

The 'Making' of the South Petherton Neighbourhood Plan

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Purpose of the Report

1. To note the result of the Referendum in relation to the South Petherton Neighbourhood Plan and to confirm that the Plan be 'made' (or adopted).

Forward Plan

- 2 This report appeared on the District Executive Forward Plan with an anticipated Committee date of September 2018.

Public Interest

- 3 The Neighbourhood Plan represents the views of South Petherton Parish Council and other stakeholders on the preferred approach to future development in the settlement. This has been the subject of Independent Examination by a qualified person and proceeded to a Referendum by the local electorate, with the result being one in favour of the Plan. Once the making of the Plan is confirmed by the District Council, it will become part of the Statutory Development Plan with equal status to the Local Plan and will be used in the determination of planning applications.

Recommendations

5. That the District Executive agrees to the making of the South Petherton Neighbourhood Plan.

Background

6. Neighbourhood planning aims to help local communities play a direct role in planning the areas in which they live and work. The plan can show how the community wants land to be used and developed in its area.
7. The South Petherton Neighbourhood Area designation was approved by the District Council in April 2015. Since then, the Neighbourhood Plan for the area was prepared and a 'Pre-Submission' Plan consulted upon in May/June 2017 (Regulation 14). This was followed by formal submission of the Plan in October 2017 and the District Council carried out consultation in line with procedures set out in the relevant Regulations (Regulation 16). The Plan was then the subject of independent examination and the District Council agreed on the 3rd May 2018 with the Examiner's recommendations for Proposed Modifications and that the next step should be a local referendum.
8. The Referendum took place on 12th July 2018, with 642 votes cast. Of these, 547 voted in favour of the Plan, with 94 against and one 'spoilt'. The Plan can therefore now be 'made' (or adopted). Once confirmed, it will have equal status to the Local Plan and be part of the Statutory Development Plan. Planning applications are determined by local planning authorities in accordance with the adopted development plan, unless material considerations indicate otherwise. A development plan sets out the planning policies for the development and use of land.

The South Petherton Neighbourhood Plan

9. The South Petherton Neighbourhood Plan sets out a vision for the Parish and the Plan's main aims and objectives; and includes a short summary of the settlement's physical, demographic and historic context. A Parish Design Statement forms part of the Neighbourhood Plan. The Plan summarises the consultation process and evidence base informing its preparation; and policies seeking to guide future development in the town, protecting and enhancing the natural environment, retaining the character of the settlement, setting design and space standards, seeking to ensure that new housing meets local needs, strengthening the local economy, seeking to reduce the impact of traffic and improving parking; and providing a wide range of community facilities.
10. The main objectives within the Neighbourhood Plan are stated to be the following:
 - Protect the land we value locally from inappropriate development and set parameters for new development to be found acceptable.
 - Designate and protect green spaces of importance to the Parish and Protect and Create Natural Habitats
 - Protect important views (including those of Ham Hill)
 - Limit development in the countryside

 - Produce a Parish Design Guide to ensure quality & design of new development
 - Set up list of local heritage 'assets' to be protected
 - Reduce flood risk
 - Improve and extend network of local rights of way and footpaths, cycle paths and bridleways
 - Provide footpath links to and from new development

 - Establish and monitor scale and nature of local housing need
 - Ensure that new housing increases options
 - Provide some bungalows and lifetime homes
 - Provide dwellings suitable for single person households

 - 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

 - Provide new parking spaces/areas to serve key locations and facilities
 - Increase car parking opportunities
 - Ensure there is sufficient off-road parking per dwelling

 - Protect community and social spaces and buildings from change of use
 - Redevelop pavilion with sports facilities, toilets and changing rooms
 - Expand into new Rec. space when it's made available
 - Enable new leisure and recreation activity
 - Enable increase in local health and welfare services
 - Provide public toilets
11. The Design Statement seeks to ensure that the unique visual character of the village and its surroundings is preserved.
12. On receipt of the original Submission Documents, the Council carried out the required public consultation for a period of six weeks under Regulation 16; this included a notice in the press and writing to all authorities, utility providers, a wide range of stakeholders and other bodies considered to have an interest in the Plan, including those that the Neighbourhood Plan Steering

Group had consulted itself. The submission documentation was made available on the Council's website and hard copies were made available at South Petherton Library.

13. A total of five responses were received and the District Council also presented its own comments; these were all sent to the Examiner.
14. The Examiner's Report concluded that the correct procedure for the preparation and submission of the South Petherton Neighbourhood Plan was followed and that it meets the 'Basic Conditions', subject to several Proposed Modifications being made. The Plan, supporting documents and representations received are all available on the District Council's website - [South Somerset District Council - South Petherton Neighbourhood Area Designation](#)
15. The District Council has accepted the Examiner's recommendations and a local Referendum was held on 12th July 2018. The prescribed question that was asked was

"Do you want South Somerset District Council to use the Neighbourhood Plan for South Petherton to help it decide planning applications in the neighbourhood area".

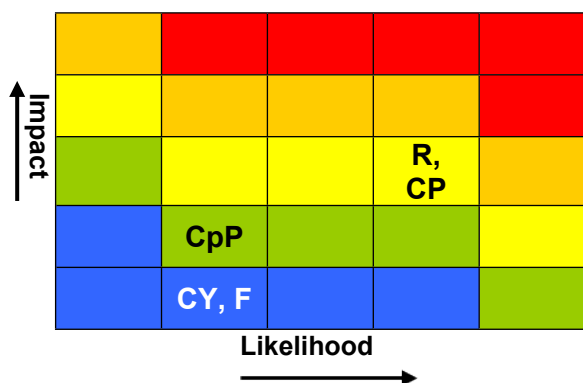
More than 50% of those who voted said 'Yes', so the Neighbourhood Plan can now be 'made'.

Financial Implications

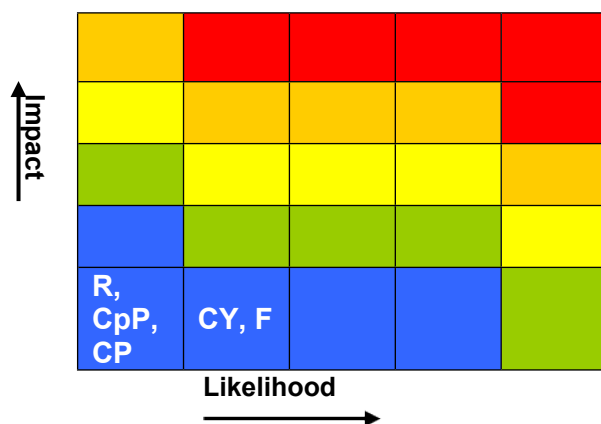
16. Under the Community Infrastructure Levy Regulations, 15% of Community Infrastructure Levy receipts are generally passed directly to those parish and town councils (in England) where development has taken place. In England, communities that draw up a neighbourhood plan and secure the consent of local people in a referendum, will benefit from 25% of the levy revenues arising from the development that takes place in their area.
17. The Council is able to claim a grant of up to £20,000 from the Department for Housing Communities and Local Government towards the costs of progressing the Neighbourhood Plan once the date of the Referendum had been set; and this claim has been made.
18. There is no SSDC funding involved in the recommendation specifically referred to in this report.

Risk Matrix

Risk Profile before officer recommendations



Risk Profile after officer recommendations



Key

Categories	Colours <i>(for further detail please refer to Risk management strategy)</i>
R = Reputation	Red = High impact and high probability
CpP = Corporate Plan Priorities	Orange = Major impact and major probability
CP = Community Priorities	Yellow = Moderate impact and moderate probability
CY = Capacity	Green = Minor impact and minor probability
F = Financial	Blue = Insignificant impact and insignificant probability

Council Plan Implications

18 The Neighbourhood Plan accords with the Council's aims to increase the focus on jobs and economic development, protect and enhance the quality of our environment; and to enable housing to meet all needs. The District Council's values include supporting people and communities, enabling them to help themselves; and the Neighbourhood Plan has been prepared by the local community who wish to have an influence on future development in the town. The Council Plan states that it will focus on supporting communities to develop local, parish and neighbourhood plans.

Carbon Emissions and Climate Change Implications

19 The South Petherton Neighbourhood Plan does not directly address carbon emissions or climate change and no such issues arise.

Equality and Diversity Implications

20 No significant changes to a Service, Policy or Strategy are proposed directly and it is therefore not necessary that an Equality Assessment is undertaken.

Privacy Impact Assessment

21 No personal data handling is involved.

Background Papers

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