Parrett early 2017

2.36 However, our policy NE4 seeks to ensure that new development does not exacerbate surface water flooding events as a result of new development increasing run-off. Our policy also requires a management plan to be put in place for sustainable drainage systems (SuDs)

which are put in place when new development is built, to ensure that such systems, designed to prevent flooding issues, maintain their efficiency and that responsibility is put in place to ensure that they remain effective.

2.37 This policy responds to the following objectives:

7. Reduce flood risk

Policy NE4 – Local Flood Risk

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

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

Built Environment and Heritage

Aims

Retain the distinctive character of the village

Set appropriate design and space standards for new development

Establish a more accessible (pedestrian-and cyclist friendly) environment

Introduction

- 2.38 The village of South Petherton and its surrounding parish is an important local centre with a rich historic heritage going back as far as Iron Age and Roman times. The village flourished in the late and post-medieval periods and expanded along South Street and Palmer Street from its historic core. For much of its history, South Petherton has been a prosperous market town and it is only relatively recently that it has been referred to as a village or rural settlement.



Residents appreciate and cherish their built heritage

- 2.39 South Petherton is characterised by its well-maintained largely Ham stone buildings. The consistent use of local building materials such as Ham or Petherton stone along with slate, clay tile or thatch roofs give buildings in the parish their special character. The village and surrounding parish contain large numbers of historic buildings. 113 are listed, 64 of which are in the village of South Petherton, but there are many other important unlisted historic buildings and features such as legacy shopfronts, boundary walls, monuments, signposts and plaques. Listed buildings are listed in Appendix 3.

- 2.40 The Conservation Area in the centre of the village, designated by South Somerset District Council, recognises and protects its rich architectural heritage. Buildings within the Conservation Area are mostly Ham stone and are clustered around the prominent Grade 1 listed Church of St Peter and St Paul, which occupies an elevated position above Market Square. The characteristics of the Conservation Area are detailed in the Plan's evidence base which has informed its development²⁵.
- 2.41 Outside the Conservation Area, there are a number of other important clusters of heritage assets in the parish. These are situated in Wigborough, Yeabridge, Over Stratton and Compton Durville.



Grade II listed converted barns in Yeabridge

Neighbourhood Plan Policies

High Quality Design

- 2.42 The high quality of the built environment of the parish is greatly valued by both its residents and visitors. There are many historic assets which are an intrinsic part of the fabric of the parish and which attract visitors from far and wide. The strong desire to protect and enhance the character of the built environment of South Petherton was identified at all of the public consultation events during the Plan process and it is an important historic asset which need protection through ensuring that future development is of a high design quality and that materials used are appropriate.
- 2.43 The Neighbourhood Plan Steering Group have produced a Parish Design Statement, after receiving strong public support to do so at the consultation event in April 2016²⁶, in order to define the nature of such high-quality design in terms of respecting the existing pattern and style of development and materials. The Design Statement seeks to show how change can be embraced using standards to help to make sure that new development is “future-proofed” and aims for standards higher than those set nationally for things like space or parking.

²⁵ See [the Steering Group's assessment of South Petherton's historic core](#).

²⁶ The Neighbourhood Plan Steering Group received detailed feedback on the design of future development at the public consultation event in April 2016 which was recorded in the report on the Design of Future Development in South Petherton.

- 2.44 The Design Statement is appended to this Plan (Appendix 2). In doing so, it is an integral part of the Plan and will therefore be subject to the same scrutiny and consultation. Going through this process and making it part of the Plan itself gives it the weight required for it to be enforceable through the application of Policy BEH1 and also means that we are not dependent upon South Somerset District Council to adopt the Design Statement through their processes for it to have weight in the planning system and be used as a material consideration in the determination of planning applications. It also means that our BEH1 policy does not have to be long and detailed with regard to the design aspects which are important in the Parish. Notwithstanding this, it is worth setting out some of the key issues that the Design Statement deals with.



Recent new development in the village

- 2.45 The Parish Design Statement includes general guidelines on design as well as guidelines on preserving/promoting natural heritage, roads, development within the existing Conservation Area, development of the public realm and new residential development. The Statement recognises the importance of improving the quality of the built environment in the village centre and seeks to achieve this by encouraging developers to use local materials where possible (recognising that this is only possible for walling where local stone is quarried, viable and available), retain legacy shopfronts, resist the loss of gardens between buildings in the Conservation Area and to sensitively design and illuminate commercial signs amongst other measures.
- 2.46 The proportion of residents in the parish aged 65 or over is 29% and 60-70%²⁷ of people moving to the South Petherton are retirees so this demographic is expected to continue to rise. As none of the new homes built in the parish since the beginning of the Local Plan period have been designed to meet the Lifetime Homes Design Guide criteria, it is important that all new homes aim for these standards during the Neighbourhood Plan period. By implication, new dwellings should also be tested against the Building for Life 12 standards²⁸. Houses in South Petherton typically provide ample private amenity space and gardens also contribute to the special character of the village.

²⁷ According to Fulfords estate agent South Petherton branch

²⁸ See the following link to see the Building for Life 12 standards in full -

http://www.designcouncil.org.uk/sites/default/files/assp/document/Building%20for%20Life%2012_0.pdf

- 2.47 Our approach of making design an inclusive part of the Neighbourhood Plan is consistent with the Housing White Paper's proposals²⁹ in relation to the importance that design plays at the local level in the planning system³⁰.
- 2.48 Policy BEH1 is consistent with Local Plan policy EQ3: Historic Environment in its insistence on high standards of design and safeguarding of local distinctiveness, but provides for some additional local detail in the South Petherton Design Statement³¹. Policy BEH1 is also in line with chapter 7 of the NPPF: Requiring good design and chapter 12: Conserving and enhancing the historic environment.
- 2.49 This policy responds to the following objectives:
- 5. Produce a Parish Design Guide to ensure quality & design of new development
 - 11. Ensure that new housing increase options
 - 17. Ensure there is sufficient off-road parking per dwelling

Policy BEH1 – High Quality Design

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

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

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

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

Heritage and the Historic Environment

- 2.50 The wish to protect and enhance the built character and environment of the parish was established early on in the Plan process and the richness of the historic heritage of the parish is cherished by its residents and visitors alike. The registered historic assets of South Petherton are an intrinsic part of the fabric of the parish. The South Petherton Conservation Area Appraisal, undertaken during the development of this Plan to inform both the development of the Parish Design Statement and the District Council's forthcoming review of the Conservation Area boundary, considers the extent of the current boundary and includes details of the heritage assets within the village. However, it is clear that there are other clusters of historic assets in other settlements within the parish too. Compton Durville, in particular, is an important historic hamlet and there are other important clusters at Wigborough, Yeabridge and Over Stratton.

²⁹ 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

³⁰ 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

³¹ [South Petherton Design Statement](#)



Managing the old and the new in South Petherton

- 2.51 South Petherton possesses a number of listed buildings, but there are many more quality historic assets which are yet to be recognised by local authority or national designation and there is a desire to work with the local authority and Historic England to consider developing a list of the parish's local assets where appropriate. The setting-up of a list of local heritage assets was supported by the community at the public consultation in May 2016³².
- 2.52 Local Plan policy EQ3 and Chapter 12 of the NPPF are concerned with the conservation and enhancement of the historic environment and Neighbourhood Plan policy BEH2 sets out how the parish intends to implement this work at a local level in South Petherton. Should the boundary of the existing Conservation Area be amended during the plan period, policy BEH2 will relate to that revised adopted area.
- 2.53 This policy responds to the following objectives:
6. Set up list of local heritage 'assets' to be protected

Policy BEH2 – Heritage and the Historic Environment

The Parish Council will consider identifying local heritage assets for formal designation working with Historic England and South Somerset District Council.

All such assets will be protected from adverse impact arising from development, alteration or refurbishment and from adverse impact of other development proposals through avoiding or mitigating such impacts.

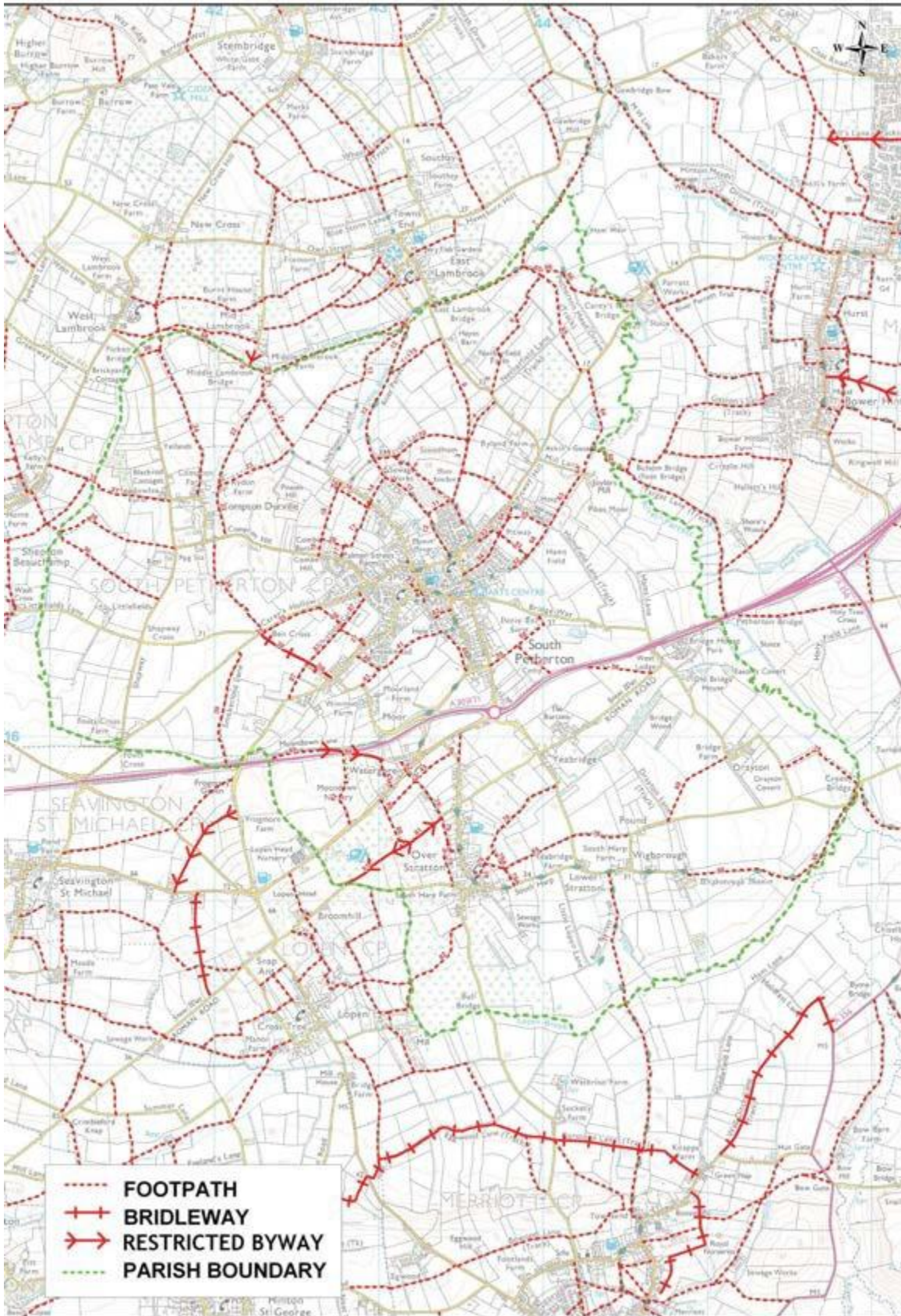
Where relevant, proposals affecting heritage assets and / or their settings should take into account adopted Conservation Area Appraisal(s) and are encouraged to have regard to additional local evidence documenting local historic and heritage assets.

³²[See South Petherton Neighbourhood Plan Public Consultation Event Saturday 7 May 2016](#)

Rights of Way and Other Public Access Non-vehicular Routes

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

Map I: Rights of Way



Source: South Petherton Parish Rights of Way Leaflet (funded by Yarlington Community Fund 2012, with a contribution from South Petherton Parish Council). Please see appendix 4 for the list of route numbers. [This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. South Petherton Parish Council PSMA licence number: 0100053353. Please note that the maps used are based on the latest available Ordnance Survey mapping and may not reflect the up-to-date position in relation to additional, demolished or altered built structures.]

- 2.55 Maintaining, protecting and improving the rights of way both in the parish and in the village is important to encourage physical activity in order to improve health and wellbeing and to provide better links to key facilities. Footpaths within the village provide safe routes to school and encourage use of village centre facilities or those at the Recreation Ground, hospital or health centre. Walking or cycling is not only more sustainable than driving, it also reduces traffic and parking problems.
- 2.56 The community are committed to maintaining and protecting the use of existing rights of way to ensure that they are not lost through neglect or lack of use. New routes to enhance and encourage more walking and cycling in the parish would be supported particularly. There are currently no segregated or off-road cycle ways, and while there is a National Cycle Route Network designated route through the village³³, the community are keen to improve safe provision for cyclists. The improvement of existing paths was a key action in the Parish Plan identified in the initial public consultation in July 2015 and policy BEH3 meshes with the work being done outside the Neighbourhood Plan to enhance accessibility. This includes a desire to improve accessibility for all people wishing to use our footpath and bridleway network and issues such as difficulties accessing the network through use of stiles instead of gates at field boundaries, for example, will continue to be explored by the Parish Council through discussion with landowners.
- 2.57 There are a good number of existing rights of way. Some are used as everyday routes to school or work or to shop and others are used recreationally for walking or hiking. There are also 3 well-used bridleways. When new development is planned it is important that it is linked in with the existing network of rights of way and that it provides opportunities for enhancing pedestrian and cycle routes both within the development and to and from local amenities. Ensuring that new development has good links with the existing network of footpaths will encourage people to make fewer local trips by car and use village facilities more.
- 2.58 Policy BEH3 has been included to encourage better pedestrian and cycle links within the parish and to support Local Plan policy TA1: Low Carbon Travel and policy TA5: Transport Impact of New Development. It should also be noted that paragraph 35 of the NPPF requires plans for new development to 'give priority to pedestrian and cycle movements'. Policy BEH3 seeks to increase walking (and cycling) in the parish with a view to increasing health and wellbeing, decreasing traffic and enhancing the sense of community that comes with being out and about on foot.
- 2.59 This policy responds to the following objectives:
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*

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

Proposals on or affecting existing, or for new, rights of way and other public non-vehicular routes (for example, which could enhance accessibility to local amenities including the school, village centre, community facilities and services) should, where relevant:

- i) help to increase opportunities for recreational access to and within the countryside;**
- ii) better link existing areas of green infrastructure and Local Green Space used for recreational purposes;**
- iii) help to retain and enhance safe and easy pedestrian and cycle access to local amenities including the school, village centre, community facilities and services;**
- iv) 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,

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

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

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

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

Housing

Aim

Ensure new housing meets local needs and increases choice

Introduction

2.60 We have recognised in our Natural Environment and Heritage and the Built Environment sections, the importance of accommodating some new housing development in the parish and that that should take place in appropriate locations not to the detriment of our natural environment, the character of South Petherton village and of its landscape setting. In those sections we have also articulated what this means in term of the look and feel of new development, its scale and overall quantum. This section focuses on setting out what it is we mean by the term “local needs housing” and therefore provides guidance on the type and sizes of housing we would expect to see developed in the parish.

2.61 The parish of South Petherton has a population of around 3,600 people³⁴ and around 1,700 dwellings³⁵, with most of this in South Petherton village. Figures suggest that the composition of the population is ageing across South Somerset as a whole and this pattern is likely to be mirrored in the parish³⁶. National planning practice guidance suggests that there is a need to provide housing for older people as part of achieving a good mix of housing (section 2a-021).

Housing and Accommodation		
Dwellings	South Petherton	South Petherton %
Total number of dwellings	1,637	100.0%
Unshared	1,637	100.0%
Shared	0	0.0%
Total number of household spaces	1,637	100.0%
Occupied	1,562	95.4%
Unoccupied	75	4.6%
Accommodation type	South Petherton	South Petherton %
Detached	636	38.9%
Semi-detached	458	28.0%
Terraced (including end terrace)	439	26.8%
Flat, maisonette or apartment:		
Purpose-built block of flats	29	1.8%
Part of a converted or shared house (including bed-sits)	38	2.3%
In commercial building	15	0.9%
Caravan or other mobile or temporary structure	22	1.3%
Tenure	South Petherton	South Petherton %
All households	1,562	100.0%
Owned: Owned outright	728	46.6%
Owned: Owned with a mortgage or loan	401	25.7%
Owned: Shared ownership (part owned and part rented)	21	1.3%
Social rented: All	231	14.8%
Private rented: Private landlord or letting agency	123	7.9%
Private rented: Other	23	1.5%
Living rent free	35	2.2%
Household size	South Petherton	South Petherton %
Average household size (persons per household)	2.1	
Average number of rooms per household	5.6	
Average number of bedrooms per household	2.9	
Occupancy rating (rooms) of -1 or less	41	2.6%
Occupancy rating (bedrooms) of -1 or less	19	1.2%

2.62 Our dwelling stock suggests that, in 2011, around 39% were detached, 28% were semi-detached and 27% terraced with very few flats. This would suggest that more dwellings than not probably have 3 bedrooms or more, borne out by other data which suggests that, on average, there are 3 bedrooms per dwelling across the parish.³⁷

³⁴ The population was 3,367 in 2011 according to the census. See <http://www.neighbourhood.statistics.gov.uk/> for details of census data published by the Office for National Statistics (ONS). Our own population projections based on housing completions and using an average household size suggest the population in 2015 was closer to 3,600. See our evidence base Population and Housing topic paper for further details <https://spplan2015.wordpress.com/2016/01/14/evidence-base-reports/>.

³⁵ Based on the number of dwellings identified in the 2011 census plus known dwelling completions by mid-2015. See our evidence base Population and Housing topic paper for further details <https://spplan2015.wordpress.com/2016/01/14/evidence-base-reports/>.

³⁶ In its Spatial Portrait of South Petherton, The South Somerset Adopted Local Plan 2006-2028 gives the population of the village as 2,489, the mid-Year 2010 estimate for the urban centre. It highlights a higher than average percentage of people over 65 (28%). Also see the neighbourhood plan evidence base report on Population and Housing for further detail.

- 2.63 When put alongside local anecdotal knowledge and discussion with local estate agents cited earlier in this Plan (in the High Quality Design section), these figures suggest that there could be a shortage of dwellings with fewer bedrooms that would enable younger people and small families to access housing or enable older households to downsize but remain in the Parish if they wished to do so.
- 2.64 With regard to scale of housing development, we have already identified (in the Natural Environment and Local Plan context sections) that the Local Plan's identified number of dwellings required at the point of this plan being written (229) has been achieved. At the point of drafting this Plan (January 2017) a total of 263 dwellings have been completed or are committed (i.e. have planning permission to build) in the village. Looking across the wider parish, this number increases to 280. The adopted Local Plan's figure is the scale that the community finds acceptable to be developed in the parish during the lifetime of this plan (the plan period)³⁸. The Local Plan number is presented as a figure that should be delivered for growth to be "in line with" the settlement's role and function as a Rural Centre, meaning that the parish could still be subject to additional proposals for development. We therefore still need policies which help to guide any proposals for development to appropriate locations and to the conditions and criteria that we would find acceptable in the parish.
- 2.65 National planning policy states that if our Local Authority cannot demonstrate that it has a sufficient supply of deliverable housing sites across the district for the coming 5 years, a national presumption in favour of sustainable development means that housing proposals around the village (should they come forward) might be considered favourably by the planning system. However, a recent planning appeal in Martock, which shares similar characteristics as South Petherton and is categorised as the same type of settlement in the Local Plan, suggests that there is a limit to what can be found to be acceptable if this national policy is used to justify future proposals in South Petherton³⁹.

³⁷ Source of data is the 2011 census (ONS). The table captures this data in summary and is taken from the South Somerset District Council Parish Profile of South Petherton available here https://www.southsomerset.gov.uk/media/581213/parish_-_south_petherton.pdf. Data is also reproduced in the Housing and Population Evidence Base Report available here <https://spplan2015.wordpress.com/2016/01/14/evidence-base-reports/>

³⁸ As supported by [South Petherton Neighbourhood Plan Public Consultation Event Saturday 7 May 2016](#)

³⁹ Planning application number 15/00446/OUT. The Inspector at Appeal found that the proposal, which stood to increase the level of development identified in the Local Plan by around 50% was not in line with the spatial strategy in the Local plan and may risk "the spatial strategy for sustainable development across the district with real and tangibly harmful consequences which are contrary to the Council's intentions as set out in its development plan" (Paragraph 42, Appeal Decision APP/R3325/W/15/3131336).

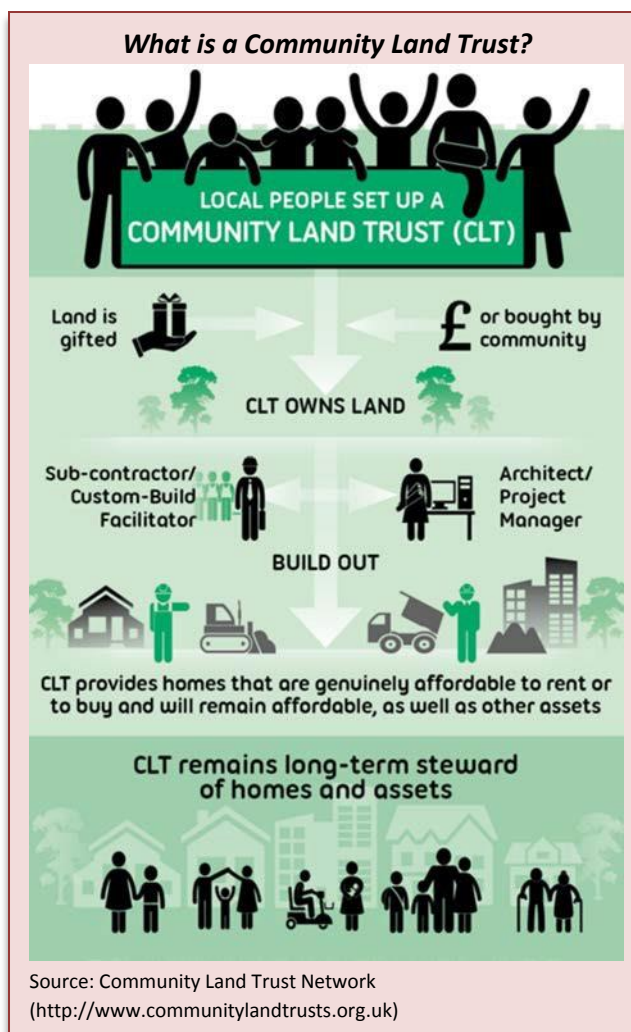
Neighbourhood Plan Policies

Meeting Local Need for Housing and Increasing Choice

2.66 Our community consultation⁴⁰ has demonstrated support for the provision of housing which *meets the needs of local people*. In our local context, this means support for the provision of “affordable housing”⁴¹ but also for housing which enables local people to remain living in the parish in low cost market and non-subsidised market housing.

2.67 In 2015, the South Petherton Community Land Trust (CLT) commissioned an independent Housing Needs Survey to ascertain how many households in the parish are in need of affordable housing⁴². Its findings are summarised in the box over the page. We recognise that the findings of any housing needs survey can only really be considered up-to-date for a limited period of time and we will endeavour to keep an up-to-date understanding of the changing affordable needs in the parish during the lifetime of this plan. However, the housing needs survey is only part of the story and we also need to be cognizant of the Homefinder Somerset Register where households can register their interest in accessing affordable housing (where this is kept up-to-date).

2.68 Policy HG3 in the Local Plan seeks affordable housing contributions on sites of 6 or more dwellings and Policy HG4 introduces the requirement of payment of a contribution equivalent to 10% affordable housing provision on smaller sites of between 1 and 5 dwellings. However, Government policy introduced since adoption of the Local Plan now prevents contributions towards affordable housing being sought from development sites for 10 or fewer dwellings and which have a maximum combined gross floor space of no more than 1,000 sqm.



⁴⁰ See [South Petherton Neighbourhood Plan Public Consultation Event Saturday 7 May 2016](#)

⁴¹ The NPPF defines affordable housing as “Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices... ..Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.” (Abridged definition, Annex 2, NPPF) At the time of publication of this draft Plan, we understand that the Government is reviewing this definition.

⁴² The HNS was conducted by Devon Communities Together and the final report was published in January 2016. It is available to view on our website spplan.or.uk.

2.69 Our policy H1 focuses on requiring development proposals to support affordable housing findings in an up-to-date housing needs survey. It also goes further by setting a local connection policy. This localises the provision of new affordable housing by prioritising it for people resident in the parish. If there are no residents within the parish or households in need with a local connection which need to access affordable housing provided as part of a new development, the catchment area for eligibility is widened to neighbouring parishes in a stepped way. This localises current Homefinder Somerset rules for the allocation of affordable housing where their policy simply equates “local” to meaning “Somerset” given the geographic area of coverage of the Somerset register.

2.70 Our policy H2 responds to our concerns that affordable housing provided through Registered Providers (including Housing Associations) is subject to the re-introduced “Right to Buy” scheme. Tenants in affordable housing now have the option to purchase their home at discounted cost. While this helps households to get on to the “housing ladder” it could take supply away in the short-term (the scheme is meant to compensate Registered Providers and replace the dwelling sold) and therefore exacerbate affordable housing problems locally. Therefore, South Petherton Parish Council has set up an independent Community Land Trust (CLT)⁴⁴, currently the only vehicle (outside of legally binding section 106 planning agreements) through which affordable housing can be built and retained in perpetuity as affordable and community housing. Our policy H2 provides planning policy support in principle for developments proposed by the CLT.

Housing Needs Survey Key Findings

1,692 surveys were delivered, 430 returned (a response rate of 25% and an average response rate for this type of survey. The survey identified a need for 11 affordable homes within the next 5 years (between 2015 and 2020).

Affordability

15 households in housing need which could not afford to buy in the open market and 4 households which could afford to rent in the open market.

Tenure

10 of the households in need qualified for social/affordable rent, 1 may be able to afford a shared ownership property.

Size of Property Required

6 x 1 or 2 bedroom properties for singles and couples, 3 x 2 bedroom properties for families, 2 x 3 bedroom properties for families.

2.71 We have also gathered data better to understand and qualify concerns of our residents that there is insufficient opportunity to access housing at low cost on the open market and that there is insufficient supply of the right *size* of dwellings to support the changing nature of household composition, such as an ageing population and housing for younger families.⁴⁵

2.72 The section on Heritage and the Built Environment sets out our requirements for dwelling *design* and dwelling *type* required to support our community’s changing needs. That includes references to requirements in our Design Statement which help to ensure that all new housing meets the accessibility needs of our residents and changing demographics and responding aligning with the positive requirements set out in the Local Plan, such as policy HG6: Care Homes and Specialist.

See the following link for further details.

http://planningguidance.communities.gov.uk/blog/guidance/planning-obligations/planning-obligations-guidance/#paragraph_031 While some rural areas can apply a lower threshold or 5 units or less, South Somerset District Council does not currently apply this rule as it principally applies to areas within Areas of Outstanding Natural Beauty and National Parks, neither of which form part of South Petherton parish.

⁴⁴ See the following link for details. [http://www.southpethertonparishcouncil.gov.uk/Community-Land-Trust-\(CLT\).aspx](http://www.southpethertonparishcouncil.gov.uk/Community-Land-Trust-(CLT).aspx)

⁴⁵ See our data in the Population and Housing Evidence Report and our Housing Needs Survey here

<https://spplan2015.wordpress.com/2016/01/14/evidence-report/>.

- 2.73 Accommodation. Our policy H3 sets out percentages for the *size* of dwellings we would expect to see come forward on a new development. This has been informed by our household and population evidence, discussion with local estate agents about the supply of and demand for market homes and by the 2016 Strategic Housing Market Assessment which examined appropriate proportions of dwelling sizes on new development across the county and within South Somerset District. It introduces some local specificity to Local Plan policy HG5: Achieving a Mix of Market Housing. Our policy's requirements are an attempt to match the requirements for new housing of local households' composition now and in the future. We recognise, however, that this is a) not an exact science; b) likely to change during the plan period; and, c) subject to the influence of the housing market.
- 2.74 Therefore, our policy requirements act as a guide and we would expect a developer to consider seriously the likely requirements of our demographic and household profile and not only react to the market demand from the wider than South Petherton sales catchment / housing market area. We would also expect developers to engage with the community at an early stage to help ensure that the proposal meets the community's desire for the composition of the proposal.
- 2.75 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.⁴⁶
- 2.76 These policies respond to the following objectives:
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*

⁴⁶ Paragraph 50, NPPF

**Policy H1 – Meeting the Demand for Housing, including Affordable Housing,
in South Petherton**

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) When the threshold for affordable housing requirements applies, 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 six months, 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, Stoke Sub Hamdon 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 and other Parishes between South Petherton and these settlements 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, section 106 agreements, other community housing scheme or Registered Provider 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 and viable; and unless it can be demonstrated that other up-to-date evidence indicates alternative proportions:

- i) 5-10% single floor 1 or 2 bedroom dwellings;**
- ii) 25-35% two floor 1 or 2 bedroom dwellings;**
- iii) 45-55% 3 bedroom dwellings;**
- iv) 10-15% 4+ 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 take into account both this plan's aims and objectives and the views of the local community.

Local Economy

Aims

Strengthen retail/commercial function of village centre

Support the growth of local business / enterprise

Introduction

- 2.77 Historically a market town, South Petherton continues to be a village that behaves like a small town. It is a thriving community with a well-defined centre and a busy high street, St James' Street. The village provides a wealth of services and facilities for residents of South Petherton and the surrounding settlements and attracts visitors and tourists from further afield. Wholesale, retail and health services provide much of the employment in the village. The wider South Petherton parish supports a rural economy with a variety of businesses from agriculture and farm related businesses, small scale creative industry (for example, the arts) and manufacturing (light industrial businesses). Restaurants, pubs and cafes play an important role in the parish supporting the needs of both the local community and visitors alike as destinations for dining out, as meeting places and for socialising.



South Petherton's thriving centre caters for residents and attracts visitors and tourists

- 2.78 A proportion of the population of South Petherton are retired, but around half of the population are economically active population and levels of unemployment are low. South Petherton is ranked as one of the 50% least deprived areas in England according to the Index of Multiple Deprivation 2015.⁴⁷ Although there are a large number of businesses in South Petherton, levels of self-containment are low and out commuting high with 64% of the population commuting out of the village to work.

⁴⁷ [Index of Multiple Deprivation 2015](https://www.opendatacommunities.org) OpenDataCommunities.org

- 2.79 According to the SSDC 2008 Settlement Role and Function Study⁴⁸, there are approximately 700 jobs in South Petherton and the main sectors of the local economy are: farming, market gardening, retail and other small businesses. A survey of shops and businesses undertaken by the Neighbourhood Plan found that there are at least 160 businesses in the Parish and the community are keen to support these existing shops and businesses and to encourage new enterprise in South Petherton. The farming industry is changing, and the community support diversification of the kind seen at Frogmary Green Farm and Flaxdrayton Farm.
- 2.80 There are over 25 shops in the centre of South Petherton including a Post Office, butcher, greengrocer, 2 delicatessens, florist, newsagent, local supermarket, baker, chemist and gift shops. A high degree of concern over the flourishing of shops and businesses in the Parish was recorded at the initial consultation events in July 2015 and the results of the Consultation Polls in 2016 indicated strong support for encouraging growth of existing commercial and retail sites. The community are keen to encourage residents and visitors to use local shops and businesses and to encourage new businesses to start up in or relocate to South Petherton.
- 2.81 The allocation of employment land in the Parish has been problematic and land has previously been allocated at Lopen Head. This continued association cannot be presumed, and it is necessary to identify additional employment land in order to strengthen the service function of South Petherton and to provide greater self-containment. The most suitable land for such employment use is close to the A303. The allocation of employment land will be decided at a future date as it is dependent on the confirmation of any A303 upgrade and will be best situated near the off-ramp following any upgrade.

Neighbourhood Plan Policies

Small Employment Starter / Incubator Units to Support the Local economy

- 2.82 Flaxdrayton Farm has been providing small business units and workshops for nearly 20 years and meet a strong local demand for these sorts of commercial premises. They currently have only one available unit. Recent market research undertaken in the adjacent parish of Martock, which also covers the South Petherton area, shows a nearly 10% demand for new premises. The study⁴⁹ also identifies a potential demand for small business units from businesses currently operating from home.



Workshops at Flaxdrayton Farm

⁴⁸ [SSDC Settlement Role and Function Study 2009](#)

⁴⁹ [Presentation showing findings of market research undertaken in Martock](#)

- 2.83 The Neighbourhood Plan Evidence Base report on Employment, retail and economy identifies at least 18 small arts sector businesses in the Parish and this number is likely to be higher. There is a desire within the community to support the local arts sector. The South Somerset Employment Land Review⁵⁰ identifies some of the priorities for the A303 sub-economy as fostering knowledge based business incubation and maintaining/developing the high skills base of the local workforce. Support for small employment starter/incubator units in South Petherton will support SSDC's aim to providing suitable and affordable premises in the district.
- 2.84 The community are also planning a local community hub, which will include an Enterprise Hub in order to link with other regional hubs identified in the Heart of the South West Local Enterprise Partnership Strategic Economic Plan 2014-2030⁵¹. This hub will provide important support for new businesses in the parish in order to foster the sort of improvements in self-containment and economic growth envisioned by the Parish Plan, Local Plan and the LEP's Strategic Economic Plan.
- 2.85 The SSDC Local Plan identifies an additional employment land provision requirement of 0.66 ha and this is best allocated in conjunction with strategic road improvements to the A303. A Policy EP5 supports farm diversification and future projects are likely to include the provision of the sort of business units outlined in Neighbourhood Plan Policy LE1. Chapter 3 of the NPPF: Supporting a prosperous rural economy supports the sustainable growth and expansion of all types of enterprise in rural areas and the development and diversification of agricultural businesses. Policy LE1 complies with both local and national policies in terms of supporting and encouraging the local economy.
- 2.86 This policy responds to the following objectives:
14. *Support the local village and wider rural economy through the creation of small and medium business units and by enabling the organic growth of local businesses*

Policy LE1 - Small Employment Starter / Incubator Units to Support the Local Economy

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

- i) the character of the built environment (including but not limited to the setting of listed buildings and the Conservation Area);**
- ii) the character and setting of the natural environment;**
- iii) residential amenity;**
- iv) traffic generation;**
- v) noise; and,**
- vi) light pollution.**

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

⁵⁰ [South Somerset Employment Land Review](#)

⁵¹ [South West Local Enterprise Partnership Strategic Economic Plan 2014-2030](#)

Transport and Traffic

Aims

Reduce substantially the impact of the motor vehicle

Improve parking provision

Introduction

- 2.87 Traffic and parking in South Petherton have generated the most concern of all of the issues identified by the Neighbourhood Plan. Coping with and managing the impact of the motor car in the modern world is a challenge in every part of this relatively well-populated island and South Petherton has its own particular challenges. The parish's rural location means that residents and visitors are more reliant on cars than those in urban areas and roads are often narrow. In the village much of the development occurred before the invention of the motor car - roads are narrow as a result and there is a shortage of parking provision.
- 2.88 Nearly 2/3 of working residents in the parish travel out of the village to work. In the interests of reducing traffic and increasing sustainability and self-containment, this is something that the community hopes to address.
- 2.89 The community recognises that the roads and highways provision in the area is under considerable strain from commuting, development, overuse and other factors. The first draft report of the South Petherton and Islemoor Highways Review was published in March 2015⁵². The report is timely as an announcement on improvements to the A303 is expected from Highways England in Autumn 2017. The Parish Plan is working hard to improve access and safety on key roads in the parish and to address the community's concerns over traffic volumes and speed.



Traffic on St James' Street

- 2.90 There are a number of buses that run regular routes that service South Petherton. These include an hourly service to Yeovil and the twice daily Berrys Superfast service to London. According to the 2008 Place Survey 30% of residents in South Petherton are satisfied with the bus services in the parish, which is below the national average. It remains one of the community's objectives to facilitate greater use of public transport and the Parish Council is planning to purchase a minibus in order to increase the provision of community transport.
- 2.91 The main issues identified at both the public consultations in July 2015 and April 2016, and by the Evidence Base research, were:
- Parking provision in the village now and in the future
 - Narrow roads
 - High traffic flow
- 2.92 The community are committed to introducing an appropriate traffic management scheme; managing agricultural and commercial vehicle use in the village; improving and extending pavements; providing electric car charging points; and improving the visual impact of road signage. Much of this work is already underway, such as the installation of dropped kerbs throughout the village.
- 2.93 The need for more parking in the village has been identified as a core aim of the Neighbourhood Plan and is the subject of Policies TT1, TT2 and TT3.

Neighbourhood Plan Policies

Public Car Parking

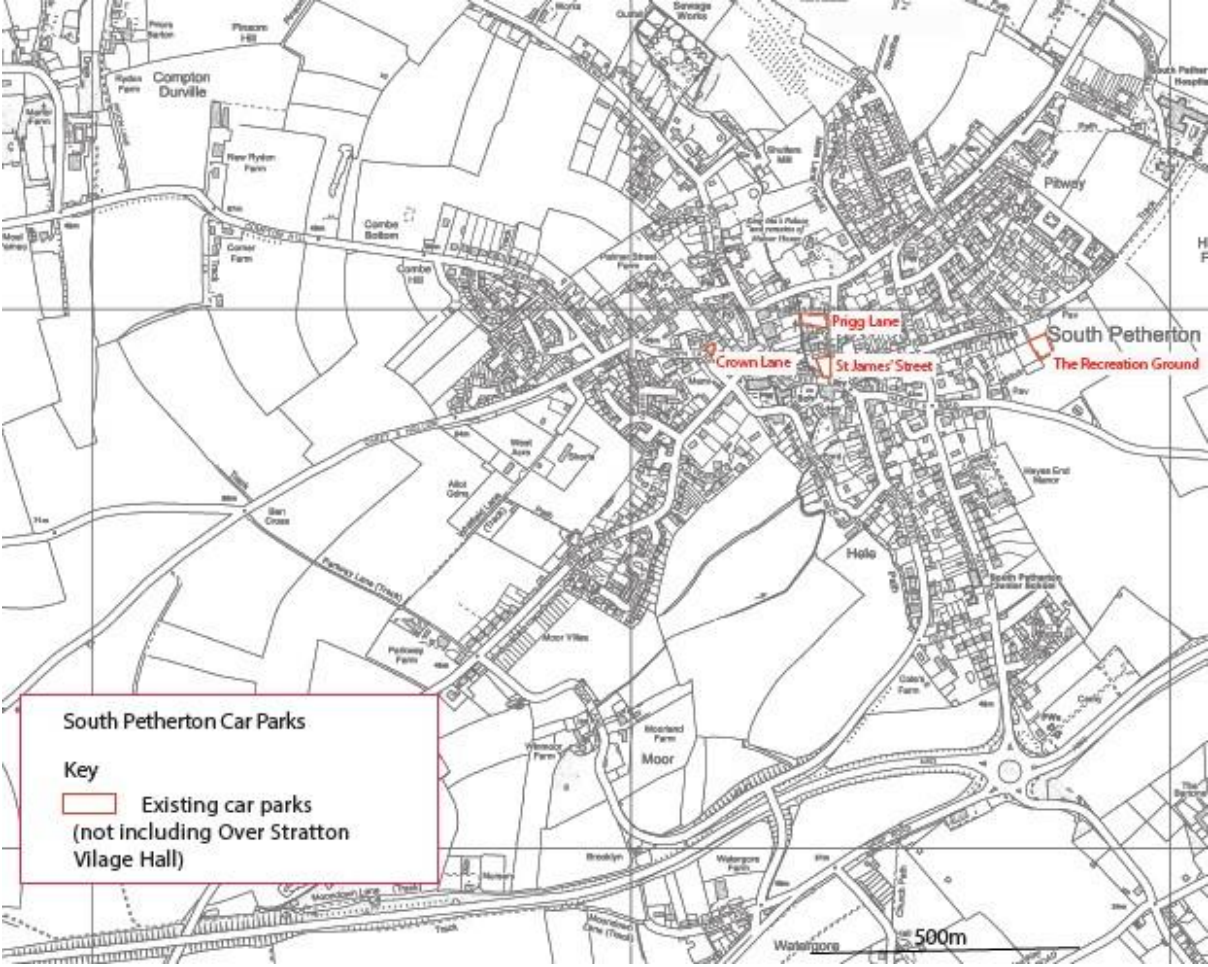
- 2.94 The village of South Petherton has a thriving centre used regularly by residents and visitors for shopping, socialising and using key facilities such as the Blake Hall, the David Hall, the Post Office, Library or the Churches. Policy BEH3 seeks to protect and enhance the network of footpaths in order to improve walking and cycling in the village and to help to decrease the use of cars for short trips into the village centre. Community consultation responses highlight concern that limited access to parking spaces in the village centre may affect the use and vitality of the village.



Existing car park on St James' Street

2.95 Members of the Neighbourhood Plan Steering Group undertook an objective based parking study of the existing parking provision in South Petherton in October 2016. The survey found that the District car park on Prigg Lane, the Parish car park next to the Co-op and on street parking in the centre are well-used and that capacity is regularly reached at peak times. The survey’s findings show that future parking provision in the centre of South Petherton will be necessary as the village grows, particularly if the village is to retain its economic vitality and diversity and if the village is to retain its good degree of self-containment by limiting trips by car to other destinations which provide a similar tier of retail and service provision. The village’s existing car parks are shown on Map J.

Map J: South Petherton Village’s Existing Car Parks



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2.96 The shortage of parking in the centre for residents, shopkeepers and workers is likely to increase and is affected by residential development. New development does not always provide sufficient parking as space is at such a premium in the centre. The recent appeal decision for 5 Roundwell Street outlines this issue where only 1.5 spaces were allocated per dwelling, forcing residents to use local on street parking or the village centre car parks.

2.97 The Neighbourhood Plan has identified a number of sites that could be used for car parking in the future (shown in Map K below). Two of these are centrally located to directly increase parking capacity in the village centre, one of which, the proposed space identified in Silver Street, relates to possible use of the existing residents’ car park for public parking use during the day. The suggested additional provision at the Medical Centre provide additional capacity for users of the facility, while the suggested site in South Street will provide off-street capacity for teaching staff and parents with the aim of improving road safety directly outside of the school

at peak times at the start and end of the school day. These are shown in the Plan for indicative purposes and are not allocations of land.



Traffic and parking shortage at peak times

Map K: Potential Additional Parking Sites



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2.98 The Plan seeks to safeguard these sites for preferential use for public car parking so that should they come forward for development, they help firstly to deliver solution to help with parking to protect and encourage the local economy and the vitality and viability of the village centre.

2.99 Paragraph 40 of the NPPF seeks to improve the quality of parking provision in town centres and recognises the particular needs of rural areas and therefore supports our policy approach.

2.100 These policies respond to the following objectives:

15. *Provide new parking spaces/areas to serve key locations and facilities*

16. *Increase car parking opportunities*

Policy TT1 – Protecting Car Parking Capacity

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

- i) The Recreation Ground;**
- ii) Prigg Lane;**
- iii) St James' Street;**
- iv) Crown Lane; and,**
- v) 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 K) are identified as areas which could help to provide a solution (in whole or in part) to car parking capacity problems:

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

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

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

Parking in Residential Development

- 2.101 The community expressed great concern that new development be allocated sufficient parking in both the initial consultation events in July 2015 and at the subsequent consultation in 2016⁵³. Our experience of new development locally is that new development does not always cater well for new residents and the very real position that many households now have more than 1 car, with parking issues sometimes being compounded by households also having to accommodate parking for work vehicles. While it could be argued that garages provide an off-street parking space, we recognise that, in reality, many residents do not use their garage for this purpose. There are “knock-on” impacts of creating residential areas with unrealistic off-street parking. We have concerns that narrower residential streets with limited off-road parking can make it difficult for emergency vehicles, refuse vehicles and delivery vehicles to get easy access to dwellings with residents sometimes parking half up on pavements to avoid their vehicles being damaged by traffic. This then makes it difficult for those with mobility problems, impaired sight and adults with pushchairs and prams to safely pass. Our demand for housing for families and older people (given our ageing population) would also support the theory that ease of access and safe access within new development is particularly important in South Petherton.
- 2.102 Policy TA6 of the Local Plan requires parking provision in new development to be ‘design-led and based upon site characteristics, location and accessibility’. In its requirement that parking provisions in South Petherton Neighbourhood Plan policy TT3 exceed Somerset County Council Parking standards, this policy seeks to address the particular and local requirements of this community’s residents.
- 2.103 This policy responds to the following objectives:
17. *Ensure there is sufficient off-road parking per dwelling*

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 are encouraged to exceed Local Highway Authority standards 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.**

⁵³ [Initial consultation events report](#) and [South Petherton Neighbourhood Plan Public Consultation Event Saturday 7 May 2016](#)

Community Facilities, Sport and Recreation

Aims

Provide for a wide range of community facilities and services and improve leisure and recreation opportunities

Increase sport and recreation facilities and opportunities at the Rec.

Introduction

2.104 South Petherton parish is fortunate to have access to good range of community facilities, services, and sports facilities. Amongst the offer in South Petherton village, there is a school, community hospital and health centre, recreation field and pavilion, a wide range of social and sports clubs, GP surgery, post office, community halls and a good range of shops. These all contribute to ensuring the continued sustainability of the village and parish as a whole and make the parish an attractive place to live, work and do business in. We wish to see the vitality that these facilities support continue and grow into the future. As a basic requirement, this means protecting what we have as far as possible through our planning policies as well as developing actions outside of this plan to support our facilities and services in ways outside the realm of the planning system.



The Recreation Ground

Neighbourhood Plan Policies

Protecting and Enhancing Community Facilities

2.105 Amongst our valued community facilities, there are a number of facilities and buildings which host services which serve residents which need to be protected to help ensure that they are maintained as assets in the community interest and that they are enhanced where the opportunity arises. This applies particularly to those facilities and services which are not operated purely on a commercial footing and which therefore may require a form of support and intervention to help prevent their loss. It is also particularly important to support facilities which offer space, support and services at low cost or free at the point of access and which would otherwise not be provided by the private or commercial sector. These assets help to ensure that

the village and wider Parish is a sustainable local community with a vibrant village centre and provide opportunities for an active community to help improve health and wellbeing, both across generations, socio-economic groups and across household types. National planning policy recognises the important contribution that high quality open spaces and opportunities for sport and recreation can play in the health and wellbeing of communities⁵⁴.

2.106 Without some of these facilities, the people in the community who use them would have to go outside of the parish to access similar provision which may not be accessible to all members of the community who use them who do not have private transport to get to those other venues. We wish to support our vulnerable and less mobile age groups such as the elderly and young, and protecting existing and providing new community facilities and spaces can help to provide that support structure locally.



Outside the Blake Hall at the South Petherton Folk Festival

2.107 Through local consultation⁵⁵, we have identified our most valued community assets which are:

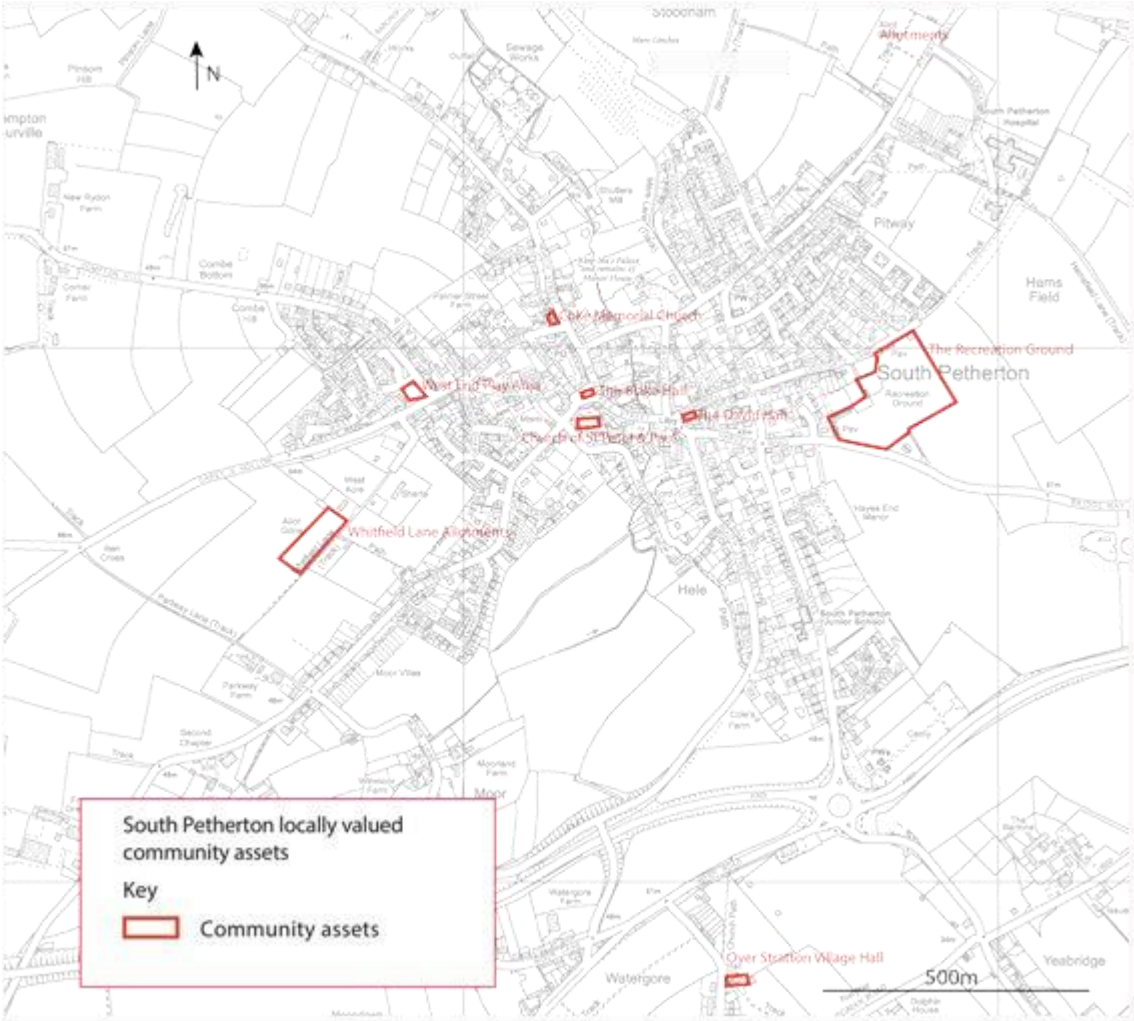
- Over Stratton Village Hall
- The Blake Hall
- The David Hall
- The 3 churches: St Peter and St Paul, Coke Methodist Church and the Catholic church
- The Recreation Ground which includes a pavilion, a bowls club and green, the youth club, the pre-school, the scout hut, tennis courts and clubhouse, several sports pitches, children's play area and MUGA.
- West End Play Area
- The Allotments

The locations of these assets are shown on Map L below.

⁵⁴ Paragraph 73, NPPF

⁵⁵ [Initial consultation events report](#) and [South Petherton Neighbourhood Plan Public Consultation Event Saturday 7 May 2016](#)

Map L: Locally Valued Community Assets



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2.108 We have identified other sources of evidence which support the protection of these assets. For example, our recreation ground is well used by thriving sports clubs with cricket and football pitches marked out and community and sports clubs are being consulted understand what type of space will be required at the proposed extension to the Recreation Ground pavilion.

2.109 Our policy COM1 seeks to protect these community assets (and add local specificity to Local Plan policy EP15 Protection and Provision of Local Shops, Community Facilities and Services) but, importantly, also sets out criteria which would make change or improvement of such facilities and spaces acceptable. This will ensure that if improvements are sought, for example, that they will be allowed.

2.110 Our policy is supported by national planning policy which supports planning policies which facilitate social interaction and creating healthy, inclusive communities and suggests that planning policies and decisions should plan positively for the provision of shares space and community facilities and local services, guard against unnecessary loss of valued facilities and services and ensure that established facilities and services are retained for the benefit of the community⁵⁶. The NPPF also provides the context for the protection of open space, sport and recreation buildings and land, where evidence demonstrates that they are needed⁵⁷.

⁵⁶ Paragraphs 69-70, NPPF

2.111 Policy COM2 sets out support for the provision of public toilets if the opportunity arises to provide some in the village centre, an issue which received support during consultation on this and the parish plan.

2.112 Our consultation has also identified and confirmed previously raised improvements necessary to local community facilities and infrastructure and a list of priority projects for improvement of facilities is set out in Appendix : Delivery, in this plan. Many of these have previously been identified by both the Parish Council as part of the work on the Parish Plan Review⁵⁸ and also by South Somerset District Council in their Infrastructure Delivery Plan (2012 and 2015/16 Update) and Local Plan⁵⁹. Local dialogue between the Parish Council and young people has also identified a desire for skate ramps or a skate park to be provided. The Parish Council is committed to work with the local authority and other partners to realise improvements in community facilities and open space.

2.113 This policy responds to the following objectives:

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*

⁵⁷ Paragraph 74, NPPF

⁵⁸ [South Petherton Parish Plan Recommendations](http://www.spplan.org.uk) available on www.spplan.org.uk

⁵⁹ Adopted South Somerset Local Plan 2006-2028

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 L and are:

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

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.

Delivery

Introduction

- 2.114 Our plan references a number of projects which we would like to see achieved during the plan period. This section draws these together in a composite list, which may be added to during the lifetime of the plan, but which are the priority planning and land-use related projects at the time that this plan has been drafted. These projects have their roots in evidence collected in South Somerset District Council's Infrastructure Delivery Plan (2012 and 2015/16 Update) and Local Plan and our own consultation with the community during the development of this Plan which has confirmed the projects which continue to have priority.
- 2.115 Our priority list of projects is set out in policy D1 to confirm the priority projects and also help to ensure that any funding generated by relevant development (through section 106 planning obligations and / or the Community Infrastructure Levy (CIL)) helps to contribute towards delivering these projects.
- 2.116 The list of projects in policy D1 is not prioritised one ahead of another. The use of CIL receipts awarded to the Parish Council will be considered on the basis of the full list and with regard to appropriate timing in terms of the use of the funding and the deliverability of a project (for example, whether the total amount of funding required to deliver the project is in place). The priority list of local projects identified in this and other policies in this plan should also be used to help guide appropriate use of the local authority CIL receipts where they align with the infrastructure and facilities identified in the local authority's Regulation 123 schedule.
- 2.117 This policy responds to the following objectives:
8. *Improve and extend network of local rights of way and footpaths, cycle paths and bridleways*
 15. *Provide new parking spaces/areas to serve key locations and facilities*
 16. *Increase car parking 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*

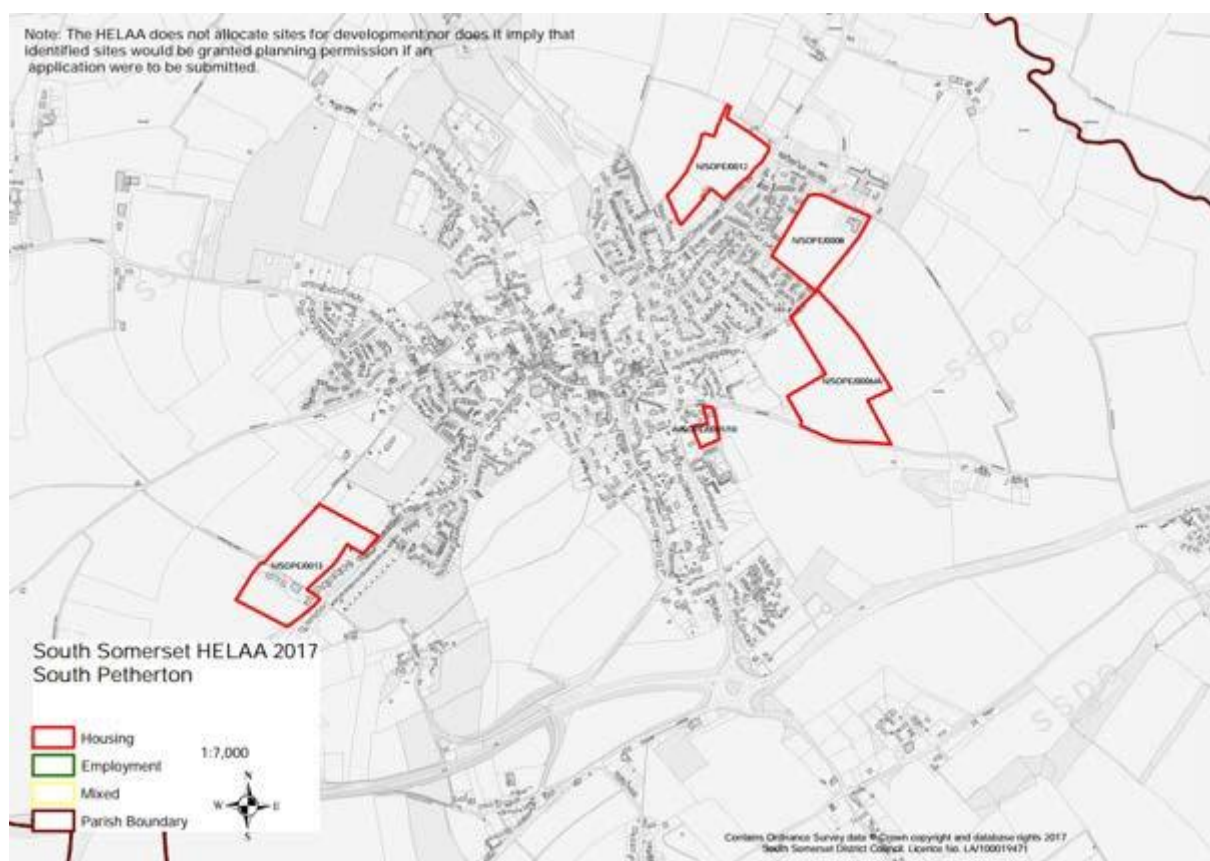
Appendices

Appendix 1

South Somerset District Council Strategic Housing and Employment Land Availability Assessment (2017) map of sites in South Petherton

The maps and tables below are extracts taken from the South Somerset District Council Housing and Employment Land Availability Assessment (HELAA), February 2017. The full report is available at the following link.

<https://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/early-review-of-local-plan-2006-2028/project-management--monitoring/south-somerset-housing-and-employment-land-availability-assessment/>



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Appendix 4: Site status check lists

Suitable, available and achievable/deliverable/developable sites

Site Ref No	Settlement	Parish	Street Address	Housing	Employment	Mixed Use	Gypsy / Traveller	Is this site suitable?	Is this site available?	Is this site achievable?	Commence within 0-5 years	Commence within 6-10 years	Commence 11 years plus
N/MART/0010/B	Martock/Bower Hinton	Martock	Martock	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
N/MART/0013/	Martock/Bower Hinton	Martock	Water Street, Martock	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/MART/0032/	Martock/Bower Hinton	Martock	Martock	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/SHBE/0001/	Rural Settlement	Shepton Beauchamp	N & E of Piece Lane	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/SHBE/0002/	Rural Settlement	Shepton Beauchamp	Lambrook Road, Shepton Beauchamp	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/SOME/0002/	Somerton	Somerton	ACRE LANE	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
N/SOME/0005/	Somerton	Somerton	Cartway Lane, Somerton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/SOME/0006/	Somerton	Somerton	Bancombe Road Trading Estate	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
N/SOME/0007/	Somerton	Somerton	Bancombe Road Somerton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
N/SOME/0008/	Somerton	Somerton	Bancombe Road Somerton	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE
N/SOME/0800/	Somerton	Somerton	Somerton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/SOPE/0001/10	South Petherton	South Petherton	Whitehall South Petherton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/SOPE/0008/	South Petherton	South Petherton	Hams Field, Hamsfield Lane, South Petherton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/SOPE/0012/	South Petherton	South Petherton	Land Rear of 51 Silver Street, South Petherton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/SOPE/0013/	South Petherton	South Petherton	West Street South Petherton	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/STHA/0002/	Stoke sub Hamdon	Stoke sub Hamdon	West Street, Stoke Sub Hamdon	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/STHA/0003/	Stoke sub Hamdon	Stoke sub Hamdon Parish ward	East Stoke, Stoke Sub Hamdon	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
N/TINT/0004/	Rural Settlement	Tintinhull	HEAD STREET	TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	TRUE	FALSE	FALSE
S/BRYM/0001/C	Yeovil	Brympton	Thorne Lane	FALSE	FALSE	TRUE	FALSE	Yes	Yes	Yes	FALSE	FALSE	TRUE
S/BRYM/0002/	Yeovil	Brympton		TRUE	FALSE	FALSE	FALSE	Yes	Yes	Yes	FALSE	TRUE	FALSE

Appendix 2

South Petherton Parish Design Statement

N.B. This appendix is available as a separate electronic file.

Appendix 3

South Petherton Listed Heritage Assets

Misc.

- Road Sign at Whitehall GRADE: II Early C20, but with two finger posts which may be older.
- K6 Telephone Kiosk at Entrance to Blake Hall GRADE: II
- Two Carved Figures and a Direction Stone Against North West Corner of Petherton Bridge at Ngr St 450 GRADE: II Possibly C15 and C18.
- Socket Stone of Wayside Cross (corner of Lopen Lane, Over Stratton) at Ngr St 4352 1505 (South West Corner of Road Junction) GRADE: II Socket stone or wayside cross. Medieval, possibly C14.
- Boundary Stone at Bull Bridge OVER STRATTON GRADE: II Boundary stone at south-east corner of Bull Bridge.

Palmer St

- 1 Palmer Street GRADE: II Lamb Cottage, 6 Palmer Street GRADE: II Detached cottage. Probably early C18.
- *Former* Oaklands Le Tire Bouchon Restaurant (8 Palmer Street) GRADE: II Detached house. Early C19.
- Cranleigh Court (Palmer St) GRADE: II House now three dwellings. C17
- Newbridge (inc 14 Palmer Street) GRADE: II Pair of houses. Late C18/early C19.
- Palmer Street Farmhouse GRADE: II Detached farmhouse. C17.
- Delisted Palmers Close GRADE: DL Former coach house converted into private house.
- Yeomans (corner Palmer St / St James's St) GRADE: II Detached house. Earlier C19.

North St

- Wesley Cottage, North Street GRADE: II Detached cottage. C18.
- Delisted on 26th October 2001 Willow Brook, North Street GRADE: DL Detached house. C18
- Shutlers Mill, North Mills Lane, off North St. GRADE: II Mill, water powered. C18 or earlier
- Shutlers Mill House GRADE: II Detached house. Early C19
- Roundwell House, Roundwell St/Prigg Lane GRADE: II Semi-detached house. C17, modified in C20. 12 and 14, Roundwell Street GRADE: II Pair of cottages.

St James's St

- The Brewers Arms, St James's St GRADE: II Inn. Dated 1622
- The Old Bakehouse Restaurant St James' St GRADE: II Formerly House and shop, now Brewers Arms. C19.
- Norris House (St James's House) ST JAMES' STREET (East side) GRADE: II House and office in row. Late C18/early C19.
- 12 St James' Street GRADE: II House with shop.
- 31 St James' Street GRADE: II Cottage in row.
- 38 and 38a, St James' Street (2 Silver Street, South Petherton) GRADE: II Shop and house at end of row.
- 40, 42 and 44, St James' Street GRADE: II Row of 3 cottages, formerly one house.
- Court House GRADE: II* ST JAMES' STREET (East side) Detached house, later subdivided.

- Little Thatch, St James's St GRADE: II Detached house and shop. Probably C18.
- Minus Ten THE SQUARE (North side) (No. 8) GRADE: II House and shop in row. C17

South St / Harveys Hill / Hele Lane

- St Elizabeth's, Harvey's Road GRADE: II Detached cottage. Probably C18.
- Knapp House (main house in St Elizabeth's Way, South St) GRADE: II Detached house. C17 origins
- Tea Blender's Cottage, 9 South Street GRADE: II Semi-detached cottage. Circa 1672.
- West Hayes, 5 South St. GRADE: II Semi-detached house. Dated 1741 (no 1742) on north gable end
- Yarn Barton, Queens Barton (now Yarn Barton and Queens Yarn), South St GRADE: II Detached house now subdivided. Possibly C17, remodelled in C18 and C19
- South Farmhouse, and Front Boundary walling (27 South St) GRADE: II Detached house. Dated 1700.
- Outbuildings About 14 Metres SE of No 27 South St, and Wall Linking It to House GRADE: II
- Fern Cottage (55 South Street, South Petherton) GRADE: II Row of 3 cottages.
- Hele Cottage, (Hele Lane). GRADE: II Detached cottage. C18 and C19, possibly earlier Silver St
- Manor House, King Ina's Palace (21 Silver Street) GRADE: II* Manor House. Possibly C14, with C16
- 24 Jugglers Hill (now ?20 Prigg Lane) GRADE: II
- Joylers Mill and Mill House. GRADE: II Mill and mill house. Mill recorded by 1313; present mill early C19, house late C19.

Hayes End Manor

- No 3 (Hayes End Manor) No 5 and No 7. GRADE: II* formerly listed as Hayes End Farmhouse, and Cottage adjoining Hayes End Farmhouse to E.)
- Front Boundary Wall to No's 3, 5 and 7 (Hayes End Manor) GRADE: II Front boundary wall. C18 and possibly C20.
- Former Flax Mill or Granary, About 20 Metres South of No's 3, 5 and 7 Hayes End Manor (now apartments) GRADE: II Former flax mill or granary. Possibly 1803.
- Barn about 50 Metres South East of No's 3, 5 and 7 Hayes End (now apartments). GRADE: II
- Flax barn, 1803.

West St/Crown Lane

- Under Sheriff's Office (now flats), corner of Crown Lane / West St. GRADE: II* Former house, on corner site; later offices, then surgery, now flats. Later C17.
- Monks Corner (corner Crown Lane/ West St) GRADE: II Detached house. C18, possibly with earlier fragments.
- The Surgery (now No.1 West St, house on corner of West St and Hele Lane) GRADE: II. House on corner site. Earlier C18, some late C18 and C19 modifications.
- 3 West Street GRADE: II House in row, built as extension to No 1
- 10 and 10a, West Street GRADE: II Pair of cottages at end of row.
- The Old Vicarage, Old Vicarage Gardens. GRADE: II Detached house, formerly vicarage. 1841
- Fives Court Wall (Crown Lane) GRADE: II Five's court wall or tower, in the front garden of a bungalow.

Moor/Watergore

- Moorland Cottage (Moor Lane) GRADE: II Detached cottage. C17 origins
- Thatchcroft, Moor Lane GRADE: II Detached cottage. Probably C18
- Watergore Farmhouse and Attached Barn GRADE: II Detached farmhouse. C17 origins

- Lyndene, Moor Lane, WATERGORE GRADE: II Semidetached cottage. Possibly C17.

Churches

- Church of St Peter and St Paul GRADE: I Anglican Parish Church. Saxon origins
- Church Rooms GRADE: II Former Church School, now meeting rooms (no... house). Dated 1828.
- North Boundary Wall to Churchyard, with Gates to North and North East of Church of St Peter and St Paul GRADE: II Boundary walling with two gateways. Probably C18 and early C19.
- Four Monuments in Churchyard, About 2, 4, 6 Metres South of South Transept, Church of St Peter and St Paul GRADE: II Three chest tombs and a headstone.
- Group of 4 Monuments in Churchyard, About 10 Metres South of South Transept, Church of St Peter and St Paul GRADE: II Group of 4 headstones:
- Harding Monuments in Churchyard, About 6 Metres South of Chancel, Church of St Peter and St Paul GRADE: II Chest tomb. Circa 1700
- Hebditch Monument in Churchyard, About 4 Metres West of North Aisle, Church of St Peter and St Paul GRADE: II Chest tomb. C19.
- Three Monuments in Churchyard, About 14 Metres South of South Transept, Church of St Peter and St Paul's. GRADE: II One chest tomb and two headstones.
- Three Monuments in Churchyard, About 20 Metres South of Chancel, Church of St Peter and St Paul GRADE: II One chest tomb and two headstones:
- Two Monuments in Churchyard, About 11 Metres South South West of South Transepts, Church of St Peter and St Paul GRADE: II Two C18 Chest tombs:
- Two Monuments in Churchyard, About 16-17 Metres South South West of South Transept, Church of St Peter and St Paul GRADE: II Two Chest tombs.
- Two Monuments in Churchyard, About 2 Metres South South East of South Transept, Church of St Peter and St Paul GRADE: II A chest tomb and a headstone.
- Unidentified Monument in Churchyard, About 11 Metres South South West of South Porch, Church of St Peter and St Paul GRADE: II Chest tomb. C18.
- Coke Memorial Methodist Church. GRADE: II 1881.
- South and East Boundary Walling and Gates, Coke Memorial Methodist Church GRADE: II
- Former United Reform Church (now The David Hall) GRADE: II Former church, now used as public hall. 1863.
- North West and South West Boundary Walls to the Former United Reform Church (now The David Hall) GRADE: II

Wigborough

- Wigborough Manor House GRADE: I Manor house. Part dated 1585, probably never completed
- Dairy Lodge, Immediately North of Wigborough Manor House GRADE: II Detached house, formerly a brew house or dairy.
- Former Coach House and Stable about 20 Metres South of Wigborough Manor House GRADE: II Coach House and stable, now used as garden store. C18
- Barn and Other Outbuildings about 60 Metres South East of Wigborough Manor House GRADE: II Barns, stables, granary with cellar.
- Cider House and Waggon Sheds, About 25 Metres South East of Wigborough Manor House GRADE: II Cider cellars with loft, and waggon or implement shed. C18 in parts.
- Daniels Farmhouse (Wigborough) GRADE: II Detached farmhouse. Circa 1700.

Yeabridge/Bridge/Flaxdrayton

- Yeabridge Farmhouse GRADE: II Detached farmhouse. Probably late C18.
- Yeabridge House GRADE: II Detached house. Probably early C19, possibly with parts of a C18 house.
- Range of Barns About 20 Metres North-West of Yeabridge House GRADE: II. C18, with C19 modifications.
- Range of Cattle Sheds about 80 Metres North North West of Yeabridge House GRADE: II Cattle shed and cattle shelter. C19.
- Range of Farm Buildings About 80 Metres North West of Yeabridge House GRADE: II Cider mill, apple loft, ox shed, threshing barn, engine shed and waggon entry. Prob C19.
- Delisted. Granary About 40 Metres North of Yeabridge House GRADE: Granary, (formerly listed as Barns)
- Barn About 12 Metres South East of Yeabridge Farmhouse, and Buildings Linked Thereto GRADE: II LOWER STRATTON
- Waggon Shed About 50 Metres North West of Yeabridge House GRADE: II Possibly C18
- Coach House About 20 Metres North East of Yeabridge House GRADE: II Coach House with groom's house.
- Old Bridge House GRADE: II Detached house, C16 origins, altered in C17 and C18.
- Pair of Cottages at Bridge Farm GRADE: II mid C19.
- Flaxdrayton Farmhouse GRADE: II Detached farmhouse. Probably late C17
- Former Flax Mill Immediately North of Flaxdrayton Farmhouse. GRADE: II Former flax mill, later furniture workshops. Early C19.

Over Stratton / Lower Stratton / South Harp

- West End House, Over Stratton GRADE: II Detached house, late C18/early C19.
- East Boundary Wall and Gateways to West End House (Over Stratton) GRADE: II Boundary wall and gateways.
- Barn About 15 Metres North West of West End House, Lopen Lane, GRADE: II Barn.
- Royal Oak Inn Over Stratton GRADE: II Probably C18, modified.
- Herontye Hollands Orchard (Over Stratton) GRADE: II. Herontye and Hollands Orchard (formerly listed as two of three cottages immediately north of Royal Oak Inn)
- House about 70 Metres North of Royal Oak Inn, and Coach House to East GRADE: II Detached cottage. Possibly C18.
- Thatched Cottage (Over Stratton) GRADE: II Thatched Cottage (previously listed as one of three cottages immediately north of Royal Oak Inn); at north end of row of 3. Probably C18.
- Stratton Farmhouse, S Harp GRADE: II Detached farmhouse. C15 origins, modified late C16 and late C17.
- Old Harp House, South Harp. GRADE: II C17 date, possibly earlier
- The Old Forge, S Harp GRADE: II Detached house. C17 origins
- South Harp Farmhouse. LOWER STRATTON GRADE: II Detached farmhouse. Possibly C16 origins

Compton Durville

- Compton Farmhouse GRADE: II COMPTON DURVILLE Detached farmhouse. C17
- Lewton Cottage, and Gateway on North West Corner Attached to Compton Farmhouse GRADE: II Detached cottage. Early C19.
- The Dower House, COMPTON DURVILLE. GRADE: II Detached house. Later C17,

- Pair of Cottages about 50 Metres North West of the Dower House (Compton Durville)
GRADE: II C17 origins, remodelled c1900.
- Manor House, Rydon Lane, Compton Durville GRADE: II Detached manor house, lately part of the religious community of St. Francis. C17, possibly 1680
- House about 30 Metres North East of the Manor House (Rydon Lane, Compton Durville)
GRADE: II Detached farmhouse. Later C18.
- Front Boundary Wall, and Summerhouse to South of the Manor House, (Rydon Lane, Compton Durville) GRADE: II
- Rydon Farmhouse GRADE: II Detached farmhouse. C18
- Littlefields GRADE: II Detached farmhouse. Circa 1700. Former Granary or Dovecote about 40 Metres South of Littlefields GRADE: II Former granary or dovecote, now stable. Probably C18.

Appendix 4

South Petherton Rights of Way Route Numbers

South Petherton Parish - Rights of Way			
1	Pitway Hill (Silver Street) to path 3, Stoodham, South Petherton Earth : 2 stiles at field junctions : 5-10 minutes	20	Connects paths 17 & 18, rear of Compton Road, South Petherton Earth : No obstacles, but along ploughed field : Less than 5 minutes
3	Stoodham to Barcroft Lane, South Petherton Earth : Field Gate, wide path : 5-10 minutes	21	Droewway, North St, South Petherton to Middle Lambrook Bridge Earth : Kissing gate at start and stile half way : 10 minutes, connects with 117/55 to East Lambrook and paths 12 and 13, which takes approx 15 minutes
4	Barcroft Lane, South Petherton to East Lambrook Road Earth : 1 stile at start, 1 stile plus steps at field junction, Bristol gate at road : 5-10 minutes	22	Rydon Lane, Compton Durville to Path 21 Earth : 1 stile : 15 minutes
5	East Lambrook Road, north eastwards towards River Parrett Earth : Squeeze Gate : 5 minutes	23	Rydon Lane, Compton Durville, to Droewway, North Street, South Petherton Earth : 1 stile & gate : 10 minutes
6	East Lambrook Road, north eastwards towards River Parrett Earth : 2 stiles : 5-10 minutes	24	Compton Durville to West Lambrook Earth : stile (gate option) at start then stile part way, where meets path 26 : 10-15 mins
7	East Lambrook Bridge eastwards towards River Parrett Earth : 2 Kissing Gates. Path connects paths 65 & 66, and to paths in other parishes : 15 - 20 minutes	26	West Lambrook Road to path 24 Earth : Gate : Less than 5 minutes
8	Stoodham Lane, South Petherton to East Lambrook Road Earth : Stile at start, 2 at field boundaries and at end : 10-15 minutes	27	From West Lambrook Road, westwards Earth : Bristol gate : 10-15 minutes
9	From South of Stoodham Lane to Barcroft Lane, South Petherton Earth : 1 pedestrian gate, 1 stile half way : 10 minutes	28	From West Lambrook Road, westwards Earth : 3 stiles : 10-15 minutes
10	Barcroft Lane - from North Street to Stoodham Lane, South Petherton North Street end is farmac, then becomes earth : No obstacles : 10-15 minutes	30	From West Lambrook Road, westwards Earth : stile : 10-15 minutes (connecting route to path 28 takes 5-10 minutes)
11	Field end of Mare Lane track (part of path 12) to Stoodham Lane, South Petherton Earth : 1 pedestrian gate, short but steep climb of Stoodham end : 5 minutes	34	From Compton Hill to Ben Cross Earth : Gate & Bristol Gate at Compton Durville, kissing gate and steps half way : 10-15 minutes
12	Mare Lane track, South Petherton to Water Street, East Lambrook Earth : 2 Bristol Gates of Mare Lane track, kissing gate, squeeze gate, metal bridge with raised bars to cross river at East Lambrook end : 30 minutes	35	Adjacent to and joins Carey's Hollow, South Petherton Earth : Steps up from Carey's Hollow : Less than 5 minutes
13	Droewway, North Street, South Petherton, to Water Street, East Lambrook Earth : Stile (York gate alternative) plus 2 further gates : 15-20 minutes	36	Whitfield Lane to Carey's Hollow, South Petherton Earth : Less than 5 minutes
14	North Street to connect to path 12, South Petherton Earth : Stile at both ends : Less than 5 minutes	37	West Street to Whitfield Lane, South Petherton Earth : Restricted width at West Street end : Less than 5 minutes
15	From path 12, South Petherton to East Lambrook Road Earth : 2 Stiles : 10 minutes	38	Ben Cross to West Street, South Petherton, Bridleway Earth : No obstacles : 10-15 minutes
16	Linking path 17 to path 18 Earth : Gate : Less than 5 minutes	39	Smokeclose Lane - from Fouts to Lopen Head Road Horsecare up to first field junction then earth : Stile, but there is a gate as an alternative : 10-15 minutes
17	Droewway, North Street to Compton Road, South Petherton Earth : 1 kissing gate : 5-10 minutes	40	Path 41 to West Street, South Petherton Earth : Kissing Gate at West Street : Less than 5 minutes
18	Droewway, North Street to Compton Road, South Petherton Earth : 1 kissing gate plus 1 gate : 5-10	41	Hele Lane to Moor Lane, South Petherton Earth : Pedestrian Gate at Hele Lane, 2 stiles on right of way route but avoidable using permissive route round field edge, kissing gate, then squeeze gate at end with Moor Lane : 10-15 minutes
		42	Moondown Lane (path 89) crossing A303 to Harp Road, Watergore (old A303) Earth (except for crossing A303) rough surface due to ploughed field : Stiles at either side of A303 but no obstruction from path 90 from Watergore : 10-15 minutes
		43	Moor Lane, Watergore, to Harp Road, Watergore Earth : Gate access if correct line is over grown, otherwise no obstacles : 5-10 minutes
		44	Connects path 80 to Church Path, Over Stratton Earth : No obstacles but very uneven : 10 minutes
		45	Church Path from Over Stratton Village Hall to Harp Road (old A303) Earth : Steps to Harp Road : 5 minutes
		46	South Street to Hele Lane, South Petherton Earth : Kissing Gate either end : 5 minutes
		49	Hayes End to Bridge Way, South Petherton Earth : Pedestrian Gate at field junction : 5-10 minutes
		50	Path 50, South Petherton to A303 Earth : Stile at A303 by-by : 5 minutes
		51	End of Lightgate Lane to paths 60 & 53 Earth : No obstacles : Less than 1 minute
		52	Connecting paths 52 and 54 Earth : No obstacles : Less than 5 minutes
		53	Lightgate Road to Hospital Lane Earth : Squeeze gates : 5-10 minutes
		54	Pitway to Hamsfield Lane, path 60 & 63 South Petherton Earth and some hard core : Stone chicken but avoidable if you use adjacent track : 5 minutes
		55	Lightgate Lane to join path 55 & 63 Earth : No obstacles : 5 minutes
		60	Hamsfield Lane to Joyler's Mill, South Petherton Earth : 1 stile and 1 Bristol Gate : 5-10 minutes
		61	Martock Road to Joyler's Mill Earth : Several stiles on route including at start and finish : 10-15 minutes
		62	Path 7 to Martock Road Earth : 2 stiles : 10-15 minutes
		63	Path 7 to Parrett Works Earth : Squeeze Gate and stile : 10-15 minutes. This path links to paths in adjacent Parish
		64	Joyler's Mill to River Parrett Earth : Metal bridge with raised bars : Less than 5 minutes. This path links to paths in adjacent Parish
		65	Wigborough to Drayton Earth : 1 stile mid-way : 5-10 minutes
		66	Drayton to River Parrett Bridge on Norton Road Earth : Metal squeeze gate pedestrian access : 5-10 minutes
		67	Pound to Yeabridge Road Earth : Squeeze Gate : 5 minutes
		77	South Harp southwards towards Merriott Earth : 1 stile at start and stile at Parish boundary : 5 minutes. This path connects with paths in adjoining Parish
		78	Over Stratton to Yeabridge Earth : 2 plus chain "V" pedestrian access points plus stiles and steps : 10-15 minutes
		78a	Between South Harp and path 78, Over Stratton Earth : Gate and Chain "V" pedestrian gate : 5 - 10 minutes
		78b	Links paths 78a and 78 Earth : stile at either end : 5 minutes
		79	Northfield Lane to Field Lane, Over Stratton Earth on top of farmac : No obstacles : 10 minutes
		80	Long Lane to Harp Lane, Watergore Earth : Steps at Watergore end down to Harp Lane : 5-10 minutes
		81	Long Lane, from Over Stratton towards Lopen, Bridleway. Earth : No obstacles but narrow and steep at Lopen end : 15 minutes. This path connects to path 82 through footpaths in neighbouring parish. Time to walk to path 82 is 20 minutes, several stiles en route.
		82	Merriott Road, Over Stratton to Lopen Earth : 2 stiles at start and 1 at end : 10-15 minutes : This path connects to path 81 through footpaths in neighbouring parish. Time to walk to path 81 is 20 minutes, several stiles en route.
		85	Southfield Lane, Over Stratton towards Lopen Earth : No obstacles : 5 minutes
		86	Wigborough to near River Parrett Bridge on Norton Road Earth : 2 stiles at Bridge : 10-15 minutes
		87	Whitfield Lane - from Palmer Street to West Street Earth : Several steep steps down to and up from path 38 : 10-15 minutes
		88	Middle Lambrook to West Lambrook Road Earth : Stiles and Bristol Gate : 5-10 minutes, connects with 117/55 to East Lambrook and paths 12 and 13, which takes approx 15 minutes
		89	Moondown Lane - West Street to Moor Lane, South Petherton Earth : Bridleway : 10-15 minutes
		90	Connects paths 42 & 43, Watergore Earth on top of farmac : Field Gate : 5 minutes
		92	Moor Lane, Watergore, to Harp Road, Watergore (old A303) Earth : No obstacles but narrow in places : Less than 5 minutes

MOST ROUTES ARE ACROSS FIELDS SO USERS MUST BE AWARE THAT THE PATHS CAN GET VERY MUDDY. DOGS MUST KEEP UNDER CONTROL AT ALL TIMES. YOU MUST NOT ALLOW THEM TO FOUL THE RIGHT OF WAY OR FARMLAND OR ANY PLACE THAT THE PUBLIC MAY USE. A LANDOWNER CAN SHOOT A DOG THAT IS APPARENTLY OUT OF CONTROL AND WORRYING SHEEP, AND THE OWNER WILL NOT BE COMPENSATED.

Appendix 5

Delivery: 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 Recreation Ground pavilion;
- 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 e 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;
- ix)** the provision of skate ramps or a skate park; and,
- x)** the provision of 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.

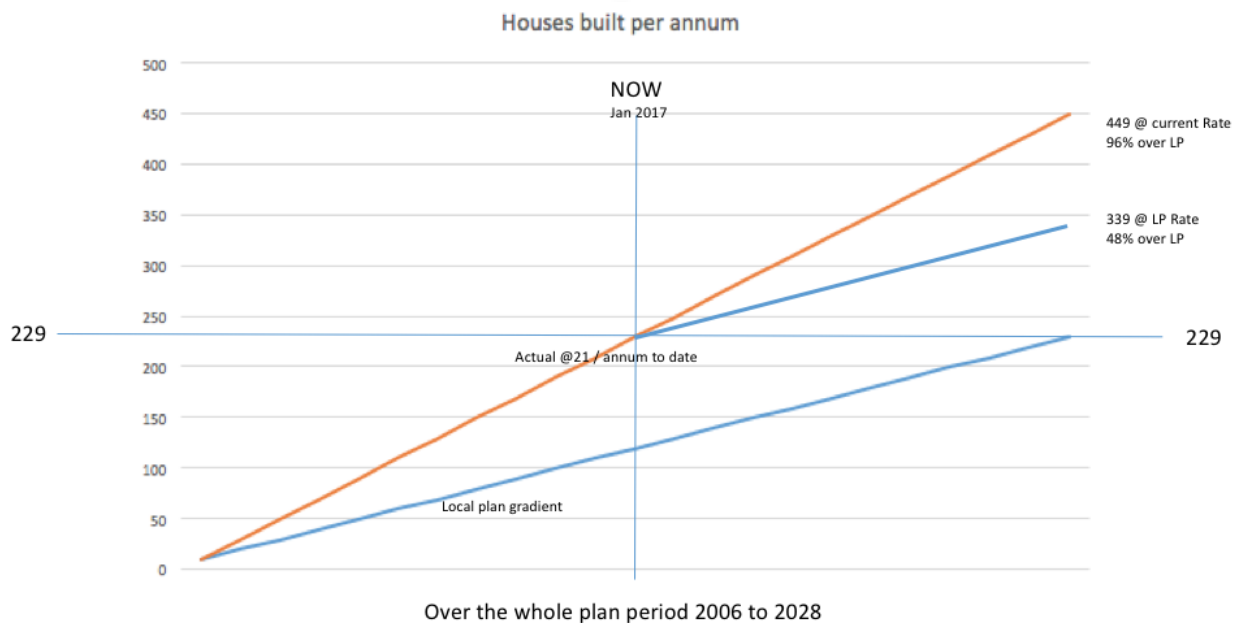
Appendix 6

Development Trajectory

Whether or not one of the major developments comes to fruition within the Local Plan period 2006 – 2028 the housing numbers in South Petherton will exceed the Local Plan 2028 estimate (229).

At the current run rate by 2028 there will be 463 houses, 96% over target.

If from now on the run rate is that predicted in the Local Plan then 339 houses will have been completed by 2028, 48% over target





South Petherton

Parish Design Statement

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South Petherton Parish Design Statement

Compiled on behalf of the residents of South Petherton by the Neighbourhood Plan Steering Group in 2016.

Modified with reference to NP examiner's comments 28 March 2018

1. Introduction

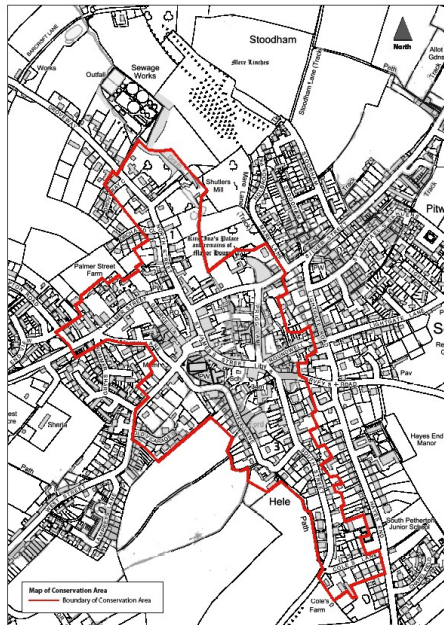
1.1 Background

1.1.1 In March 2015 the Parish of South Petherton was designated as a neighbourhood area and work began on the preparation of the South Petherton Neighbourhood Plan. The Plan is being undertaken by the Neighbourhood Plan Steering Group who identified the protection and enhancement of the unique character of the Parish of South Petherton as one of their initial over- arching themes. Since then, as the Neighbourhood Plan has developed, the preparation of a Parish Design Statement has been identified as a principle Objective of the Neighbourhood Plan following a community consultation event in May 2016.

1.1.2 It was decided in July 2016 to undertake a fresh appraisal of the historic built environment as part of the Neighbourhood Plan and to consider how to approach the nature of future development in the Parish. To that end the group have produced a Conservation Area Appraisal to inform the development of this Parish Design Statement

Parish Design Statements are a tool to preserve the unique visual character of villages and their surroundings. This document aims to provide a clear statement of the character of the Parish of South Petherton and guidance for those involved in the future design and development of the area.

1.1.3 This Parish Design Statement has been developed, researched, written and prepared by the Parish Design Statement Sub-committee, who are part of the Neighbourhood Plan Steering Group, in consultation with the community. The document has been prepared by Lydia Dunne, a planning assistant working for the Neighbourhood Plan Steering Group. This document is compatible with the South Somerset Local Plan 2006-2028.



1.2 Statement of Consultations

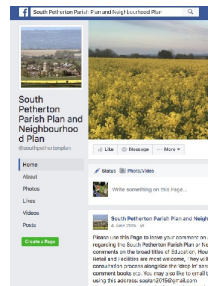
1.2.1 This Design Statement was subject to a thorough public consultation process as part of the Neighbourhood Planning process. The initial consultation events were held in May 2015 and took the form of 2 open days at which comments were collected and a film was made. A survey was designed and sent out to all residents of the Parish and the results of the survey were compiled and have informed a set of recommendations for the South Petherton Parish Plan Review and have formed part of the Evidence Base for the Neighbourhood Plan.

1.2.2 A second consultation was held in May 2016 at which residents voted on the Neighbourhood Plan's Vision, Aims and Objectives; contributed comments; viewed the Plan's conservation work and completed a short questionnaire on design and materials for future development. Copies of the questionnaire were also made available in the Library. Members of the community were asked for their input and views on specific measures to preserve and enhance the character of the area.

Interested groups and individuals in the Parish were kept abreast of progress through the Parish Council; ta13 (the Parish newsletter distributed 4 times a year to every household); the Parish Council website; the Neighbourhood Plan website; and the South Petherton Parish Plan and Neighbourhood Plan Facebook page.



Above: Public consultation event May 2016 at which community members completed questionnaires on the design of future development. Left: First consultation March 2015.

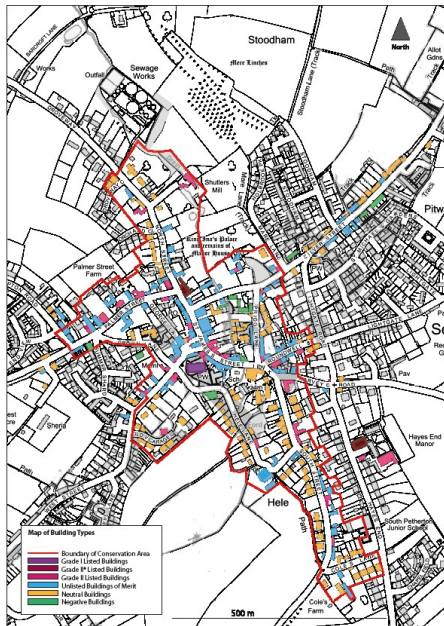


2. Architectural heritage

2.1 There are 113 listed buildings in the Parish and 64 in the village of South Petherton. The number of buildings of architectural significance in the Parish, and in the village in particular, is far greater than this number. The Map of Building Types opposite shows the listed buildings in the village and the extent of the current Conservation Area boundary.

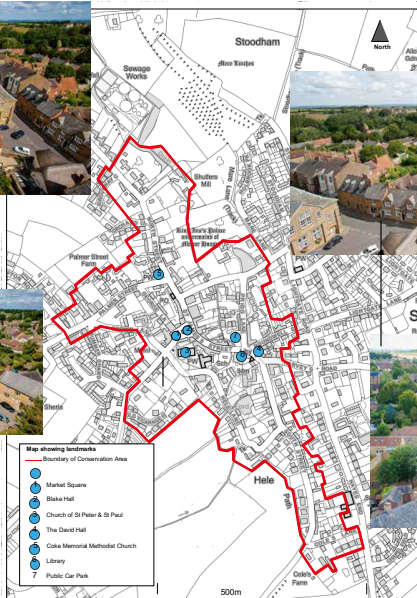


Some buildings, such as the Coach House on Palmer Street have been delisted and may therefore benefit from some form of local listing protection in the future, subject to local consultation.





Market Square showing the Blake Hall and St James' Street.



St James' Street with The Blake Hall on the left and The David Hall far right.



West Street showing The Surgery and Monk's Corner.



Prigg Lane Car Park and The David Hall. View of the Recreation Ground and open countryside beyond.

Views from the tower of The Church of St Peter and St Paul.

3. The History of South Petherton

3.1 Shaping the Built Heritage

3.1.1 South Petherton is an historically significant village that has developed in size, character and function since its earliest settlement. The Parish of South Petherton, as currently defined, takes in the outlying settlements of Compton Durville, Yeabridge, Wigborough and Over Stratton.

3.1.2 The earliest settlement was probably at Stoodham, though there is evidence of Iron Age and Roman settlement in the Parish, and the market town of South Petherton developed later on the other side of the stream. The village occupies a strategically important position at the foot of the surrounding limestone hills, close to the River Parrett.

3.1.3 The Saxon King Ina is thought to have had a palace built and, by the 8th century, South Petherton was a royal estate controlling the crossing of the Parrett. By 1066, the ownership of this large estate became fragmented and this affected the village's Medieval development.

3.1.4 By 1084, the South Petherton Hundred was established and flourished until it and its members were transferred to Somerset in 1896.¹

3.1.5 South Petherton was given a market in 1213. During this period, the village (or market town) expanded, and it is during this time that Palmer Street and South Street were added and there was also commercial occupation at Pitway around the quarrying area and at Little Petherton.

3.1.6 The village has further developed over the years into a bustling local centre and its success has been based on agriculture, quarrying, brick making, cloth and sailcloth manufacture, glove making and other leather working, cider making and other cottage industries, and its market. These uses are reflected in the village's architecture.

3.1.7 The earliest parts of the village are the area to the east of Hele Lane,



The Market Place circa 1900 and the Blake Hall today.



which is likely to have been the site of the Royal Palace; the area surrounding what is now known as King Ina's Palace on Silver Street; and the central Saxon settlement area centred along St James' Street stretching from Crown Lane to the west to Palmer Street to the north.

3.1.8 There was development throughout the Medieval period along Palmer Street, North Street, South Street and West Street. Hayes End Manor on Hayes End was constructed starting in the 15th century. The Church of St Peter and St Paul that presides over the village has Saxon origins, but was heavily damaged in the Civil War, so much of its current fabric is 15th century with major restoration work in the 19th and 20th centuries.

3.1.9 There are a number of archaeological features evident in the village and its surrounding parish, though there has been little excavation and investigation of these sites. These include the Mere (medieval) Lynchets, prehistoric fortifications, Roman sites, as well as 19th century brickworks, stone and gravel quarries and limekilns.

3.1.10 The majority of the village's heritage assets are clustered around the Market Square and run along North Street up to Droveaway to the north and down along South Street. The Conservation Area, designated in 1986, takes in buildings along Palmer Street and West Street, King Ina's Palace on Silver Street and the area surrounding Hele, but does not include Hayes End Manor.

3.1.11 Post war development has been outside the historic core and spread along the village's main arteries. 20th century development has been extensive and has been taken place on greenfield sites infilling the key arteries and on other peripheral greenfield sites.

3.1.12 Buildings within the Conservation Area define the special character of the village and makes it an attractive place to live or visit. These buildings are typically constructed of hamstone with thatch or Welsh slate roofs. Windows have a strong vertical emphasis and are in a wide variety of designs. There are good quality stone walls throughout the village; many of the pavements have stone edging; and many of the street

lights are cast iron lanterns. Development in the historic core is relatively dense, but most houses in the village have good size gardens and these



The historic core of South Petherton on St James' Street opposite the Blake Hall and Market Square showing details typical of the village: predominantly hamstone and Petherton stone buildings; stone edged pavements; cast iron street lamps; iron guttering and drainpipes; wooden framed windows with vertical emphasis; thatch, clay tiled and slate roofs; and a view of the church. Below: View from the Blake Hall towards North Street



spaces contribute considerably to the open character of the village. It is important that these private garden spaces are not lost to the pressures of future development.

3.1.13 The village of South Petherton, particularly the historic core and the Conservation Area, has a distinct character. The high quality architecture and built environment of the village is worthy of protection. A vital part of this preservation is guiding the nature of future development in the village in terms of quality of design and materials. Members of the community also feel that maintaining and guiding the density of development in the village is also important.

BH General guidelines for Protecting/Promoting Built Heritage

1 Retain existing examples of good quality architecture, especially those that are listed. Such buildings should be maintained and protected using sympathetic materials and details.

3 Where windows and door require replacement within the Conservation Area, new windows should sympathetically reproduce the appearance of the original in style and in materials used.



View of St James' Street from the Post Office showing traditional and varied shop fronts; hand painted shop signs; variation in roof heights; and largely 2 storey buildings.

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There are many fine buildings in South Petherton that are not listed



Every effort should be made to sympathetically reproduce the appearance of original doors and windows when replacing them within the Conservation Area



Brick and stone house and shop front, slate



Ham stone, slate roof, mullion windows

Building styles & materials

South Petherton is characterised by its unified palette of building materials combined with a variety of architectural details such as different styles of mullioned windows and door frames.

Most of the buildings in the village, particularly those inside the Conservation Area, are of Ham or Petherton stone with thatch, clay tiled or Welsh slate roofs. Window frames inside the Conservation Area are mostly painted wood.



Ham stone, bay windows, stone porch with pillars



Ham stone cottages with small front gardens and stone walls

4. Natural Heritage

4.1 Forming the Natural Heritage

4.1.1 South Petherton is a rural village in an area of high landscape sensitivity. The village is surrounded on all sides by open countryside and its position at the foot of the limestone hills, which include the country park of Ham Hill, means that there are highly valued views from the outskirts of the village and from prominent positions within the village.

4.1.2 The extensive views from the village are over open undulating countryside and those to the east are some of the most prized looking over the Parrett Vale and up to Ham Hill. The surrounding land is a mixture of pasture and arable and boundaries are mostly marked with native hedgerows, which are beneficial to wildlife.

4.1.3 As significant as the views out of the village are those of the village from local vantage points such as Ham Hill and Cripple Hill. The appearance of the village from the outside is also an important consideration in the design of future development in the area of growth.

4.1.4 There is a network of well-used footpaths, cyclepaths and bridleways in the, which provide opportunities for residents and visitors to enjoy the countryside around the village.



View from Combe Hill

NH Guidelines for Preserving/Promoting Natural Heritage

1 Residents and visitors value views out of and into the village highly and development on areas of high landscape sensitivity should be resisted.

2 New development should give high priority to landscape design and tree and hedge planting to enhance and protect the rural feel of the village

3 Tree planting within the village should be encouraged and the felling and removal of hedges should be avoided. Where possible, additional tree cover should be encouraged to lessen the impact of new development.

4 New development close to the edge of the village should include sensitive planting of native species of trees and hedges to help new buildings to blend into the surrounding countryside.



Views from the top of Mere Lynchets, a popular area for walking and appreciating the Parish's natural heritage

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View across the Recreation Ground



View of the historic core from Coles Lane



Rural Setting

South Petherton is well loved for its location in this part of South Somerset, its warm golden Ham stone buildings, for its shops and facilities, and for its great sense of community.

It has a sense of enclosure in its centre and magnificent views of the open countryside from its edges.

View of village centre from the church tower showing countryside beyond



View to the David Hall from the church tower and spectacular views beyond



5. Other Elements of Local Character

5.1 The Roads

5.1.1 At the 2011 Census, there were 1,904 residents living in the village of South Petherton living in 911 houses. (There were 3,367 residents living in the Parish as a whole.) The houses in the village are arranged on a number of roads all of which have distinct characters.

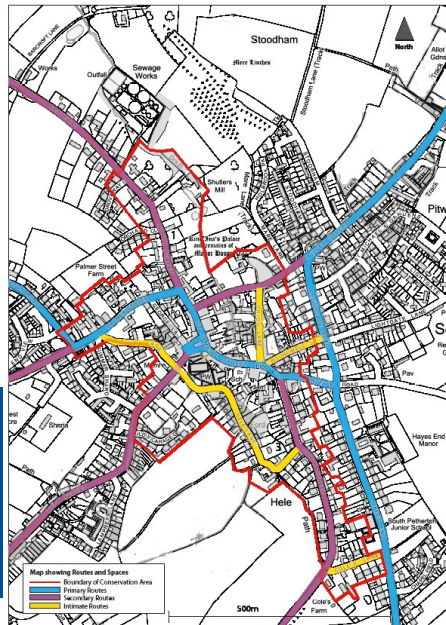
5.1.2 The main artery bringing traffic into and out of the village is Hayes End, which provides access to the A303 and to St James' Street and Lightgate, which take traffic through the village or out past the hospital towards Martock. Other key roads are South Street, West Street and Palmer Street.

5.1.3 The recent Parish Plan Review (2015) has identified the need for a 20 mph zone within the village.

5.1.4 Some of the roads in South Petherton, particularly those inside the Conservation Area, are narrow and there is a shortage of parking in the centre of the village.

R Guidelines for the Roads

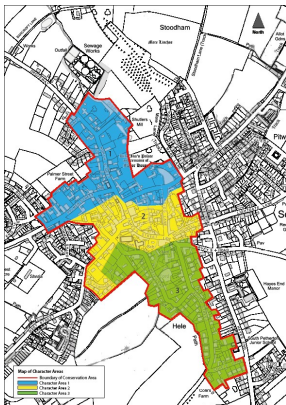
- 1 The distinct character of the roads in South Petherton should be respected when carrying out development.
- 2 Developments which generate significant increases in traffic volume should provide sufficient parking and have suitable access and should not be supported in areas where road safety would be compromised.
- 3 Road signs should be well designed and should be kept to the minimum to ensure road safety.



5.2 The Conservation Area

5.2.1 The Conservation Area in South Petherton is extensive, stretching from Coles Lane in the south to Drove way in the north and from Hele Lane in the west to the back of Hayes End in the East. The Conservation Area was first designated in 1972.

5.2.2 Different areas of the Conservation Area have very different characters. Broadly speaking, the village can be divided into 3 key areas: Palmer Street and the other roads north of St James' Street; the historic core, which includes the Church of St Peter and St Paul, St James' Street and Market Square; and the roads to the south of the core, which include Hele Lane and South Street.



CA Guidelines for development within the Conservation Area

- 1 New development inside the Conservation Area should be of local stone where possible.
- 2 Walling should be constructed using local stone if available.
- 3 Given that the quality and durability of its appearance in the long-term is unlikely to be as consistent as natural stone, reconstituted stone should only be used within the Conservation Area if the cost or lack of supply of local stone would prove to make the development not viable or not feasible and samples have been agreed through a condition attached to planning permission. Use of any material should be consistent with SSDC conservation guidelines.
- 4 All windows on new build houses, and on renovated properties, within the Conservation Area should be timber framed or stone mullions.
- 5 Where possible, shopfronts should be protected when retail buildings undergo a change of use. Legacy shopfronts (as defined in the Conservation Area Appraisal) are an important feature of the village centre and should be retained.
- 6 Extensions to properties within the Conservation Area will not be supported where they may lead to the loss of the gardens which form the gaps between development here that is characteristic of this part of the village.



5.3 The Wider Parish

5.3.1 Other significant settlements within the Parish include Over Stratton, Compton Durville, Wigborough and Yeabridge. The Parish is characterised by its attractive Ham stone buildings set in tranquil rural surroundings.

5.3.2 The Over Stratton and South Harp area is large enough to support a well-used village hall. There are 10 grade II listed buildings here, including the grand Georgian West End House, Stratton Farmhouse and Royal Oak Inn.

5.3.3 Compton Durville is a small tranquil hamlet northwest of South Petherton made up of a small cluster of dwellings, 8 or which are grade II listed. Of note are Compton Durville Farmhouse and the Manor House, which was inhabited by a small order of sisters of the Community of St Francis until recently.

5.3.4 As part of the South Petherton Hundred, Wigborough was an important manorial centre by the 11th century and there have been Bronze Age implements discovered here. The oldest part of grade II listed Wigborough Manor was built in 1585 and there are 9 other listed buildings here and several other unlisted buildings of merit.

5.3.5 There is a later collection of dwellings at Yeabridge, which are early 18th century and include a grade II listed farmhouse, Yeabridge House and a cluster of converted barns and a coach house.

5.3.6 The villages and hamlets in the Parish which surround the village of South Petherton are defined as Rural Settlements in the South Somerset Local Plan 2006-2028.



Above: Over Stratton showing grade II listed Stratton Farm and other housing typical of the area. Left: Flaxdrayton Farm, Drayton.



Home improvement in Over Stratton using local Ham stone



5.4 The Public Realm

5.4.1 The public spaces, buildings and facilities in South Petherton are of a high quality and are attractive and well-maintained. Streets are well lit and roads and pavements in generally good repair. There is a public car park at the bottom of St James' Street; parking spaces have been recently reviewed; and improving parking provision in the village has been identified as a key aim of the Neighbourhood Plan.

5.4.2 In the centre of the village is the Blake Hall, which provides space for the South Petherton Sports and Social Club and has a hall, meeting room and kitchen, which accommodates a busy calendar of activities and meetings. At the bottom of the hill on Roundwell Street is the David Hall, which is home to the much of the artistic life of the village and hosts a wide variety of performance art such as music, dance, theatre and film. The Library is opposite David Hall.

5.4.3 The churches of St Peter and St Paul, high up in the centre of the village; the Coke Memorial Methodist Church on North Street; and St Michael's Roman Catholic Church on Lightgate are all important physical and spiritual landmarks in the village and also provide spaces for events and gatherings.

5.4.4 South Petherton boasts a generous, well-equipped and very attractive Recreation Ground on the outskirts of the village on Lightgate Lane with far reaching views of the local countryside. The Rec, as it is called, has car parking, several sports pitches, an excellent children's adventure playground, skate-board ramps, a bowling club, a tennis club with courts, a cricket pavillion, a pre-school and a scout hut.

5.4.5 The public areas, buildings and facilities in South Petherton are all well-used and highly valued by residents. They include: The David Hall, Coke Memorial Methodist Church, The Blake Hall, The Recreation Ground and the play area at West End.



Use of South Petherton's public realm for the Folk Festival on West Street

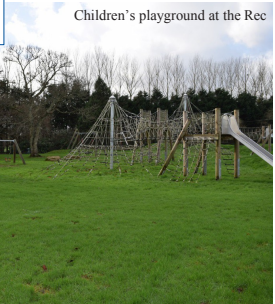
PR Guidelines for the Public Realm

- 1 Any development of public buildings or in the immediate vicinity should respect their character and importance to the community.
- 2 Public space and public buildings in the village should be protected and preserved for community use. These include: The David Hall, Coke Memorial Methodist Church, The Blake Hall, The Recreation Ground, the play area at West End, Over Stratton Village Hall and designated Local Green Spaces.
- 3 Designated Local Green Spaces, as detailed in Neighbourhood Plan Policy NE1, within the village should be protected, especially The Recreation Ground, Dutchie's Orchard, Mere Lynchets and the Community Woodland.
- 4 Signs on commercial buildings should be sensitively designed and minimally illuminated in order to respect the character of the village.



Public Realm

The Blake Hall in the centre of the village and the Recreation Ground at Lightgate Lane provide vital facilities for the community.



Children's playground at the Rec

6. Future Development

6.1 General

6.1.1 The village of South Petherton's special character is made up of a number of its key factors:

- rural location surrounded by open countryside
- distinct village centre
- quality historic built environment
- limited palette of building materials
- shops, services and facilities

6.1.2 Future development should respect these central characteristics in order to maintain the village's essential nature for today's residents and for future generations. South Petherton is a thriving rural centre, which might well be mistaken for a market town and it is crucial to guide its future development sensitively as it grows.

6.1.3 Though most of the new development occurs in South Petherton, proposals for development elsewhere in the Parish, should be carefully considered.



Housing typical of that outside the Conservation Area at Pitway

1 Ensure that new development is either in keeping with, or complements, local characteristics. The design of new buildings need not necessarily imitate existing buildings, but should be similar in scale and massing to surrounding buildings.

2 New development should leave sufficient space between buildings to retain the typical spacing of buildings relative to the site's setting.

3 Outside the Conservation Area, materials should be in keeping with the area and should be locally sourced, if possible and of good quality.

4 Outside the Conservation Area, walling should be constructed using: local stone, Ham or Petherton stone (subject to supply and viability of development); local granite stone if available (subject to supply and viability of development); clay brick; block or render (including 'K' render); timber cladding and hanging tiles. Given that the quality and durability of its appearance in the long-term is unlikely to be as consistent as natural stone, reconstituted stone could be used outside of the Conservation Area where the cost or lack of supply of local stone proves to make the development not viable or not feasible and samples have been agreed through a condition attached to planning permission.

5 Roof materials should be: old clay tiles; new concrete double roman tiles; plain tiles; thatch or slate.

6 Windows outside the Conservation Area may be aluminium, PVC or timber.

7 Preserve gardens and landscaping, where possible and avoid large areas of hard surfacing.

6.2 New Residential Development

6.2.1 According to the last census, there are 1,637 dwellings in the Parish most of which are occupied. Housing stock is made up of:

Detached	38.9%
Semi-detached	28%
Terraced	26.8%

The remaining dwellings are flats, maisonettes, apartments or mobile homes.

6.2.2 Three quarters of residents own their homes outright or have a mortgage. 14.8% live in social rented and 9.4% in private rented accommodation.

6.2.3 The figures for population breakdown, according to the last census are: 0-15 years 16%, 16-64 years 55%, and 65+ years 29%. The majority (66%) of house-holds are made up of couples, 15% of households are single and 10% are widowed. Given that the population of South Petherton is aging, these demographic characteristics suggest that future housing development should provide a range of accommodation for single people, couples and families



New housing off Hayes End showing variation in designs, good quality design and wide street to accommodate on-street parking and ease of access

NR New Residential Development Guidelines

1 The design of new buildings should acknowledge their local context and there should be some variety of designs in new housing developments to avoid large scale homogenous development.

2 Well designed contemporary dwellings will be supported outside the Conservation Area.

The layout of new residential developments should provide ease of access for residents, visitors and service and emergency vehicles. Proposals should demonstrate that they comply with advice and standards set out in the Department for Transport's Manual for Streets in relation to access and residential street design. Roads should be of sufficient width and appropriate design to allow for two-way vehicular access. Road layout and design should ensure the safety of pedestrians and cyclists. Provision should also be made for secure cycle parking on-site.

4 New housing developments should include open green spaces as an integral part of the design, which can become focal points for residential

6.2.4 According to the Parish of South Petherton Housing Needs Survey Report (2015) a third of residents over the age of 55 plan to move in the next 5 years. This is for a variety of reasons, but in the main because their homes no longer meet their needs. Many need to downsize, expect their health to deteriorate, need to be nearer family or carers or require more accessible accommodation. The survey concluded that there was a need for 30 such homes for older persons. These homes could be small bungalows, flats or houses. Facilitating downsizing within the Parish would allow for better use of the existing housing stock.

6.2.5 Good quality design of new development is considered important by the residents of South Petherton both in terms of appearance and use. New buildings should be fitting to their local context, provide some variety in design if built in numbers, access roads should be generous and new housing developments should include public green spaces.

6.3 Residential Amenity of New Development

6.3.1 Somerset has a disproportionately high number of older people compared with the national average with over 21% aged 65 and over at the last census. The proportion of residents of the Parish of South Petherton aged 65 or over is even higher at 29%. This is the prevailing demographic in this area and is expected to continue to rise.

6.3.2 No new homes built in the Parish since the beginning of the Local Plan Period have been built to meet the Lifetime Homes Design Criteria. Given this fact, it is important that all new homes be designed to meet the 16 design criteria outlined in Lifetimes Homes in order to provide a sufficient supply of these accessible and adaptable homes in the Parish. By implication, all new homes should also be tested against the 12 Building for Life standards.

6.3.3 Private residential amenity space is the norm throughout the Parish and within the village of South Petherton gardens provide important usable spaces and contribute to the village's special character.



New dwelling at Hayes End showing ample parking space and level access from parking

RA Guidelines for Residential Amenity of New Development

1 All new dwellings should be designed and built to meet the Lifetime Homes Standard. Where it is not feasible for all new dwellings to be designed to meet the Lifetime Homes criteria, homes should be accessible and capable of future adaptation. New dwellings should also be tested against the Building for Life standards.

2 Proposals for new dwellings should demonstrate that adequate well-located private amenity space is provided. Gardens should normally be provided to the rear and should be of good quality design, accessible and private and should enable sufficient sunlight. New dwellings should have a minimum of 20 m² of useable private garden space, where feasible.

3 Proposals for flats, apartments or other multi-occupant residential buildings should provide shared or communal gardens or access to other forms of outside amenity space and sufficient parking.

4 New development should incorporate the planting of trees at the site where possible.



Small garden areas along George Lane showing the importance of gardens even in the village centre where space is at a premium



View up Palmer Street showing gardens

Summary of Guidelines

BH General guidelines for Protecting/Promoting Built Heritage

1 Retain existing examples of good quality architecture, especially those that are listed. Such buildings should be maintained and protected using sympathetic materials and details.

3 Where windows and door require replacement within the Conservation Area, new windows should sympathetically reproduce the appearance of the original in style and in materials used.

NH Guidelines for Preserving/Promoting Natural Heritage

1 Residents and visitors value views out of and into the village highly and development on areas of high landscape sensitivity should be resisted.

2 New development should give high priority to landscape design and tree and hedge planting to enhance and protect the rural feel of the village

3 Tree planting within the village should be encouraged and the felling and removal of hedges should be avoided. Where possible, additional tree cover should be encouraged to lessen the impact of new development.

4 New development close to the edge of the village should include sensitive planting of native species of trees and hedges to help new buildings to blend into the surrounding countryside.

R Guidelines for the Roads

1 The distinct character of the roads in South Petherton should be respected when carrying out development.

2 Developments which generate significant increases in traffic volume should provide sufficient parking and have suitable access and should not be supported in areas where road safety would be compromised.

3 Road signs should be well designed and should be kept to the minimum to ensure road safety.

CA Guidelines for development within the Conservation Area

1 New development inside the Conservation Area should be of local stone where possible.

2 Walling should be constructed using local stone if available.

3 Given that the quality and durability of its appearance in the long-term is unlikely to be as consistent as natural stone, reconstituted stone should only be used within the Conservation Area if the cost or lack of supply of local stone would prove to make the development not viable or not feasible and samples have been agreed through a condition attached to planning permission. Use of any material should be consistent with SSDC conservation guidelines.

4 All windows on newbuild houses, and on renovated properties, within the Conservation Area should be timber framed or stone mullions.

5 Where possible, shopfronts should be protected when retail buildings undergo a change of use. Legacy shopfronts (as defined in a Conservation Area Appraisal) are an important feature of the village centre and should be retained.

6 Extensions to properties within the Conservation Area will not be supported where they may lead to the loss of the gardens which form the gaps between development here that is characteristic of this part of the village.

PR Guidelines for the Public Realm

1 Any development of public buildings or in the immediate vicinity should respect their character and importance to the community.

2 Public space and public buildings in the village should be protected and preserved for community use. These include: The David Hall, Coke Memorial Methodist Church, The Blake Hall, The Recreation Ground and the play area at West End.

3 Designated Local Green Spaces, as detailed in Neighbourhood Plan Policy NE1, within the village should be protected, especially The Recreation Ground, Dutchie's Orchard, Mere Lynchets and the Community Woodland.

4 Signs on commercial buildings should be sensitively designed and minimally illuminated in order to respect the character of the village.

G General Guidelines

1 Ensure that new development is either in keeping with, or complements, local characteristics. The design of new buildings need not necessarily imitate existing buildings, but should be similar in scale and massing to surrounding buildings.

2 New development should leave appropriate space between buildings to retain the typical spacing of buildings in particular areas of the village.

3 Outside the Conservation Area, materials should be in keeping with the area and should be locally sourced, if possible and of good quality. Reconstructed stone should be avoided.

4 Outside the Conservation Area, walling should be constructed using: local stone, Ham or Petherton stone; local granite stone if available; clay brick; block or render (including 'K' render); timber cladding and hanging tiles.

5 The choice of materials should be: old clay tiles; new concrete double roman tiles; plain tiles; thatch or slate.

6 Windows outside the Conservation Area may be aluminium, PVC or timber.

7 Preserve gardens and landscaping, where possible and avoid large areas of hard surfacing.

NR New Residential Development Guidelines

1 Promote appropriate mix of housing sizes and types to fulfil the prevailing local need.

2 The design of new buildings should acknowledge their local context and there should be some variety of designs in new housing developments to avoid large scale homogenous development.

3 Well designed contemporary dwellings will be supported outside the Conservation Area.

4 The layout of new residential developments should provide ease of access for residents, visitors and service and emergency vehicles. Proposals should demonstrate that they comply with advice and standards set out in the Department for Transport's Manual for Streets in relation to access and residential street design. Roads should be of sufficient width and appropriate design to allow for two-way vehicular access. Road layout and design should ensure the safety of pedestrians and cyclists.

5 New housing developments of more than 20 dwellings should include open green spaces as an integral part of the design, which can become focal points for residential schemes.

RA Guidelines for Residential Amenity of New Development

1 All new dwellings should be designed and built to meet the Lifetime Homes Standard. Where it is not feasible for all new dwellings to be designed to meet the Lifetime Homes criteria, homes should be accessible and capable of future adaptation. New dwellings should also be tested against the Building for Life standards.

2 Proposals for new dwellings should demonstrate that adequate well-located private amenity space is provided. Gardens should normally be provided to the rear and should be of good quality design, accessible and private and should enable sufficient sunlight. New dwellings should have a minimum of 20 m² of useable private garden space, where feasible.

3 Proposals for flats, apartments or other multi-occupant residential buildings should provide shared or communal gardens or access to other forms of outside amenity space and sufficient parking.

4 New development should incorporate the planting of trees at the site where possible.



Acknowledgements

The South Petherton Neighbourhood Plan Steering Group
South Petherton Parish Council
South Somerset District Council

References:

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National Planning Policy Framework (2012)
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English Heritage Extensive Urban Survey: An archaeological assessment of South Petherton
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SSDC Peripheral landscape study - South Petherton (2008)

