



# The Ilminster Neighbourhood Plan

2020  
2040



DRAFT INP  
Rev017 220103

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# Welcome to the Ilminster Neighbourhood Plan

**“The Ilminster Neighbourhood Plan (INP) is our opportunity to influence and determine the future development of the parish of Ilminster.** When adopted, the Plan will be the first time in modern planning history that the people of Ilminster will have a direct and legally-binding input into the future development of the parish.

There are three main reasons why the Ilminster Town Council decided to produce this Neighbourhood Plan.

Firstly, as a parish we are currently required to enable 839 new homes to be built by 2040. This number has been calculated by South Somerset District Council (SSDC) from the figures set by Central Government and through the Local Plan Review Preferred Options consultation, 2019. It was initially suggested that we insert a lower figure in the INP but the Plan must be in general accordance with the strategic policies of the adopted Local Plan





View of Ilminster from Pretwood Hill

and should take account of the policies in the emerging Local Plan Review.

The more positive option is to accept that, as new homes are required, we should use this as an opportunity to influence future development to ensure the highest possible standards of sustainability and adaptability in keeping with climate change imperatives. This opportunity will allow us, for example, to define the type, design and sustainability levels of the dwellings we want, influence traffic management, create new open space and new Green Chains and plant more trees. It should also be acknowledged that new development brings further investment into a town and encourages additional footfall to give much-needed support to existing and new businesses. This will benefit us all.

Secondly, once this Neighbourhood Plan is in place, Ilminster's development income will increase from 15% to 25% of the Community

Infrastructure Levy (CIL), the levy paid by developers to the Local Authority based on the floor space of new buildings. This money goes directly to the Ilminster Town Council, to be spent on priorities agreed by the people of the town.

Thirdly, we are so lucky to have green space and varied open countryside all around us, including a Local Nature Reserve on Herne Hill, the River Isle and Shudrick Stream. Wherever we live in our town, it is easily and quickly accessible; and it is worth protecting for our population over the plan period and generations to come."

Statement from Ilminster Town Council

# I.0

## Summary

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**1.1** The Ilminster Neighbourhood Plan (INP) is a community-led, evidence-based plan prepared by the INP Development Group, on behalf of Ilminster Town Council. Eleven overall aims have been defined, (see Chapter Six – INP Vision, Mission and Aims) to guide the future development of Ilminster for the period up to 2040. Based on four themes, the Development Group has identified a set of twelve planning policies which planners and developers must consider when examining new development proposals once this Neighbourhood Plan is adopted.

**1.2** These themes and their associated planning policies are summarised here.

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### 1.2.1 Environment and Leisure

Policy ILM1	Conserve and enhance Ilminster’s historic landscape setting
Policy ILM2	Conserve and enhance Ilminster’s ecology, species and habitats
Policy ILM3	Enhance and connect our local green open spaces with a ‘Green Corridor’
Policy ILM4	Enhance recreational facilities for our growing community

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### 1.2.2 Economy, Tourism and Heritage

Policy ILM5	Allocate an Ilminster Environmental Employment Zone to the west of Ilminster
Policy ILM6	Enhance Ilminster’s economy, tourism and heritage
Policy ILM7	Promote high quality design

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### 1.2.3 Access and Movement

Policy ILM8	Ilminster’s historic town centre
Policy ILM9	Safe, interesting walking and cycling routes

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### 1.2.4 Homes and Places for Living

Policy ILM10	Types of new homes
Policy ILM11	Previously developed land
Policy ILM12	Design and layout of strategic sites



**1.3** The INP was developed over a two-year period and the supporting evidence base (see Chapter Five – The INP Evidence Base) is wide-ranging. The main evidence is drawn from assessments and reports commissioned by Ilminster Town Council and community consultation, as well as other relevant sources, for example information which supports the adopted South Somerset Local Plan and emerging Local Plan Review.

**1.4** The assessments and reports commissioned by the Ilminster Town Council include:

- a.** Ilminster Housing Needs Assessment (Aecom, 2019)
- b.** Ilminster Parish Housing Needs Survey (The Community Council for Somerset, 27 June 2018)
- c.** The Habitats Regulation Assessment (Aecom, 2022)
- d.** The Strategic Environmental Assessment (Aecom, 2022).





View over the River Isle looking east to Ilminster

**1.5** The evidence base was complemented by community workshops, walkabouts, articles in the local press and interviews with local school children, landowners, potential developers, residents and local estate agents.

**1.6** In 2021, the INP entered Regulation 14 Stage 2, as shown in Table 1 on page 12, which provides the people of the parish of Ilminster an opportunity to review it and voice their opinion. The plan was amended taking account of these comments, before being formally submitted to South Somerset District Council. Following an Independent Examination of the

INP a referendum decides whether the plan is made or not. Once 'made', the plan forms part of the Statutory Development Plan (having at least equal status to the Local Plan, depending on the type of planning policy).

**1.7** The INP conforms to Central Government criteria, as set out in Paragraph 8 (2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended). Please see Appendix B – Basic Conditions Statement.

2.0

# Introduction

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## 2.1 What is a Neighbourhood Plan?

**2.1.1** A Neighbourhood Plan is a policy-based land-use plan produced by the local community in accordance with the Town and Country Planning Act 1990 (as amended) and the Localism Act 2011.

## 2.2 What is the aim of a Neighbourhood Plan?

**2.2.1** The aim of a Neighbourhood Plan is to guide future development, regeneration and conservation within the town or parish and its surrounding area and provide its community the opportunity to influence:

- a. Local design policies
- b. Infrastructure
- c. Community facilities
- d. Development Allocations, ie development sites and number of dwellings.

## 2.3 What is a Neighbourhood Plan required to include?

**2.3.1** In accordance with Section 15 of the Neighbourhood Planning (General) Regulations 2012 it states that:

**2.3.2** Where a qualifying body submits a plan proposal to the local planning authority, it must include:

- a. A map or statement which identifies the area to which the proposed Neighbourhood Development Plan relates
- b. A consultation statement
- c. The proposed Neighbourhood Development Plan
- d. A statement explaining how the proposed Neighbourhood Development Plan meets the requirements of Paragraph 8 of Schedule 4B to the 1990 Act, namely a Basic Conditions Statement.

**2.3.3** Further guidance can be found at:

- a. <https://www.gov.uk/guidance/neighbourhood-planning--2#submitting-a-neighbourhood-plan-or-order-to-a-local-planning-authority>

**2.4 What is the Neighbourhood Plan Development Process through to Adoption?**

<b>Table 1 – The Neighbourhood Plan Development Process through to Adoption</b>		
<b>Stage</b>	<b>Activity</b>	<b>Minimum statutory consultation duration</b>
<b>1</b>	Application for the designation of a neighbourhood area	Not less than six weeks (no consultation is required if the Neighbourhood Area aligns with the parish boundary)
<b>2</b>	Pre-submission consultation and publicity: Regulation 14 consultation undertaken by the neighbourhood planning qualifying body	Not less than six weeks
<b>3</b>	Plan Proposals Submission to the Local Planning Authority: Regulation 15 formal submission by the Qualifying Body	N/A
<b>4</b>	Publicising a Plan Proposal: Regulation 16 consultation undertaken by the Local Planning Authority	Not less than six weeks
<b>5</b>	Submission of plan proposal to examination: Undertaken by the Local Planning Authority	As soon as possible after Regulation 16 consultation
<b>6</b>	Independent examination of the Plan	As soon as possible
<b>7</b>	Referendum organised by South Somerset District Council	As soon as possible
<b>8</b>	The Plan is Made: Adopted by the Local Planning Authority as part of the Statutory Development Plan if more than 50% of people who vote, vote in favour of the plan.	As soon as possible

## 2.5 Basic Conditions for a Neighbourhood Plan

**2.5.1** Only a draft Neighbourhood Plan which meets central Government basic conditions can be put to a referendum and be made (adopted).

**2.5.2** The basic conditions are set out in Paragraph 8 (2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended), as applied to Neighbourhood Plans by Section 38A of the Planning and Compulsory Purchase Act 2004.

**2.5.3** A Neighbourhood Plan can be made if it meets the following basic conditions:

- a. It has had regard to national policies and advice contained in guidance issued by the Secretary of State
- b. It contributes to the achievement of sustainable development
- c. It is in general conformity with the strategic policies contained in the Development Plan
- d. It does not breach and is, therefore, compatible with EU obligations
- e. All required regulations are met in relation to the making of the plan.

**2.5.4** The INP has met the basic conditions as set out in Appendix B – Basic Conditions Statement.

## 2.6 What happens when the Neighbourhood Plan is Adopted?

**2.6.1** When adopted, the Neighbourhood Plan forms part of the Development Plan\* and it will be considered in the determination of all planning applications made within the Neighbourhood Plan area.

## 2.7 More information on Neighbourhood Planning

**2.7.1** For more information on neighbourhood planning please visit:

- a. <https://neighbourhoodplanning.org/>
- b. <https://www.gov.uk/guidance/neighbourhood-planning>

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\*Development Plan: Is defined in Section 38 of the Planning and Compulsory Purchase Act 2004, and includes Adopted Local Plans, Neighbourhood Plans that have 'been made' (or adopted), published spatial development strategies and regional strategy policies that remain in force.

3.0

# The Ilminster Neighbourhood Plan (INP) and Implementation

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### **3.1 The Ilminster Neighbourhood Plan (INP)**

**3.1.1** The INP is a policy-based land-use plan, produced to guide future development, regeneration and conservation within the parish of Ilminster and its surrounding area. It is evidence based and includes:

- a.** The Character of Ilminster
- b.** The INP Evidence Base
- c.** INP Vision, Mission and Aims
- d.** INP Planning Policies with four themes:
  - 1.** Environment and Leisure
  - 2.** Economy, Tourism and Heritage
  - 3.** Access and Movement
  - 4.** Homes and Places for Living.

**3.1.2** In addition, there are Appendices with supporting information:

- a.** Appendix A – The Character of Ilminster
- b.** Appendix B – Basic Conditions Statement
- c.** Appendix C – The Ilminster Design Guide
- d.** Appendix D – Consultation Statement
- e.** Appendix E – Regulation 14 Consultation Report.

### **3.2 The INP Timescales**

**3.2.1** The INP will form part of the Development Plan, and therefore will cover the period, from 2020 to 2040.

### **3.3 The INP Area**

**3.3.1** The INP area was approved by South Somerset District Council (SSDC) on 1 June 2017 and follows the boundary of the Parish of Ilminster, South Somerset as shown on Figure 1 – INP area.

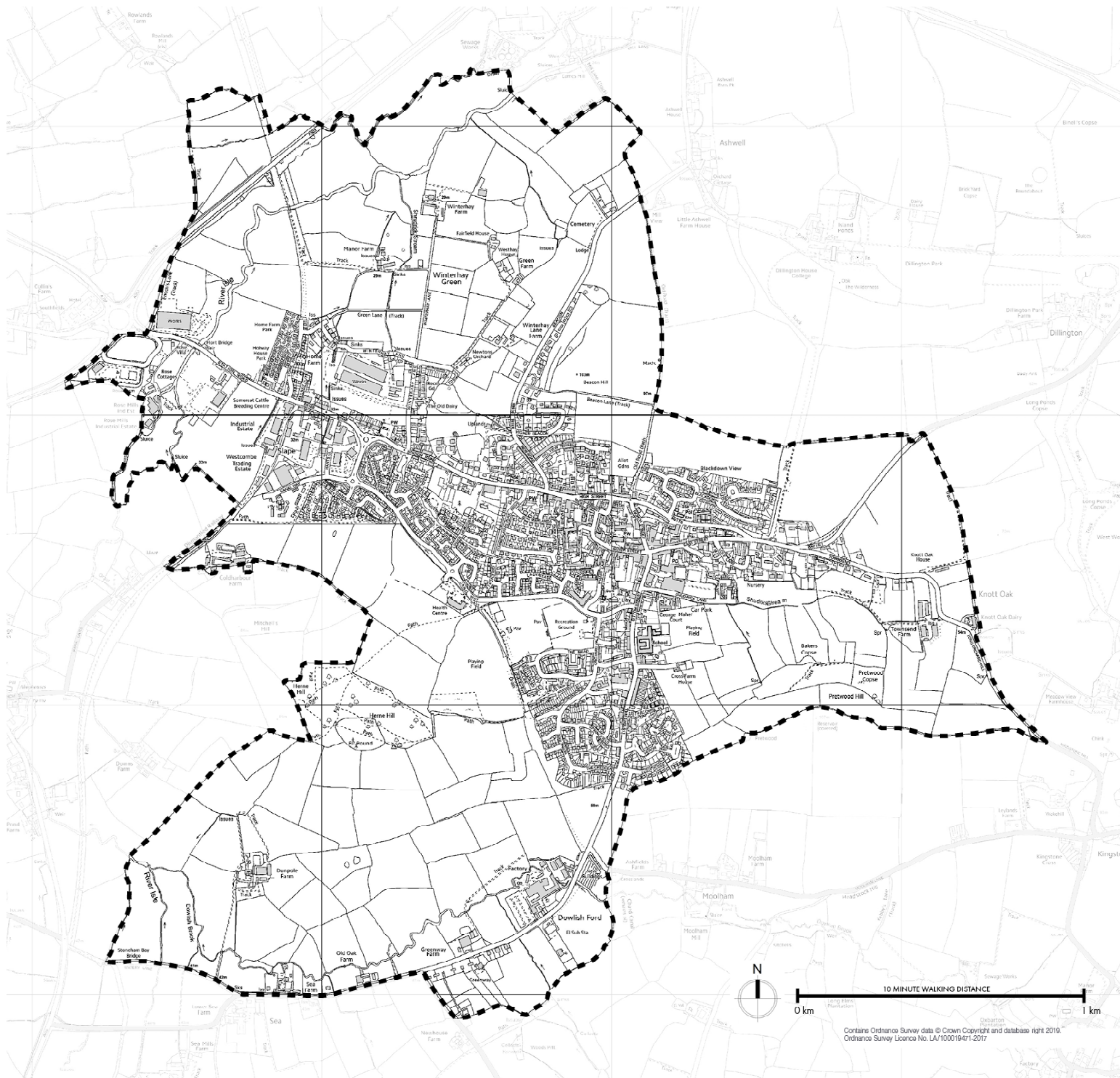
### **3.4 The INP Development Group**

**3.4.1** In January 2019, the INP Development Group was established and includes people who live and/or work in Ilminster’s parish and who have knowledge of the town and its wider communities.

**3.4.2** The INP Development Group has met regularly to progress the plan, report on its progress and present drafts to the Ilminster Town Council for review and comment. The Group will be active up to the INP adoption.

**3.4.3** Technical assistance has been provided by ECA, an independent architecture and planning consultancy, throughout the INP’s development.

**Figure 1:  
INP Area**





### 3.5 The INP Evidence Base

**3.5.1** The main evidence base for the INP is drawn from assessments and reports commissioned by Ilminster Town Council and community consultation, as well as other relevant sources, for example information which supports the adopted South Somerset Local Plan and emerging Local Plan Review.

**3.5.2** The Ilminster Town Council commissioned assessments and reports include:

- a. Ilminster Housing Needs Assessment (Aecom, 2019)
- b. Ilminster Neighbourhood Plan, Site Allocations Assessment Report (ECA, Revised 18 March 2020)
- c. Ilminster Parish Housing Needs Survey (The Community Council for Somerset, 27 June 2018)
- d. The Habitats Regulation Assessment (Aecom, 2022)
- e. The Strategic Environmental Assessment (Aecom, 2022).

**3.5.3** For more information on the evidence base considered in the development of the INP see Chapter Five – The INP Evidence Base.

**3.5.4** The INP is available via the Ilminster Town Council website: [www.ilminster.gov.uk](http://www.ilminster.gov.uk)

### 3.6 How the INP Meets the Basic Conditions

**3.6.1** A comprehensive list of relevant policies, and how the INP complies with these, is set out in Appendix B – Basic Conditions Statement.

**3.6.2** In summary, the INP meets the required basic conditions because it:

- a. Generally conforms with Development Plan policies, as contained in the South Somerset Local Plan (2006–2028) Adopted March 2015 and other supplementary planning documents and guidance. In addition, the INP has been developed taking account of the Local Plan Review (2020–2040)
- b. Seeks to preserve or enhance the character and appearance of the Ilminster Conservation Area, the numerous listed buildings and their settings
- c. Accords with policies contained within the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) and European Planning Guidance or its replacement
- d. Has a sound and robust evidence base
- e. Reflects the needs of the business and residential communities
- f. Is a sustainable plan.

### **3.7 Ongoing Ilminster Town Council Community Engagement**

**3.7.1** To ascertain the changing needs of the community, considering all ages and abilities, it is hoped that Ilminster Town Council will regularly engage with the community, including Ilminster's schools, sports and social clubs, as well as special needs groups.

**3.7.2** Ilminster Town Council will consider the outcome of the various consultation stages, with a view to gaining funding for additional well-considered, designed, planned and built leisure facilities.

### **3.8 Benefits for Ilminster and its Community**

**3.8.1** By supporting and adopting the INP, Ilminster and its community will gain the following benefits:

- a. Embrace the 10 Principles of One Planet Living to support the Climate Change emergency
- b. Reduce the town's carbon footprint
- c. Influence future development
- d. Increase Ilminster's share of the Community Infrastructure Levy (CIL) from 15% to 25%, which may be spent to support the town and its community
- e. Reduce traffic movements and improve traffic management
- f. Protect and enhance the town's green spaces, surrounding natural habitat and wildlife
- g. Create and maintain a Green Corridor to protect and enhance biodiversity gain
- h. Define and protect local heritage and characteristics
- i. Protect and enhance the town's retail and employment offering
- j. Protect and enhance recreation and leisure amenities
- k. Support Ilminster as a destination town for visitors and tourism.

### **3.9 Projects and Implementation**

**3.9.1** Ilminster Town Council will work with all relevant partners to establish an effective delivery mechanism to ensure that all local residents, businesses and other interested parties are actively involved in shaping proposals for the INP area.

**3.9.2** During the course of preparing the INP, a number of projects have been identified which will assist in implementing our policies. Work needs to commence with partners, to see how these projects may be realised.

**3.9.3** Implementation will promote partnerships and work with interested parties to shape proposals for the INP area. It will require the Local Planning Authority to discuss and consult on pre-application and applications with the INP working group in relation to drafting Heads of Terms under Section 106 (S106) and require the Local Planning Authority to request a preference for how their portion of CIL receipts is spent.

**Projects identified by the INP working group to be bought forward in association with public realm enhancements as part of the INP (as shown in Figure 3 – The INP Proposal Map)**

- a. Welcome pedestrians – Enhance the public realm at key gateways, in particular adjacent to The Market House
- b. Welcome cyclists – Provide cycle-friendly streets, sensitively designed bicycle racks and signage and remove barriers on cycle paths
- c. Welcome buses – Provide bus stops in convenient locations for their users across Ilminster, with well-designed lighting and street furniture
- d. Manage cars – Reduce cars in the town centre by improving:
  1. Existing car park quality and accessibility
  2. Paths and pavements street signage, lighting, layout and accessibility
- e. Improve Ilminster’s gateways and road junctions, including:
  1. East Street and Butts
  2. Bay Hill and Townsend
  3. North Street and High Street/Butts
  4. New Road, Station Road and West Street
  5. Station Road and Riec-Sur-Belon Way
  6. Ditton Street and East Street to Shudrick Lane.

Additional junctions which warrant improvements for pedestrians and cyclists are listed on the INP Proposals Map as a star and include: Hort Bridge, Tesco petrol station, Southfields Roundabout, Bay Hill and Townsend, High Street/Butts down North Street, Winterhay Lane to Station Road, Ditton Street to Shudrick Lane, Canal Way junction to Ditton Street, Beacon at Cemetery and Herne Rise.

**3.9.4** These projects are important as Ilminster’s gateways are difficult to negotiate for cyclists and pedestrians, are poorly signposted and of poor quality. These gateways and junctions need to be enhanced to reflect Ilminster’s heritage and character and invite visitors into the town by making public realm improvements, such as landscaping and appropriate signage.

**3.9.5** Ilminster has good access to the strategic road network and National Cycle Network, with numerous footpaths, bridleways and permissive paths, in the surrounding countryside. However, Ilminster and its surrounding villages are poorly served by public transport. The dispersed nature of the town to the west, together with the steep topography makes short journeys by car common.

**3.9.6** The town centre has ongoing issues with limited parking in existing car parks and some free on-street parking. Vehicle movement and congestion in the town centre reduces the quality of the pedestrian environment and conflicts with pedestrians and cyclists. The signage, road markings and tarmac needed for these spaces, conflicts with the need to preserve and enhance heritage assets.

4.0

# The Character of Iminster

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## 4.1 A Brief History of Ilminster

**4.1.1** Ilminster is a historic rural market town in the administrative district of South Somerset. Taking its name from the River Isle to its west and one of Somerset's finest examples of ecclesiastical architecture – The Minster at its centre – the town nestles within three landmark hills – Beacon Hill to the north, Herne Hill to the south west and Pretwood Hill to the south east. All rise to a little over a hundred metres and broadly contain the spread of the town and its immediate rural edge.

**4.1.2** Originally a linear settlement with an east-west axis, it has, in more recent years, spread both northwards and southwards. Occupying a rural hill and vale landscape, Ilminster is surrounded by agricultural land and woodland, including the Herne Hill Local Nature Reserve to its south. The land, its trees and hedgerows have been shaped over the centuries, and the habitat supports farming, highly valued recreational amenity, which supports a good network of pathways and a diversity of flora and fauna.

**4.1.3** Ilminster boasts a number of listed buildings and a conservation area which is situated at its core. The two most noteworthy listed buildings are the Market House and The Minster. The golden Hamstone and Moolham stone, under stone, slate or tile roofing, characterises the historic built environment, with its mix of residential and commercial buildings dating from Medieval times. Private gardens and open public spaces provide green environments and the surrounding countryside is easily and quickly accessible from any part of the town.

**4.1.4** Ilminster has good road connectivity. Local roads provide easy access to the countryside, neighbouring villages, towns and the coast. The A303/A358 intersection provides good access regionally, as well as to the rest of the UK via the regional and national road network respectively, the proposed A358 Taunton to Southfields Dualling Scheme will improve this further. However with few bus services and the nearest railway station some eight miles away means public transport is very limited.

**4.1.5** Although dating back, archaeologically, to pre-Roman times, the earliest evidence of Ilminster as a town dates back to Anglo-Saxon times in 725. This and other notable dates are outlined in the Historical Timeline of Ilminster.



## Historical Timeline of Iminster

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**725**

Iminster bestowed on the Abbey of Muchelney by the king.

**1086**

Iminster was a settlement in the Domesday Book, in the hundred of Abdick and the county of Somerset with a recorded population of 57 households – 25 villagers, 22 smallholders, 10 slaves – putting Iminster in the largest 20% of settlements recorded. It included ploughed land, meadow, woodland and mills, with a mix of livestock – cobs, cattle, pigs and sheep.

**1491**

The first of two great fires which destroyed much of the centre of Iminster.

**1538**

With the dissolution of the monasteries, Iminster passed to the Lord of the Manor. There followed almost 150 years of Lordships of the Manor, held by the same family, the Seymours. The first Duke, of Wolf Hall fame, reached high rank in royal circles and, as a result of his influence, Iminster became a Royal Peculiar. The town held its own court at The Swan Hotel and the status of Royal Peculiar remained until 1857, when the national court system was introduced.



View east along Silver Street in the centre of Ilminster

## 1670

Ilminster was the fourth largest town in Somerset, based on the Hearth Tax. However, in this same century, the tillers of the land were driven out in favour of wool production. The town prospered with the development of the textile industry. Cloth, rope and glove making were growing industries, with mills on the River Isle and factories in the town.

## 1680

The Duke of Monmouth attended the Minster and was hosted by George Speke. Only five years later, the Duke camped near Ilminster on his way from Lyme Regis to Sedgemoor to fight the battle of Sedgemoor.

## 1809

The new Exeter/London route passed through Ilminster and it became a major coaching stage, prompting a huge trade for The George, The Swan and The Dolphin hotels.

## 1894

The Urban District Council was formed, surviving until local government reorganisation in 1974, when some responsibilities passed to SSDC and some remained with Ilminster Town Council.

**4.1.6** For more information and analysis on the character of Ilminster please see Appendix A – The Character of Ilminster.

## 4.2 Ilminster Today

**4.2.1** Benefiting from a long and diverse history, Ilminster is a charming, friendly town, with much to offer its population of over 6,000 inhabitants and visitors. The centre is busy and inviting, boasting a broad range of amenities and activities for all, including:

- a. Independent shops, cafes and restaurants
- b. Individual and group facilities and activities, including:
  1. Air cadets and Army cadets
  2. Archie Gooch Pavilion
  3. Dillington House and Estate – lecture and art programme, conference and wedding centre, accommodation, restaurant, and holiday cottages
  4. Events – Ilminster Midsummer Experience (IMEx), Ilminster Carnival and The Christmas Lights (formerly Victorian Night)
  5. Herne Hill Local Nature Reserve (LNR), River Isle and Shudrick Stream
  6. Ile Youth Club
  7. Ilminster Bowling and Tennis Club – tennis, bowling, bar and restaurant
  8. Ilminster Cricket Club – pitches, pavilion and Tony Rice Bar
  9. Ilminster Town Football Club, pitches
  10. Ilminster Library
  11. Ilminster Warehouse Theatre – theatre, drama club, film club and costume hire
  12. National cycle route – Sustrans Route 33
  13. Open spaces – The Recreation Ground, Wharf Lane Recreation Ground, Britten’s Field, Winterhay Play Park, West Crescent Play Park, West Crescent Wildlife Flower Meadow and the Burma Star Garden
  14. Rights of way – footpaths, bridleways, permissive paths
  15. The Arts Centre at the Meeting House – gallery, café, art and craft classes, concerts, shop and Tourist Centre

**4.2.2** The community is served by three schools (Herne View Primary School (formerly Greenfyld First School and Swanmead Community School), Neroche Primary School and Wadham School), two medical centres (Summervale Surgery and The Meadows Surgery) and a library.



4.0 The Character of Ilminster



The Minster, St Mary's Church, in the town centre



View of the River Isle situated to the west of Ilminster

## 4.0 The Character of Ilminster

### 4.3 The Character of Ilminster, analysis for the INP

**4.3.1** For the purposes of assessing the character of Ilminster for the INP, four character zones were identified and ratified at a public walkabout and workshop on 16 March 2019, the findings of which can be found in Appendix A – The Character of Ilminster and Appendix D – Consultation Statement as summarised below in Table 2 – The Distinct Zones of Ilminster.

<b>Table 2 – The Distinct Zones of Ilminster</b>	
<b>Zones</b>	<b>Description</b>
<b>Employment</b>	Located in the River Isle valley, this forms Ilminster’s western gateway. Adjacent to the main road network, there are large scale businesses, the former railway station and an increasing number of homes.
<b>Green</b>	This south westerly zone has a large open space to the south, including the Recreation Ground and is dominated by Herne Hill Local Nature Reserve (LNR) and surrounding fields.
<b>Heritage</b>	The historic core is mixed use, with a tight urban grain of heritage significance, featuring the Market House, The Minster and other listed buildings.
<b>Education</b>	To the south of the historic core, this area contains the split site primary school with predominantly contemporary housing and a large estate.

### 4.4 Sustainability and Adaptability - Building a resilient Ilminster to withstand the challenges of climate change

**4.4.1** The UK Climate Change Risk Assessment published by the Government on 17 January 2022 begins:

“Climate change...is one of the biggest challenges of our generation and has already begun to cause irreversible damage to our planet and way of life”

It goes on to earmark 61 climate risks cutting across multiple sectors of society, with adaptability being a key word in the body of the report. Additionally, the Intergovernmental Panel on Climate Change importantly states that:

“The challenge of avoiding catastrophic climate breakdown requires rapid, far-reaching and unprecedented changes in all aspects of society.”

The case for issues of sustainability and adaptability cannot, therefore, be overstated and will indeed become even more important to all aspects of life, not least the planning system. This challenge, however, also presents an opportunity to make future climate-smart choices. These choices will need to focus on such issues as house building,

home heating, food production and travel, because it is this domestic activity and transport which account for a substantial amount of South Somerset's carbon emissions making it essential that ambitious targets are set now. The health, sustainability and adaptability of future generations depend on the choices made now. Inaction is not an option; responsibility for change is unavoidable and belongs to everyone.

**4.4.2** In 2019, Ilminster Town Council declared a Climate Emergency and signed up to the 10 One Planet Living\* sustainability principles, as shown in Figure 2 – The 10 Principles of One Planet Living – all of which are developed in the relevant sections throughout the INP, not least housing development as can be seen in Chapter 11.

**4.4.3** The INP is also particularly dedicated to the improvement of the environment by reducing car usage and ultimately removing cars from the town centre, improving public transport systems and encouraging the use of non-polluting alternatives, such as cycling and electric buggies for the old and infirm.

**4.4.4** One of the 10 principles, entitled 'Land and nature', relates to protecting and restoring land for the benefit of people and animals.

The main proposals are as follows:

- a.** Develop and improve the existing Recreation Ground Plan
- b.** Improve use and access for all ages to open spaces
- c.** Work out ways of getting land for more team games, such as hockey and netball
- d.** Look to increase income generation from open spaces, with fairs, fetes and other events throughout the year, subject to health restrictions that may arise from time to time
- e.** Investigate a possible new green burial site
- f.** Open up the Rec Users Group to a larger group within the community, which is a good opportunity to create a community association, which Ilminster currently lacks.

\*For more information on the One Planet Living framework created by Bioregional visit: [www.bioregional.com/oneplanetliving](http://www.bioregional.com/oneplanetliving)

**Figure 2:**  
**The 10 Principles of One Planet Living**

<b>Health and happiness</b>	Encouraging active, social, meaningful lives to promote good health and wellbeing
<b>Equity and local economy</b>	Creating safe, equitable places to live and work which support local prosperity and international fair trade
<b>Culture and community</b>	Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living
<b>Land and nature</b>	Protecting and restoring land for the benefit of people and wildlife
<b>Sustainable water</b>	Using water efficiently, protecting local water resources and reducing flooding and drought
<b>Local and sustainable food</b>	Promoting sustainable humane farming and healthy diets high in local, seasonal organic food and vegetable protein
<b>Travel and transport</b>	Reducing the need to travel, encouraging walking, cycling and low carbon transport
<b>Materials and products</b>	Using materials from sustainable sources and promoting products which help people reduce consumption.
<b>Zero waste</b>	Reducing consumption, re-using and recycling to achieve zero waste and zero pollution
<b>Zero carbon energy</b>	Making buildings and manufacturing energy efficient and supplying all energy with renewables

\*For more information on the One Planet Living framework created by Bioregional visit: [www.bioregional.com/oneplanetliving](http://www.bioregional.com/oneplanetliving)

**5.0**

# **The INP Evidence Base**

## 5.1 Sources of the INP Evidence Base

**5.1.1** The evidence base for the INP is drawn from:

- a. Reports commissioned by Ilminster Town Council
- b. Local councils – Ilminster Town Council and South Somerset District Council (SSDC)
- c. Other organisations
- d. INP community consultation.

**5.1.2** The organisations, information and themes they evidence are referenced in the tables below:

- a. Table 3 – Relevant Organisations and the Themes they Support
- b. Table 4 – Evidence Commissioned by Ilminster Town Council for the Development of the INP and the Themes they Support
- c. Table 5 – Additional Evidence from Local Councils and the Themes they Support
- d. Table 6 – Evidence from Other Organisations and the Themes they Support.

Organisation type	Organisation names	Relevance to theme			
		Environment and Leisure	Economy, Tourism and Heritage	Access and Movement	Homes and Places for Living
<b>Local Councils</b>	Ilminster Town Council	●	●	●	●
	South Somerset District Council (SSDC)	●	●	●	●
<b>Other organisations</b>	Biodiversity South West	●			
	Local Enterprise Partnership	●	●		
	Office for National Statistics		●	●	
	The South-West Rural Productivity Commission	●	●		
<b>ITC Consultants</b>	ECA (an architecture and planning consultancy)	●	●	●	●
	Aecom (an infrastructure consultancy)	●	●	●	●
<b>INP Development Group</b>	INP Transport Working Group			●	

**5.2 Iminster Town Council commissioned Evidence**

5.2.1 Iminster Town Council commissioned assessments and reports to inform the development of the INP.

**Table 4 – Evidence Commissioned by Iminster Town Council for the Development of the INP and the Themes they Support**

Commissioning Organisation	Document Title, Author and Date	Relevance to theme			
		Environment and Leisure	Economy, Tourism and Heritage	Access and Movement	Homes and Places for Living
<b>Iminster Town Council</b>	Iminster Housing Needs Assessment (Aecom, 2019)			●	●
	Iminster Neighbourhood Plan, Site Allocations Assessment Report (ECA, Revised 18 March 2020)				●
	The Habitats Regulation Assessment (Aecom, 2022)		●	●	
	The Strategic Environmental Assessment (Aecom 2022)	●	●	●	●
	Public Transport in Iminster (INP Transport Working Group, 2019)			●	

### 5.3 Additional Evidence from Local Councils

**5.3.1** Additional evidence is sourced from local councils, including information used to support the adopted South Somerset Local Plan and emerging Local Plan Review, as listed below in Table 5 - Additional Evidence from Local Councils and the Themes they Support.

	Document Title, Author and Date	Relevance to theme			
		Environment and Leisure	Economy, Tourism and Heritage	Access and Movement	Homes and Places for Living
<b>Ilminster Town Council</b>	Ilminster - By Design (Ilminster Town Council, 2001)		●		
<b>Ilminster Town Council</b>	Ilminster Community Plan 2016-2026 (Ilminster Forum)		●	●	●
<b>Ilminster Town Council</b>	Ilminster Parish Housing Needs Survey (The Community Council for Somerset, 27 June 2018)				●
<b>SSDC</b>	Ilminster Conservation Area Appraisal (SSDC, 2016)		●		
<b>SSDC</b>	Peripheral Landscape Study Ilminster (Conservation and Design Unit, South Somerset District Council, November 2007)	●			●
<b>SSDC</b>	Five-Year Paper (SSDC, September 2021)				●
<b>SSDC</b>	Housing and Economic Land Availability Assessment Report (HELAA) (SSDC, August 2021)		●		●
<b>SSDC</b>	Ilminster Settlement Profile (SSDC, October 2017)		●	●	●
<b>SSDC</b>	Built Leisure Facility Needs Assessment and Strategy, 2019	●			
<b>SSDC</b>	Infrastructure Delivery Plan, (SSDC, Update 2015/2016) – Spatial Summary (January 2016)	●		●	
<b>SSDC</b>	South Somerset Environment Strategy (October 2019)	●			



## 5.4 Evidence from Other Organisations

Commissioning Organisation	Document Title, Author and Date	Relevance to theme			
		Environment and Leisure	Economy, Tourism and Heritage	Access and Movement	Homes and Places for Living
<b>Local Enterprise Partnership (LEP)</b>	Energy Strategy (Cornwall and Isles of Scilly, Dorset and Heart of the South West LEPs (Carbon Trust, January 2019)	●			
<b>Local Enterprise Partnership (LEP)</b>	South West Rural Productivity Commission (LEP, 2017)		●		
<b>Natural England</b>	An Approach to Landscape Character Assessment (Natural England, October 2014)	●			
<b>Office for National Statistics</b>	2011 Census		●	●	●
<b>Persimmon Homes</b>	Canal Way, Ilminster, Ecological Appraisal, Persimmon Homes (Green Ecology, 2016)	●			
<b>Taylor Wimpey</b>	Horlicks Farm Ilminster Environmental Statement, Chapter 9: Ecology (Alder King, December 2018)	●			
<b>The South-West Rural Productivity Commission</b>	Key Findings and Recommendations (LEP, 2017)		●		

## **5.5 Evidence from INP Community Consultation**

**5.5.1** INP community consultation organised by ECA on behalf of the Ilminster Town Council included:

- a.** A walkabout and workshop on 16 February 2019
- b.** Workshops for children at each of the schools serving Ilminster undertaken in June 2019
- c.** Five workshops from June–July 2019
- d.** Further workshops – site selection and design code.

**5.5.2** INP Development Group members also discussed ideas with:

- a.** The wider community at Ilminster Midsummer Experience (IMEx) in June 2019
- b.** Local estate agents – Greenslade Taylor Hunt, Mayfair, Symonds and Sampson, Tarr Residential – also in 2019.

For more information please see Appendix D – Consultation Statement.



Aerial view of Iminster from the south west



View south from Beacon Hill towards the town with Pretwood Hill to the east

# 6.0

## Vision, Mission and Aims

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### 6.1 Vision

To be one of the most desirable market towns in which to live, learn, work, play and visit.

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### 6.2 Mission

To maintain a stimulating, attractive, healthy, safe and sustainable environment through well-considered and balanced development that respects Ilminster's unique heritage and rural location, while embracing creativity, technology and innovation, for the community to thrive in a sustainable environment.

---

## 6.3 Aims

**6.3.1** The following 11 INP aims define what the INP seeks to achieve.

### **Aim One**

Provide a broad mix of homes, which will serve existing and future residents of Ilminster and will reflect the character and appearance of the town.

### **Aim Two**

Achieve the highest design standards for all new development, by providing excellent layout and appropriate levels of parking, with each site generating a portion of on-site energy.

### **Aim Three**

Make Ilminster a more self-sufficient community and reduce commuting by preserving and enhancing existing infrastructure and employment floor space (falling within Use Class E in particular) and allowing an overall increase in employment floor space.

### **Aim Four**

Encourage biodiversity and water conservation and also safeguard the rural environment for food production and recreational amenity.

### **Aim Five**

Preserve and enhance Ilminster's unique built heritage and independent retail offering and recognise its needs as an increasingly desirable visitor attraction.

### **Aim Six**

Increase the use of Ilminster's parks and open spaces for all ages and abilities by improving existing facilities and creating new ones.

### **Aim Seven**

Provide improved and safe walking routes, from existing and new developments, to all the amenities in Ilminster's town centre, to reduce car use and to improve the health and wellbeing of residents.

### **Aim Eight**

Create a continuous network of green habitats, parks, waterways and nature trails between existing and new developments.

### **Aim Nine**

Reduce car use and encourage use of public transport, by working with partners to encourage better bus services to outlying villages, surrounding towns and transport hubs.

### **Aim Ten**

Reduce car movements in Ilminster's town centre by implementing various traffic management measures.

### **Aim Eleven**

Plan for a greater use of sustainable transport, by providing electric car charging points, cycle racks and comfortable bus stops with lighting and shelters.

## 7.0

# INP Themes and Planning Policies

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### 7.1 INP Themes

**7.1.1** The INP is based on four themes:

- a. Environment and Leisure
- b. Economy, Tourism and Heritage
- c. Access and Movement
- d. Homes and Places for Living.

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## 7.2 INP Planning Policies

**7.2.1** Within the four INP themes, the following 12 planning policies have been developed to help achieve the 11 INP aims.

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### 7.2.1 Environment and Leisure

Policy ILM1	Conserve and enhance Ilminster’s historic landscape setting
Policy ILM2	Conserve and enhance Ilminster’s ecology, species and habitats
Policy ILM3	Enhance and connect our local green open spaces with a ‘Green Corridor’
Policy ILM4	Enhance recreational facilities for our growing community

---

### 7.2.2 Economy, Tourism and Heritage

Policy ILM5	Allocate an Ilminster Environmental Employment Zone to the west of Ilminster
Policy ILM6	Enhance Ilminster’s economy, tourism and heritage
Policy ILM7	Promote high quality design

---

### 7.2.3 Access and Movement

Policy ILM8	Ilminster’s historic town centre
Policy ILM9	Safe, interesting walking and cycling routes

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### 7.2.4 Homes and Places for Living














Policy ILM10	Types of new homes
Policy ILM11	Previously developed land
Policy ILM12	Design and layout of strategic sites

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For more information on these themes and their associated policies, please see the following four sections.

**Figure 3:  
The INP Proposals Map**

**Legend INP Identifications**

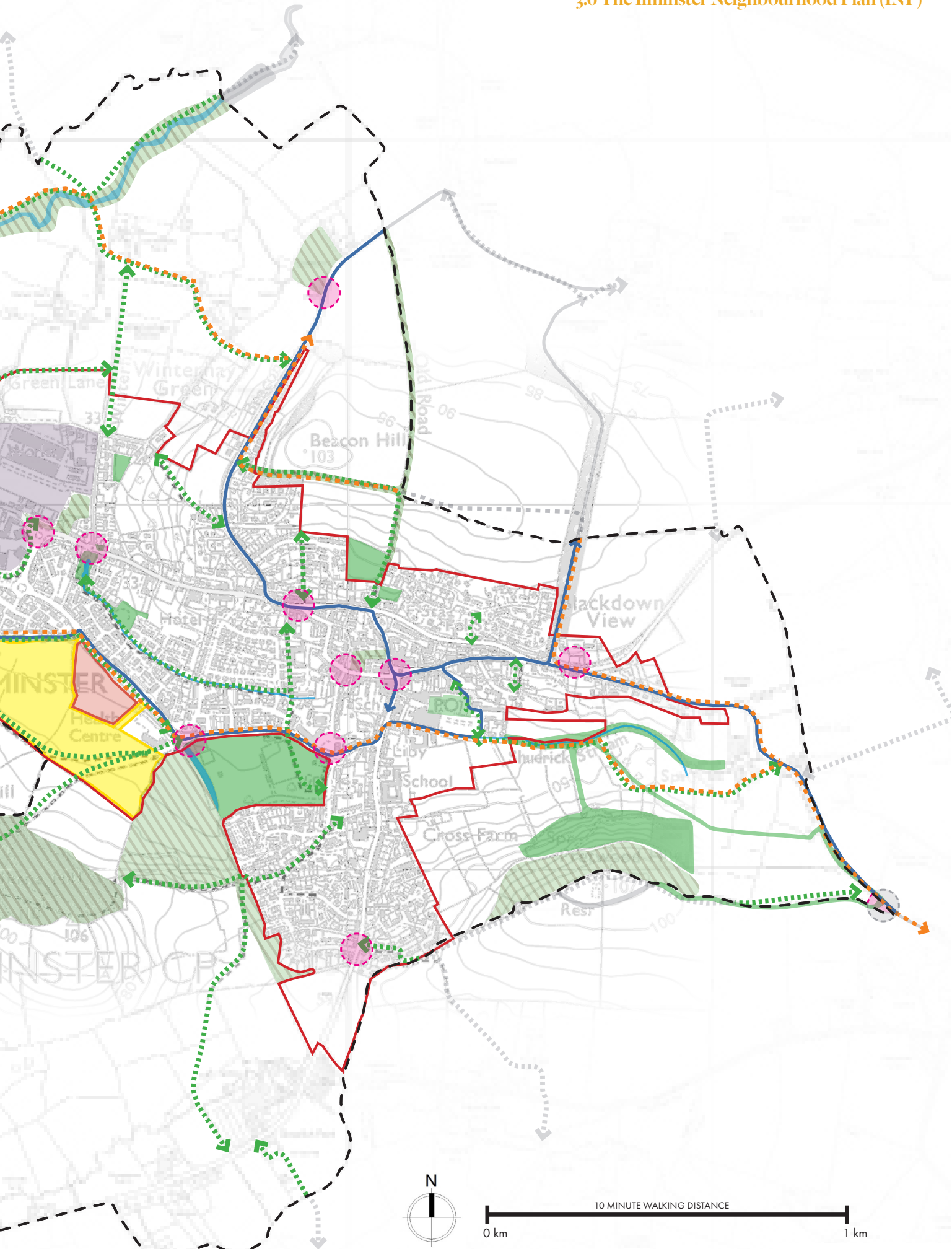
-  INP Boundary
-  ILM3: Designated Local Green Space\*
-  ILM3: Other Green Space\*
-  ILM3: Designated Blue Space\*
-  ILM3: The Ilminster Green Corridor
-  ILM4: Potential sport and/or recreation facility
-  ILM5: Potential location for cycle hub
-  ILM5: Ilminster Environmental Enterprise Zone
-  ILM9: Existing and proposed cycling routes
-  ILM9: Existing and proposed walking routes
-  ILM11: Development area boundary
-  Outline planning permission approved, subject to S106 planning obligation
-  Public realm enhancements at gateways and key road junctions

\*see Fig.4a for more information





3.0 The Ilminster Neighbourhood Plan (INP)



## 8.0

# Environment and Leisure

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### 8.1 Environment Vision

To preserve and enhance Ilminster's biodiversity, plant more trees and wild flowers and become a carbon-neutral town by 2030, with ongoing action informed by an annual census of species within the parish.

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### 8.2 Leisure Vision

To meet the needs of Ilminster's increasing population and improve access to open spaces, upgrade existing leisure facilities and complete a purpose-built leisure centre by 2040.

## 8.3 Relevant Aims

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### **Aim Four**

Encourage biodiversity and water conservation and also safeguard the rural environment for food production and recreational amenity.

### **Aim Six**

Increase the use of Ilminster's parks and open spaces for all ages and abilities by improving existing facilities and creating new ones.

### **Aim Seven**

Provide improved and safe walking routes, from existing and new developments, to all the amenities in Ilminster's town centre, to reduce car use and to improve the health and wellbeing of residents.

### **Aim Eight**

Create a continuous network of green habitats, parks, waterways and nature trails between existing and new developments.

## 8.4 Policies

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### **Policy ILM1**

Conserve and enhance Ilminster's historic landscape setting.

### **Policy ILM2**

Conserve and enhance Ilminster's ecology, species and habitats.

### **Policy ILM3**

Enhance and connect our local green open spaces with a 'Green Corridor'.

### **Policy ILM4**

Enhance recreational facilities for our growing community.

# Policy ILM1

## Conserve and enhance Ilminster’s historic landscape setting

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All development proposals (excluding householder developments\*) must demonstrate how they:

- a.** Preserve all views of Beacon Hill, Herne Hill, Pretwood Hill, River Isle and The Minster especially from main roads into Ilminster and those from the 20 identified and protected views of Ilminster shown on ‘Figure 4b: Protected Views, Landscape Character and Designations’
- b.** Enhance views and vistas, particularly those containing heritage assets, through public realm improvements and carefully managed developments
- c.** Create new views and vistas, particularly of and from allocated housing sites on the edge of the built-up areas
- d.** Conserve and enhance local landscape character and features, including trees, hedgerows and waterways to:
  - i) Ensure all new development includes a strategic landscape plan and associated management for the whole site to include hard and soft landscaping which enhances the local landscape.

---

\*Householder developments are defined as works or extensions within the curtilage of a dwelling house which require an application for planning permission and are not a change of use application.

**8.5.1** Ilminster has good access to the open countryside. The hill and vale setting, with agricultural land (arable and pasture) and woodland makes an important visual contribution to the town’s character and appearance.

**8.5.2 Peripheral Landscape Study Ilminster (Conservation and Design Unit, SSDC, November 2007)**

**8.5.2.1** This study provides the main evidence base for this policy. The landscape is described as a combination of a predominantly developed

area following the more sheltered and shallow valley sides, with the higher level valley sides and ridge/plateau tops surrounding the town largely remaining undeveloped. Therefore, the policy protects the distinct landform which creates the green backdrop to the historic market town and provides a strong sense of place.

**8.5.2.2** The landscape setting is defined by a number of factors and features, as shown below in Table 7 - The Factors and Features of Ilminster’s Landscape Setting.

<b>Factors</b>	<b>Features</b>
<b>Natural</b>	<ul style="list-style-type: none"> <li><b>a.</b> Distinct landform/geomorphology/geology particularly the river valleys</li> <li><b>b.</b> The undeveloped skyline (trees, farmland or open space), ridge lines and distinctive hills</li> <li><b>c.</b> River corridors and natural water bodies, including River Isle, Shudrick Stream and the canal with their associated trees, woodland, farmland and open space</li> <li><b>d.</b> Distinct land cover or natural habitat including landscapes important for wildlife, such as traditional floodplains, trees and woodlands.</li> </ul>
<b>Cultural and Human</b>	<ul style="list-style-type: none"> <li><b>a.</b> The built environment comprising: historic farmsteads, the historic town centre, its buildings, monuments, streetscape and contemporary additions to the town, including housing estates</li> <li><b>b.</b> Water bodies including the canal and its associated trees</li> <li><b>c.</b> Contemporary landscaping including woodland, farmland, parkland and playing fields</li> <li><b>d.</b> Historic landscapes and distinctive historic hedgerow patterns, as well as field and ditch systems</li> <li><b>e.</b> Greenways and other ancient routes.</li> </ul>
<b>Visual and Perceptual</b>	<ul style="list-style-type: none"> <li><b>a.</b> Special views, viewpoints and visual characteristics, such as sequential views</li> <li><b>b.</b> Open spaces within and on the edge of the town which are visually distinctive and attractive in themselves</li> <li><b>c.</b> Landscapes with significant associations</li> <li><b>d.</b> Other perceptual factors, such as colour, form and pattern.</li> </ul>

## 8.0 Environment and Leisure

### 8.6 Protected Views of Ilminster

---

1



#### **Beacon**

View over Ilminster Cemetery to the south-west and west of Ilminster.

2



#### **Beacon**

Long views from Beacon footpaths looking west.

3



#### **Riec-Sur-Belon Way**

View from one of the core spinal routes in Ilminster to the south and Herne Hill.



**4**  
**Canal Way**  
View from Canal Way cycle junction looking to south-west ridge.



**7**  
**Butts**  
View looking over town centre to the southern landscaped ridge beyond.



**5**  
**Station Road**  
View from apex of Station Road looking over the valley to the southern ridge line.



**8**  
**Bay Hill**  
Development framing views over rolling patchwork landscape to south.



**6**  
**High Street**  
View from High Street looking down towards town centre and ridge line beyond.



**9**  
**Bay Hill**  
Wayfinding view looking north towards historic estate and grounds.

8.6 Protected Views of Ilminster (continued)

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**12**  
**Townsend**  
Long distance view from the east of Ilminster over the valley to Pretwood Hill.



**10**  
**Townsend**  
View from north-east Townsend Road to Pretwood Hill to the south.



**13**  
**Townsend**  
View highlighting openness between eastern edge of Ilminster and land beyond.



**11**  
**Townsend**  
Glimpses between existing buildings into the valley and ridges beyond.



**14**  
**Long Orchard Hill**  
View from east looking south back into Ilminster and the visible ridge line.





**15 Kingstone Hill**  
Long distance view from south entrance into Ilminster to historic park.



**18 Canal Way**  
Far-reaching open views of recreation land and Herne Hill beyond.



**16 Listers Hill**  
View from very southern edge of Ilminster to the very northern ridge line.



**19 Orchard Vale**  
Prominent views towards Herne Hill.



**17 Shudrick Lane**  
Glimpses to Pretwood Hill from Ditton Street over Shudrick Lane.



**20 Beacon Hill Footpath**  
View looking south across the town.

**Figure 4a:  
Landscape Character and Designations**

**Legend INP Identifications**

- INP Boundary
- Local Green Space and Green Corridor Assets
- ▨ Other Green Space
- Blue Space
- SSDC Areas of High Recreational Amenity
- SSDC Conservation Area
- SSDC Ilminster Development Area
- SSDC Steep Ground Constraining Development
- SSDC Flood Zone 2 and 3
- SSDC Historic Parks and Gardens

**A**

**Local Green and Blue Space\***

- |                                       |  |
|---------------------------------------|--|
| <b>A</b> Wharf Lane Recreation Ground | <b>E</b> Shudrick Valley Nature Trail      |
| <b>B</b> Winterhay Play Park          | <b>F</b> Allotments off Hillview Terrace   |
| <b>C</b> Burma Star Garden            | <b>G</b> Ilminster Bowling and Tennis Club |
| <b>D</b> Shudrick Stream and Environs | <b>H</b> Blackdown View Play Area.         |

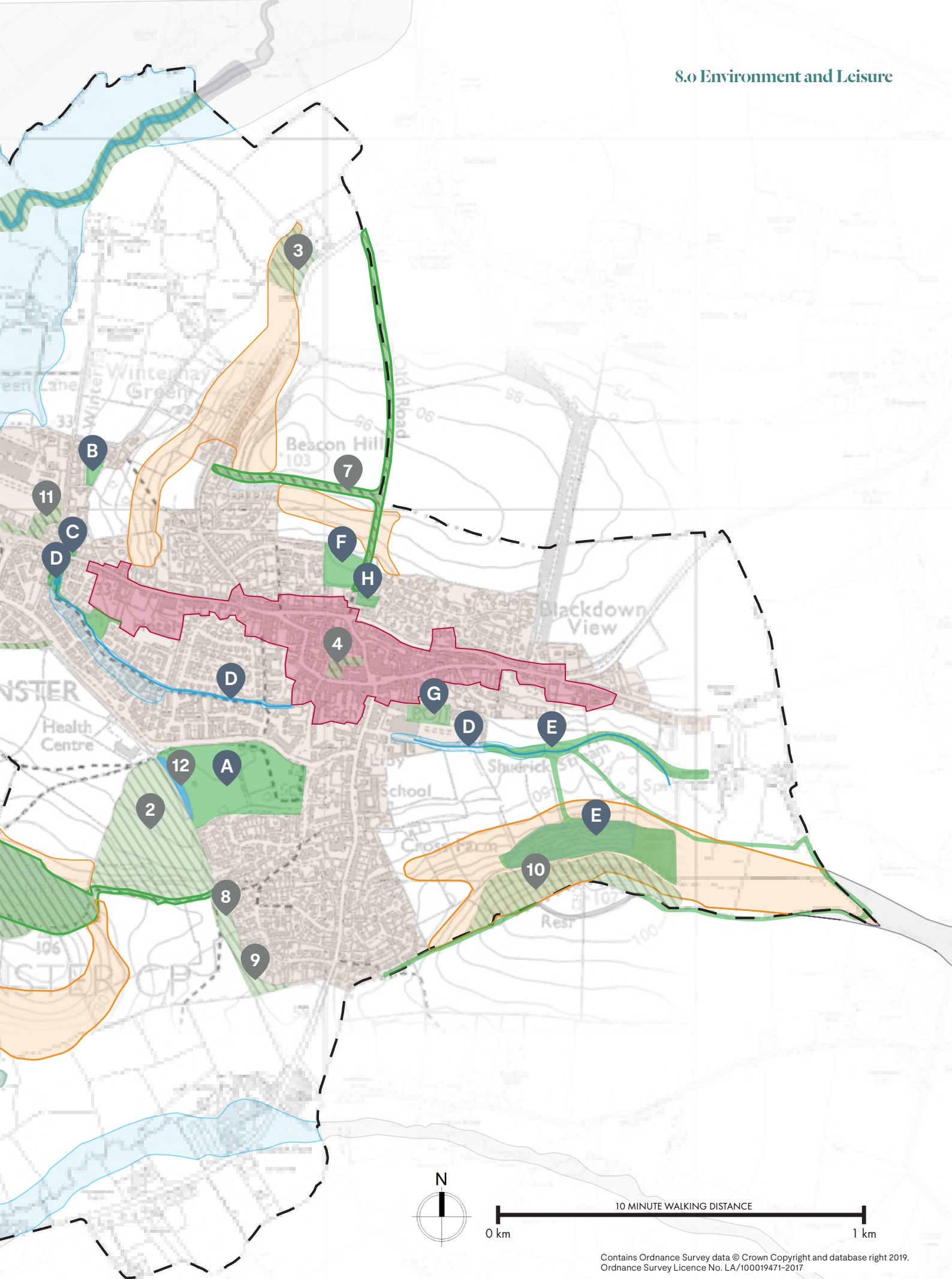
**1**

**Other Green and Blue Space\***

- |  |  |
|--|--|
| <b>1</b> Hearne Hill Local Nature Reserve  | <b>8</b> West Crescent Play Park         |
| <b>2</b> Britten's Field                   | <b>9</b> West Crescent Wildflower Meadow |
| <b>3</b> Ilminster Cemetery                | <b>10</b> Pretwood Hill                  |
| <b>4</b> The Minster, St Mary's Church     | <b>11</b> St Joseph's Church             |
| <b>5</b> River Isle                        | <b>12</b> The Canal                      |
| <b>6</b> Former Railway Line (Sustrans 33) | <b>13</b> Walking and Cycling Route.     |
| <b>7</b> Old Road                          |  |

\*See SSDC Peripheral Landscape Study – Ilminster Amended.  
Plan 4 – Value and Constraints Ilminster Map





**Figure 4b:  
Protected Views, Landscape Character  
and Designations**

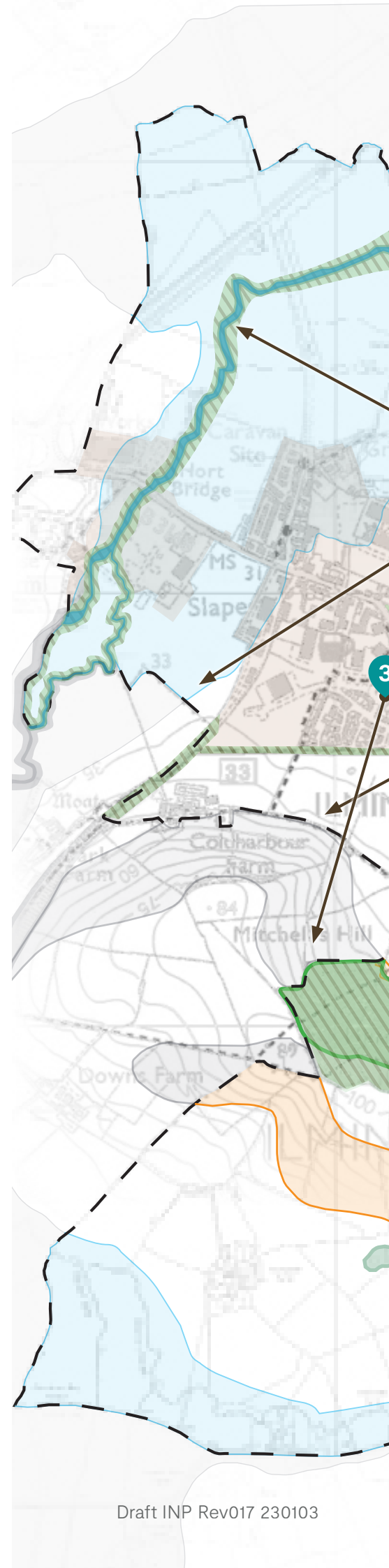
**Legend INP Identifications**

- INP Boundary
- Local Green Space and Green Corridor Assets
- ▨ Other Green Space
- Blue Space
- SSDC Areas of High Recreational Amenity
- SSDC Conservation Area
- SSDC Ilminster Development Area
- SSDC Steep Ground Constraining Development
- SSDC Flood Zone 2 and 3
- SSDC Historic Parks and Gardens

1

**Protected Views of Ilminster**

- |                      |                         |
|----------------------|-------------------------|
| 1 Beacon             | 11 Townsend             |
| 2 Beacon             | 12 Townsend             |
| 3 Riec-Sur-Belon Way | 13 Townsend             |
| 4 Canal Way          | 14 Long Orchard Hill    |
| 5 Station Road       | 15 Kingstone Hill       |
| 6 High Street        | 16 Listers Hill         |
| 7 Butts              | 17 Shudrick Lane        |
| 8 Bay Hill           | 18 Canal Way            |
| 9 Bay Hill           | 19 Orchard Vale         |
| 10 Townsend          | 20 Beacon Hill Footpath |





# Policy ILM2

## Conserve and enhance Ilminster’s ecology, species and habitats

---

All major development proposals will demonstrate that they conserve or enhance biodiversity and consider designated local green space, flood zone, water quality, local wildlife sites, areas of high recreational amenity and the designated ‘Green Corridor’, as shown in Figure 3 – The INP Proposals Map. Each major development will be required to:

- a.** Ensure a 20–30% tree canopy cover across the site
- b.** Plant at least one new tree per new bedroom built
- c.** Replace every tree, removed by development, with two trees
- d.** Facilitate a Green corridor either within or adjacent to the site where relevant
- e.** Provide a minimum six metre buffer zone adjacent to existing and new habitats\*
- f.** Provide a minimum 10 metre buffer zone, preferably 20 metres, from the top of the river, stream or canal bank adjacent to watercourses, specifically the Shudrick Stream and River Isle.
- g.** Retain all significant trees and hedgerows, in addition to those with Tree Preservation Orders (TPOs).

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\*Existing and new habitats are defined as the natural home or environment of an animal, plant, or other organism that are known to exist or found through an ecological assessment or are to be created as part of biodiversity enhancements.

## 8.7 Policy ILM2 Context

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**8.7.1** Although Ilminster does not fall within an Area of Outstanding National Beauty (AONB) nor have any Site of Special Scientific Interest (SSSI) within the INP area, it boasts its own designated Local Nature Reserve (LNR) namely Herne Hill. Additionally, Ilminster has a wealth of green open space which is valued by the whole community for its ecology, biodiversity and visual amenity.

**8.7.2** The INP group are concerned about the level of Phosphates in the Somerset Levels and Moors Ramsar site and Special Protection Area. This is a strategic issue that needs to be addressed in the Local Plan Review following up to date guidance from the Government. Information pertaining to phosphates, including the Somerset Levels and Moors Phosphates Budget Calculator, can be found online.

**8.7.3** Given the sensitivity of the Somerset Levels and Moors Ramsar site to an increase in phosphate concentrations, it is a requirement that all developments contributing to the total wastewater burden in the Parish must achieve phosphate neutrality. Developments resulting in a phosphorus surplus, will be required to provide appropriate mitigation measures (such as wetlands, reed beds) in agreement with the local planning authority. The requirement for mitigation will be commensurate with the scale of development and might be achieved strategically, particularly in the case of smaller developments.

**8.7.4** Woodlands and fields surrounded by hedgerows and some significant tree belts make a valuable contribution to the wildlife character and biodiversity of the environment.

**8.7.5** The River Isle, Shudrick Stream and the canal provide an important network of waterways, associated floodplains, trees, wildlife corridors and biodiversity.

**8.7.6** The proportion of trees in the South Somerset district is lower than Somerset as a whole. This causes great concern to the people of Ilminster, particularly with regard to climate change and its adverse environmental impact, such as an increase in flood risk.

**8.7.7** Consequently, local residents and Ilminster Town Council wish to plant trees as an environmental measure and to mitigate adverse impact from development and will seek all funding options to support this. For example, the Somerset County Council £1 million Climate Emergency Community Fund and Somerset County Council Somerset Landscape Scheme (supported by WAVE (Water Adaptation is Valuable for Everyone)).

**8.7.8** In preparing this policy, the INP supports the implementation of relevant policies in the LPR Preferred Options, 2019 (Regulation 18) consultation document, as set out in the Appendix B – Basic Conditions Statement.

**8.7.9** The South Somerset Local Plan Review 2016–2036 Preferred Options Consultation (Regulation 18) Paragraph 14.44 states that the coverage of 5% woodland in South Somerset is significantly below the county average of 9%, and the South Somerset Environment Strategy 2019 confirms a commitment to plant circa 500 trees per year on SSDC Countryside sites to protect the environment and ecology; to reduce Carbon Emissions; and for a) South Somerset District and b) the Council to become carbon neutral.

# Policy ILM3

## Enhance and connect local green open spaces with a ‘Green Corridor’

---

Where relevant development will preserve and enhance local green spaces designated in this policy and the ‘Green Corridor’ network by:

- a.** Providing a well signposted ‘Green Corridor’ of designated local green spaces\*, green linear assets and well signposted routes identified in The INP Proposals Map, where it does not compromise ecology, including safer road crossings and cycle facilities
- b.** Providing more facilities and equipment to encourage greater use of local green spaces by all age groups
- c.** Increasing biodiversity by attracting more flora and fauna, especially on the identified ‘Green Corridor’
- d.** Ensuring development proposals preserve and enhance existing, and create new, local green spaces and the ‘Green Corridor’ network.

---

\*This policy applies to the following local green spaces designated in Figure 3 – The INP Proposals Map, Figure 4a – Landscape Character and Designations map and in Table 8 – Local Green Spaces that meet NPPF Criteria and their Designation.



## 8.8 Policy ILM3 Context

---

**8.8.1** Green infrastructure is defined in the National Planning Policy Framework (NPPF) (2021) as: ‘A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity’.

**8.8.2** Green infrastructure in the INP area is made up of all the publicly and privately owned, predominantly undeveloped open spaces, footpaths, waterways, woodlands, playing fields, parks and gardens.

**8.8.3** It is essential that the green infrastructure of the whole of Ilminster is preserved and enhanced to accommodate the anticipated population growth, without an overall reduction and deterioration in the quantity and quality of its associated ecological networks.

**8.8.4** Ilminster Town Council is responsible for the upkeep of a number of local green and civic spaces important to the community, most notably sites as shown on Figure 4a – Landscape Character and Designations: (1) Herne Hill, (2) Britten’s Field, (3) Ilminster Cemetery, (4) The Minster, St Mary’s Churchyard.

**8.8.5** The NPPF states that Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

**8.8.6** Paragraph 102 of the NPPF goes on to state that the Local Green Space designation should only be used where the green space is:

- a. In reasonably close proximity to the community it serves
- b. 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
- c. Local in character and is not an extensive tract of land.

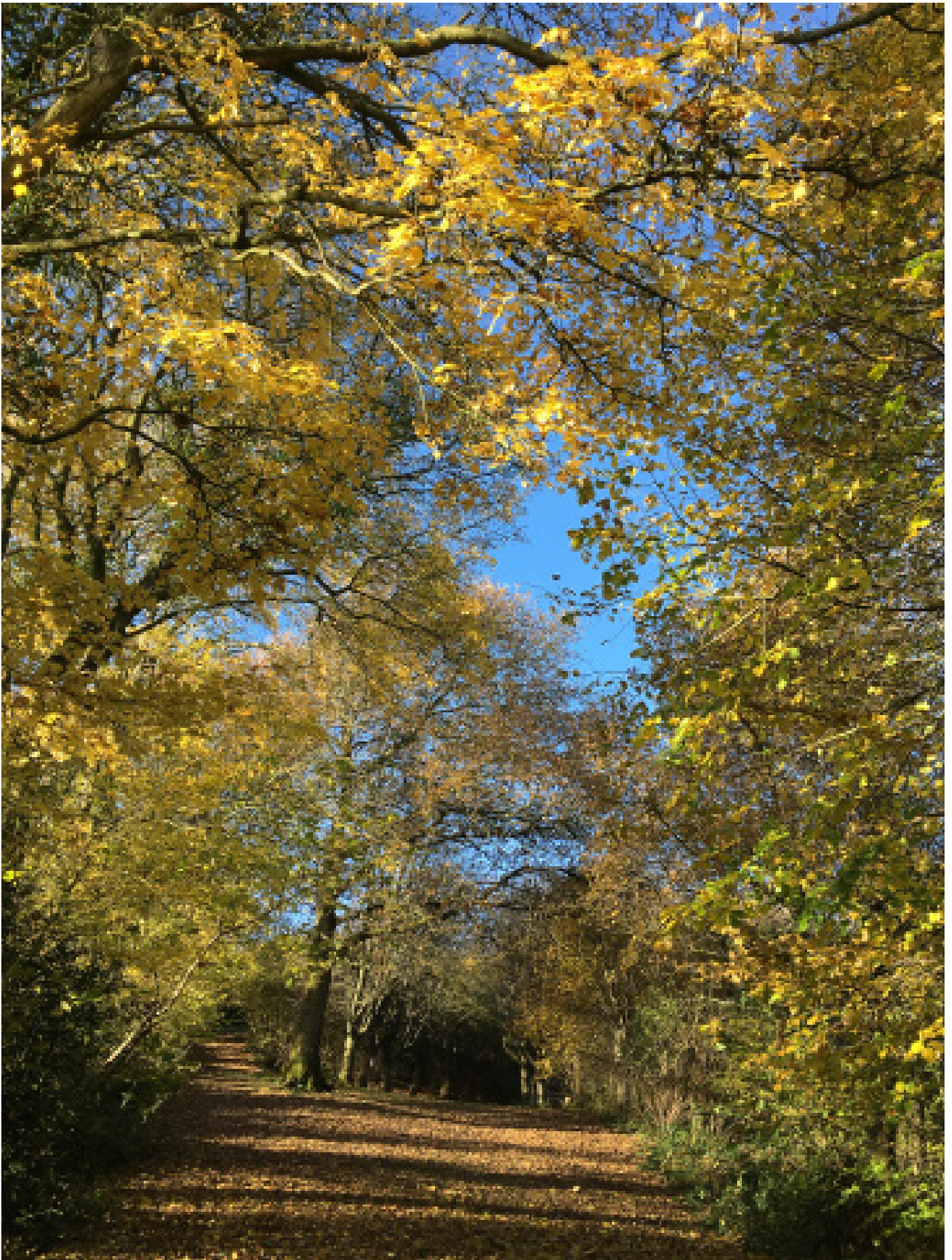
**8.8.7** All the sites achieve this and meet the criteria outlined in the NPPF (see Table 8 – Local Green Spaces that meet NPPF Criteria and their Designation).

**8.8.8** The Community Infrastructure Levy (CIL) may be available to be spent on improving access to each green space and enhancing the environment.



Shudrick Stream with adjacent right of way

<b>Table 8 – Local Green Spaces that meet NPPF Criteria and their Designation</b>			
<b>Local Green Spaces</b>	<b>Meets Criteria</b>		<b>Designation</b>
	<b>Why the Space is Special to the Community</b>	<b>A Suitable Size (hectares)</b>	
<b>(A) Wharf Lane Recreation Ground</b>	Yes, recreation	Yes, 6.0 hectares	Sports and childrens playground
<b>(B) Winterhay Play Park</b>	Yes, recreation	Yes, 6.0 hectares	Play Park
<b>(C) Burma Star Garden</b>	Yes, historic and tranquil	Yes, 6.0 hectares	War memorial garden
<b>(D) Shudrick Stream and Environs</b>	Yes, recreation	Yes, 6.0 hectares	Stream, partly within woodland, used for walking
<b>(E) Shudrick Valley Nature Trail</b>	Yes, recreation and tranquil	Yes, 6.0 hectares	Shudrick Vally and Pretwood used for walking
<b>(F) Allotments off Hillview Terrace</b>	Yes, recreation	Yes, 6.0 hectares	Allotments
<b>(G) Ilminster Bowling and Tennis Club</b>	Yes, recreation	Yes, 6.0 hectares	Bowling and tennis courts
<b>(H) Blackdown View Play Park</b>	Yes, recreation	Yes, 6.0 hectares	Play Park



Herne Hill Local Nature Reserve

## Policy ILM4

Enhance recreational facilities for our growing community

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To improve health and well-being, provide facilities for the rising population and reduce the need to travel. Planning applications for the allocated sites covered in the Local Plan will be expected to contribute towards delivery of a new indoor recreational facility adjacent to Canal Way as shown on Figure 2 – The INP Proposals Map.



View of Ilminster recreational ground - 'The Rec' - from the canal

## 8.9 Policy ILM4 Context

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**8.9.1** The 'Infrastructure Delivery Plan, South Somerset, January 2016' (Paragraph 6.8) confirms:

- a. 'New housing does generate a need for additional open space and outdoor play space, sports, community and cultural facilities'.
- b. Priorities are sports ground enhancements and equipped play areas.

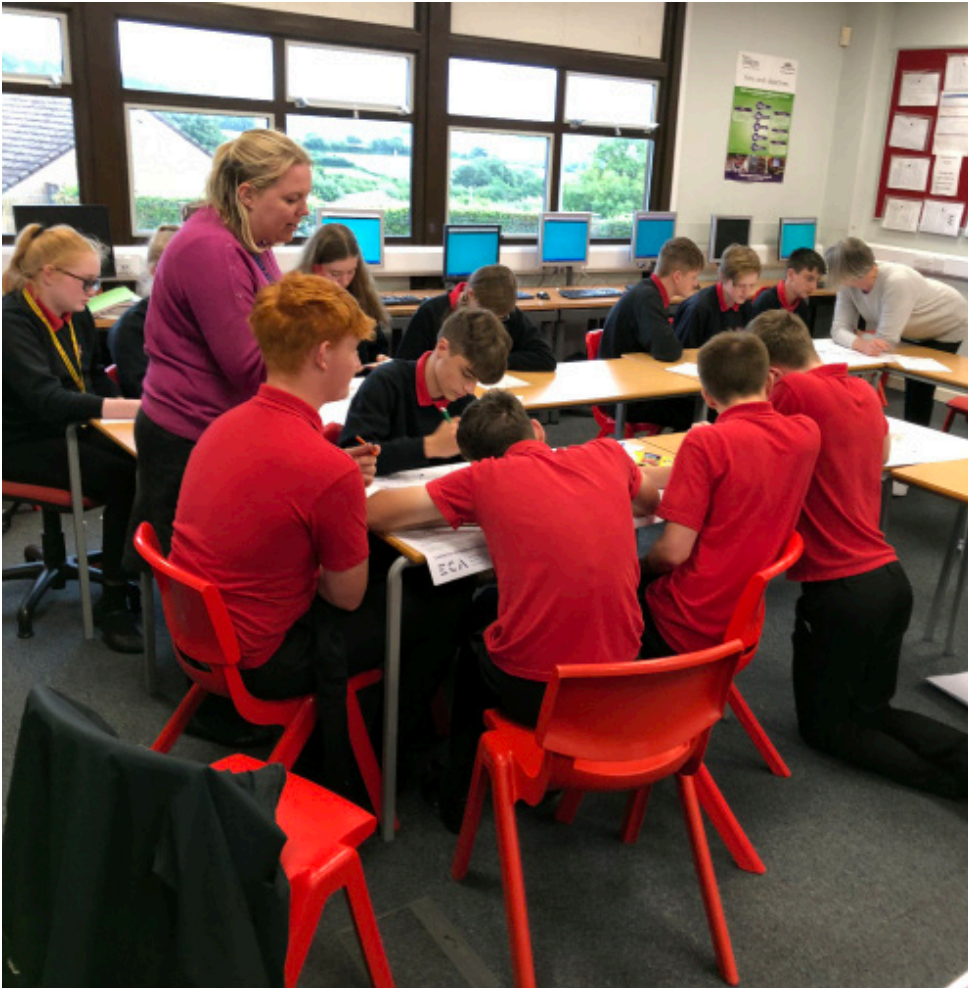
**8.9.2** The 2011 Census confirms that Ilminster has a greater ageing population compared to the national average. This, coupled with the fact that there are few facilities for children and young people, makes Ilminster a less attractive place for young people to live.

**8.9.3** Consultation in 2019 with young people in four local schools – Greenfylde First School\*, Neroche Primary School, Swanmead

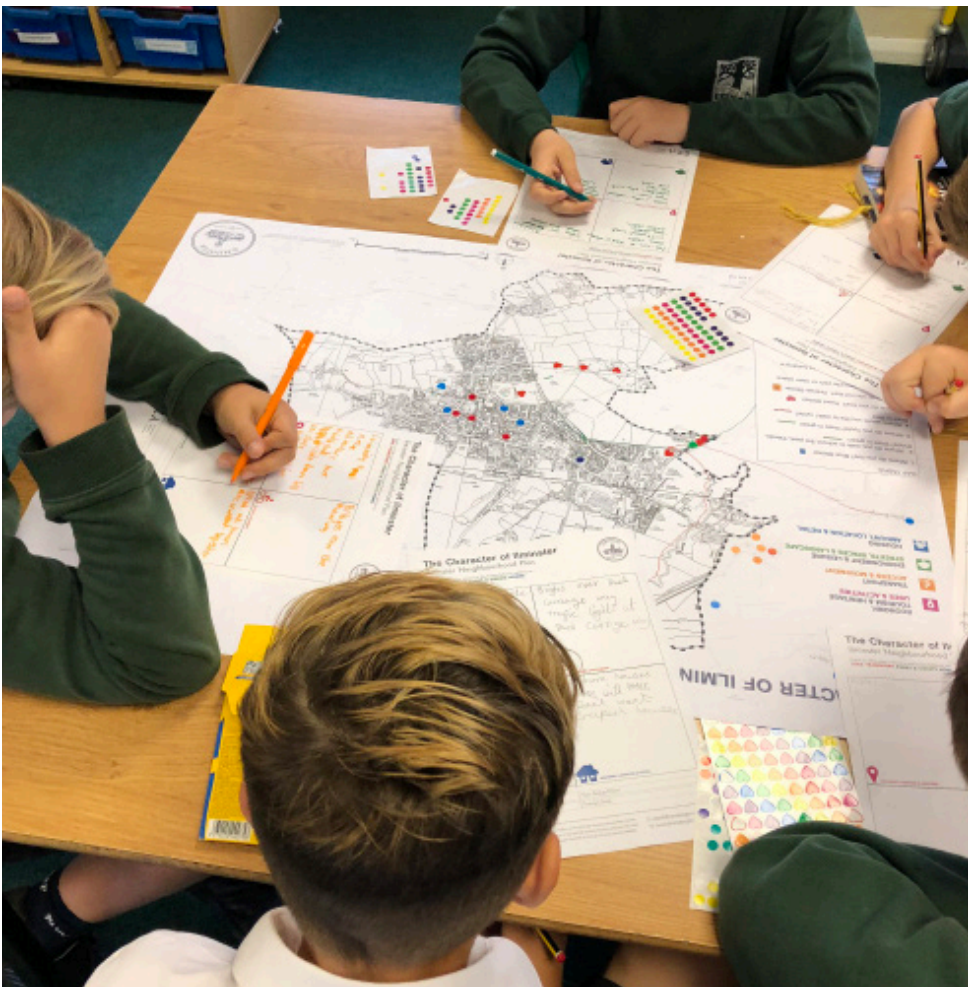
Community School\* and Wadham School – confirmed that they enjoy good access to the open countryside, associated walks, cycle rides and playing fields. However, there is a need to improve cycle paths and provide better facilities for children of a wider age range, particularly for children from outlying villages who expressed a need for improved connectivity. There is a real need for a large indoor sports and recreation facility – a swimming pool continues to be a high priority for people of all ages.

**8.9.4** The Ile Youth and Community Centre on Frog Lane has good facilities. When consulted, some people suggested it would be better located adjacent to existing sports pitches, to create a more cohesive community hub, closer to the larger housing estates where families tend to live.

\*Now known as Herne View Primary School  
Draft INP Rev017 230103



Wadham School Consultation, June 2019, engaging with Years 10-13



Neroche Primary School Consultation, June 2019, engaging with Year 6



Swanmead Community School\*  
 Consultation, June 2019, engaging  
 with Years 5-8



Greenfylde First School\* Consultation,  
 June 2019, engaging with Year 3

## 8.10 Environment and Leisure Evidence Base

**8.10.1** The most relevant evidence is shown below in Table 9 – Relevant Evidence Supporting the Environment and Leisure Theme.

<b>Table 9 – Relevant Evidence Supporting the Environment and Leisure Theme</b>	
<b>Commissioning Organisation</b>	<b>Document Title, Author and Date</b>
<b>SSDC</b>	Peripheral Landscape Study Ilminster (Conservation and Design Unit, SSDC, November 2007)
<b>Local Enterprise Partnership (LEP)</b>	Energy Strategy (Cornwall and Isles of Scilly, Dorset and Heart of the South West LEPs (Carbon Trust January 2019)
<b>SSDC</b>	The Landscape of South Somerset (SSSDC, 1993)
<b>Persimmon Homes</b>	Canal Way, Ilminster, Ecological Appraisal, Persimmon Homes (Green Ecology, 2016)
<b>Taylor Wimpey</b>	Horlicks Farm Ilminster Environmental Statement, Chapter 9: Ecology (Alder King, December 2018)
<b>SSDC</b>	Landscape Design Guide Addendum (SSDC, undated) (SSDC, October 2016)
<b>SSDC</b>	South Somerset Infrastructure Delivery Plan Update 2015/16 (SSDC, 2016)
<b>Natural England</b>	An Approach to Landscape Character Assessment (Natural England, October 2014)
<b>SSDC</b>	Infrastructure Development Plan, (SSDC, Update 2015/2016) – Spatial Summary (January 2016)
<b>SSDC</b>	Built Leisure Facility Needs Assessment and Strategy (March 2019)
<b>SSDC</b>	Tree Canopy Cover in South Somerset (2021)

### **8.10.2 Infrastructure Delivery Plan, South Somerset, January 2016**

This is of relevance to Ilminster. It includes a Flood Risk Alleviation scheme associated with land off Station Road, which is being addressed through a planning application for a mixed use scheme on Station Road.



## 8.11 Meeting Community Needs

### INP Community Consultation Feedback

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**8.11.1** Ilminster Town Council conducted five workshops from June–July 2017 prior to engaging a consultant.

**8.11.2** Following this, ECA (on behalf of the Council) also held a walkabout and workshop on 16 February 2019. Additional workshops for children at each of the schools serving Ilminster – Greenfylde First School\*, Neroche Primary School, Swanmead Community School\* and Wadham School – were undertaken in June 2019.

**8.11.3** The INP Development Group also discussed ideas with the wider community at the Ilminster Midsummer Experience (IMEx) in June 2019.

**8.11.4** The findings of these consultation events in relation to this theme identified the following needs and ideas:

- a. A sport and leisure facility with a swimming pool
- b. Allotments
- c. A cemetery easily accessible to the town
- d. A community centre south-west of Canal Way
- e. Great walks and cycle tracks into the open countryside
- f. A request to re-site the youth club adjacent to the playing fields
- g. More landscaping of green spaces in the town centre
- h. More eco-friendly initiatives throughout Ilminster.

## 9.0

# Economy, Tourism and Heritage

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### 9.1 Vision

To ensure that all development contributes to local employment and visitor infrastructure, while protecting and safeguarding Ilminster's heritage and rural environment. To support a broad range of local employment and food production, independent retail, recreational amenity and attractions for residents and visitors of all ages, with sustainability at its heart.

## 9.2 Relevant Aims

9.2.1 The three aims of the INP most relevant to this theme, are:

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### **Aim Three**

Make Ilminster a more self-sufficient community and reduce commuting by preserving and enhancing existing infrastructure and employment floor space (falling within Use Class E and B2 in particular) and allowing an overall increase in employment floor space.

### **Aim Four**

Encourage biodiversity and water conservation and also safeguard the rural environment for food production and recreational amenity.

### **Aim Five**

Preserve and enhance Ilminster's unique built heritage and independent retail offering and recognise its needs as an increasingly desirable visitor attraction.

## 9.3 Policies

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### **Policy ILM5:**

Allocate an Ilminster Environmental Employment Zone to the west of Ilminster.

### **Policy ILM6:**

Enhance Ilminster's economy, tourism and heritage.

### **Policy ILM7:**

Promote high quality design.

## Policy ILM5

Allocate an Ilminster Environmental Employment Zone to the west of Ilminster

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Subject to other policies in the INP, within the Ilminster Environmental Employment Zone, as shown on Figure 3 – The INP Proposals Map, the following development is supported:

- a.** Improved facilities for cyclists and walkers, including cycle hubs, visitor parking and new connections to public rights of way and the National Cycle Network
- b.** Employment uses such as high quality business hubs for the self-employed, micro and small businesses\*
- c.** Development that conserves or enhances the local landscape character, local distinctiveness, biodiversity and heritage assets
- d.** Sustainable public access to the open countryside, its footpaths, cycle ways, nature reserves, open spaces and gardens
- e.** A large scale sport or leisure facility, subject to landscape constraints
- f.** Visitor accommodation and eco-tourism facilities, such as camp sites.

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\* EU definition of micro business is less than 10 employees and turnover of under £2 million, and a small business is less than 50 employees and turnover of under £10 million respectively.

## 9.4 Policy ILM5 Context

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**9.4.1** In relation to more traditional industries, it is recognised that manufacturing and research establishments have been attracted to Ilminster in the past. Large businesses, such as Daido Industrial Bearings Europe Ltd, Gooch & Housego plc and Powrmatic Ltd make a significant contribution to the local economy. SSDC plans for more employment opportunities in Ilminster with the allocation of sites in the west of the town.

**9.4.2** The INP supports these allocations as they have the potential to make Ilminster a more sustainable town. All INP consultees, including young people support the retention and expansion of jobs in Ilminster and diversification of the workforce.

**9.4.3** The Office for National Statistics 10-yearly census provides useful information, with measures enabling comparison between Ilminster and other areas across the UK. The 2011 Census Profile for the Ilminster Ward recorded the following relevant information\*: Ilminster had 4,177 residents aged between 16 and 74 years (usual resident population). Of these:

- a. 2,969 were economically active
- b. 4.1% were unemployed (compared with 6.3% in England and Wales)
- c. The remainder were in full or part-time work or further education
- d. 83.6% of its population owned one or more cars per household (compared to 67.8% on average in UK).
- e. 16.4% of the population did not own a car
- f. 3.9% (164) worked from home
- g. 45.5% commuted to work by car

h. 1.6% commuted to work on foot

i. 1.2% commuted to work by bike.

**9.4.4** Since 2011 these figures will have changed. A significant number of new homes are planned for Ilminster and there will be an increase in demand for jobs closer to home.

**9.4.5** Car ownership provides an affluence measure and an indicator on the number of private car journeys that may be made. Those without cars have reduced access to job and training opportunities beyond Ilminster, as Ilminster is poorly served by public transport.

**9.4.6** The evidence base confirms a small decline in the demand for new manufacturing floor space, but a demand for high quality floor space for small-sized businesses in alternative sectors. In addition, there is a reasonable proportion of self-employed people in Ilminster and the surrounding area, all of whom may benefit from small scale business units or hubs.

**9.4.7** Ilminster has seen a reduction in the number of manufacturing jobs in recent years. The closure of the Horlicks factory was regrettable and employment opportunities should be provided on this site when developed. The creation of an Environmental Employment Zone in Ilminster will put the area's natural assets (such as the River Isle) and cultural assets (such as historic buildings) at the heart of economic development, creating opportunities for small and micro-businesses to capitalise on these distinctive assets. Ilminster Town Council will welcome working with the Local Enterprise Partnership to develop this zone further. The INP spatial planning policies support this.

## Policy ILM6

Enhance Ilminster's economy, tourism and heritage

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Applications will be supported where they retain and enhance Ilminster's day and night time economy, entertainment venues, and improve Ilminster's profile and performance:

- a.** Unique historic market town
- b.** Beautiful place in which to live, work, play and learn
- c.** More dynamic place for business, enterprise, creativity and innovation such as flexible work shops, office spaces, business hubs or meeting rooms
- d.** Attractive centre for shopping, leisure and recreation
- e.** Visitor destination
- f.** Place that connects people to the historic and natural environment.



The Market House in the heart of Ilminster

## 9.5 Policy ILM6 Context

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**9.5.1** Tourism provides a modest but notable contribution to the local economy which, combined with nearby towns, provides a significant contribution to the regional economy.

**9.5.2** The INP seeks to attract more visitors to Ilminster, to boost the local economy, provide more local jobs and enhance the vitality and viability of existing businesses.

**9.5.3** It is important to attract the right visitors for Ilminster, who will not harm the town's fragile infrastructure. For example, there is a need to prevent a large increase in vehicular traffic, especially coaches, as Ilminster has no coach parking facilities.

**9.5.4** Ilminster is on the national cycle network, Sustrans Route 33, which links Ilminster to Bristol and the English Channel and is served well by road, being near to the A303 and A358, making it accessible to short and long distance cyclists. The centre of Ilminster is surrounded by open countryside and local wildlife sites, such as Herne Hill, the River Isle and Shudrick Stream valleys and Dillington Estate with easy access to a variety of walks along footpaths, bridleways and permissive paths, including The Stop Line Way from Ilminster to Chard.

**9.5.5** The Ilminster Design Guide sets out ways in which this can be achieved.

# Policy ILM7

## Promote high quality design

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Ilminster's historic environment will be sustained and enhanced and all development in the wider INP area will reflect its unique character.

Development must be in keeping with the identified characteristics of Ilminster, as set out as follows and in Appendix C – The Ilminster Design Guide:

- a.** Exemplary urban design in the conservation area, where the relationship between streets and public spaces presents a high quality environment
- b.** A fine, permeable, urban grain made up of streets, blocks, plots with many active street frontages which contribute to lively streets and public areas
- c.** An extensive area of high quality architecture to create a harmonious townscape
- d.** A limited palette of materials and the quality detailing skill of craftsmanship and authenticity of construction to present a coherent and high-quality finish
- e.** Conversion of old buildings and the creation of new buildings, which will be easily adapted to a range of uses over time
- f.** A strong visual relationship between the built environment and its landscape setting providing glimpses and views out of, within and into the conservation area and the green landscape setting of the town
- g.** Improve walking and cycling connections between the conservation area, open countryside and other facilities
- h.** In recognition of Ilminster's archaeological resource, development proposals within the Area of High Archaeological Potential or, are likely to have an impact on a heritage asset of archaeological interest identified on the Historic Environment Record, will be required to provide an archaeological assessment where appropriate.





The George Hotel

## 9.6 Policy ILM7 Context

**9.6.1** The built heritage of Ilminster is of national importance and, together with its historic core, conservation area, collection of Grade I and II listed buildings, independent retailers and cultural facilities, it provides a unique offering which attracts residents as well as visitors. There are 144 listed buildings alone in Ilminster.

**9.6.2** The evidence base which supports good quality design, includes:

- a. National Planning Policy Framework (NPPF)
- b. South Somerset Local Plan - adopted and Local Plan review policies which seek to preserve and enhance the town's heritage assets
- c. The Ilminster Conservation Area Appraisal (SSDC, 2016)
- d. Ilminster - By Design (Ilminster Town Council, 2001)
- e. INP community consultation, walkabouts and the design code workshops

f. National Design Guide, 2019

g. Ilminster Design Guide (Appendix C).

**9.6.3** Despite statutory protection and local level guidance, in the last 20 years there has been much development on the edge of Ilminster which fails to reflect the character of the historic town and represents poor quality architecture.

**9.6.4** Where a proposal is likely to affect a heritage asset with archaeological interest, the application will be referred to the Local Planning Authority's archaeological advisor and, where appropriate, archaeological assessment may be required in advance of determination of applications (in line with the requirements of the NPPF paragraph 194).

**9.6.5** INP policies, supported by The Ilminster Design Guide (Appendix C), provide a robust policy framework and design guidance for future development.



The Old Grammar School



View down North Street  
to Pretwood Hill to the  
south

**9.6.6** The most up-to-date evidence base for this policy, includes:

**a. The Iminster Conservation Area Appraisal (SSDC, 2016) – Key characteristics are:**

1. Tight urban grain with well-contained streets dominated by good quality listed buildings
2. Sloping topography of the core town and views out to adjacent hills and open countryside
3. Distinctive widespread use of local Hamstone and Moolham stone
4. High quality ashlar stone houses and many historic shop fronts
5. The Market House, a key focal point and location for the weekly Thursday market and other events
6. The Minster, St Mary's Church, enclosed within its urban churchyard
7. The Minster tower rising over the town, a feature visible from many view points
8. Widespread use of ironwork in railings and cresting to shop fronts
9. Regency houses with round-arched central first floor windows
10. Fine Hamstone door cases with broken pediments
11. The Iminster Design Guide (Appendix C).

**b. Iminster – By Design (Iminster Town Council, 2001) – Most relevant points are:**

1. Development follows a north/south and east/west four-point star, which enables easy access to the open countryside from wherever one lives
2. New developments must provide for easy access to bus routes
3. There is a continued need for an indoor leisure centre
4. The environment to be protected and new habitats created in the form of copses, hedgerows, ditches and ponds
5. The planting of native and broadleaf trees is encouraged
6. The River Isle must be retained as an exceptionally attractive open space and needs to be treated very sympathetically as a continuing corridor for wildlife
7. Future residential development must achieve a balanced community
8. Large tracts of near identical design are not acceptable
9. The importance of accessibility for all cannot be overstated
10. The height of buildings should be suited to its surroundings
11. Where feasible, the ground floor will be at ground level
12. A variety of suitable building materials is welcomed
13. Windows will offer emergency access
14. A diversity of roof materials and forms will be sought with large swathes of similar roofs avoided
15. Boundaries will be stone or brick in the majority of cases
16. The traffic needs for any development will not be considered in isolation, but with regard to their effect on the whole town
17. Footpaths will be wide enough to allow tree planting and create green wedges between developments
18. Future development must emulate best practice, learn from past mistakes and ensure standards rise steadily in the future.

## 9.7 Economy, Tourism and Heritage Evidence Base

9.7.1 The most relevant evidence is shown below in Table 10 – Relevant Evidence Supporting the Economy, Tourism and Heritage theme.

<b>Table 10 – Relevant Evidence Supporting the Economy, Tourism and Heritage Theme</b>	
<b>Commissioning Organisation</b>	<b>Document Title, Author and Date</b>
<b>Joint Report of four LEPS: Cornwall and Isles of Scilly LEP, Dorset LEP, Heart of the South West LEP and Swindon Wiltshire LEP</b>	South West Rural Productivity Commission, Key Findings and Recommendations (Joint LEPS, 2017)
<b>Ilminster Town Council</b>	Ilminster Community Plan 2016–2026 (Ilminster Forum, 2017)
<b>Ilminster Town Council</b>	Ilminster – By Design (Ilminster Town Council, 2001)
<b>Ilminster Town Council</b>	Ilminster Design Guide (Appendix C)
<b>Office for National Statistics</b>	2011 Census
<b>SSDC</b>	Ilminster Conservation Area Appraisal (SSDC, 2016)
<b>SSDC</b>	South Somerset District Council Settlement Profile: Ilminster (SSDC, October 2017)
<b>SSDC</b>	Brownfield Sites Register (SSDC, 2018)
<b>SSDC</b>	Ilminster Settlement Profile (SSDC, 2017)
<b>SSDC</b>	Ilminster Conservation Area Appraisal (SSDC, 2016)
<b>SSDC</b>	South Somerset Employment Land Review (2019)
<b>SSDC</b>	South Somerset Economic Development Needs Assessment (May 2021)

### 9.7.2 Joint Report of four LEPS: Cornwall and Isles of Scilly LEP, Dorset LEP, Heart of the South West LEP and Swindon Wiltshire LEP – South West Rural Productivity Commission, Key Findings and Recommendations (Joint LEPS, 2017)

- a. This report includes the following findings of relevance to this Economy, Tourism and Heritage theme:
1. The South West has a bounty of natural and cultural assets that form the backdrop for both our economy and quality of life, which must be protected and enhanced to support growth in the longer term (Key findings – Theme 8: Natural and Cultural Heritage)
  2. There are synergies between primary production, food and drink and tourism
  3. Physical hubs combining high quality design, ultrafast broadband and opportunities for collaboration are attracting new knowledge-based businesses into rural areas. These hubs have the potential to achieve a transformational impact
  4. South West LEPS should work with the private sector to build/upgrade a network of ‘high quality collaboration space’ (see page 17 of the Glove Factory case study)
  5. Rural cycling, walking and tourism are of economic importance
  6. Recreational transport infrastructure has a direct and proven link to productivity and jobs in rural areas
  7. Investment in the national trail network and sustainable transport infrastructure must be improved to achieve sustainable, inclusive growth in rural areas
  8. There is demand for workspace, across all sizes and types. However, in some areas, there is a significant cost-value gap for commercial workspace developments where the end market value in rural areas is typically less than the cost of construction
  9. Failure to allow rural businesses to grow, will threaten their survival. The cost-value gap demonstrates that there is a continuing need for public sector intervention in some parts of the area
  10. Planning is an integral part of the system and where it is working well, is a positive tool for growth. However, it is the commission’s view that in many parts of the area, poor approaches to planning are acting as a constraint on growth. It is the commission’s view that planners must respect all three principles of sustainable development (economy, social and environmental)
  11. Natural and cultural assets are vital economic assets
  12. The loss of natural and cultural heritage will cause long term damage to the economy of the South West
  13. In partnership with Local Nature Partnerships, South West LEPS should invest in improving the area’s natural and cultural assets as key drivers of economic growth in rural areas
  14. South West LEPS should explore and develop the concept of ‘Environmental Employment Zones’ that put an area’s natural and cultural assets at the heart of economic development, creating opportunities for small and micro-businesses to capitalise on these distinctive assets.

## 9.8 Meeting Community Needs

### INP Community Consultation Feedback

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**9.8.1** The findings of the INP community consultation activities held in relation to this theme are set out in Appendix D – Consultation Statement and are summarised as follows:

- a. “Celebrate Ilminster’s amazing old buildings that we take for granted”
- b. “Avoid homogenised architectural types dictated by developers, which do not embrace local character and material”
- c. “Use brownfield sites and redundant buildings, especially prominent buildings, effectively for a mix of uses”
- d. “Acknowledge that although employment issues are complex we should encourage job creation in Ilminster so less people have to commute”
- e. “Improve the attraction of the area and Ilminster for tourists”
- f. “Promote eco-tourism by using new and improved cycling routes and creating a cycle hub”
- g. “Encourage local entrepreneurs by providing space for small businesses in Ilminster”
- h. “Create heritage trails and high quality heritage ‘National Trust style’ attractions in the town centre”
- i. “Celebrate the heritage of the town with fairs and events”.



arts  
centre

## 10.0

# Access and Movement

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### 10.1 Vision

To reduce car use, promote alternative transport systems, establish more off-street parking, including park-and-ride and a coach park and promote regular bus services with more routes to outlying villages and beyond.



## 10.2 Relevant Aims

10.2.1 The five aims of the INP most relevant to this theme are:

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### **Aim Seven**

Provide improved and safe walking routes, from existing and new developments, to all the amenities in Ilminster's town centre, to reduce car use and to improve the health and wellbeing of residents.

### **Aim Eight**

Create a continuous network of green habitats, parks, waterways and nature trails between existing and new developments.

### **Aim Nine**

Reduce car use and encourage use of public transport, by working with partners to encourage better bus services to outlying villages, surrounding towns and transport hubs.

### **Aim Ten**

Reduce car movements in Ilminster's town centre by implementing various traffic management measures.

### **Aim Eleven**

Plan for a greater use of sustainable transport, by providing electric car charging points, cycle racks and comfortable bus stops with lighting and shelters.

## 10.3 Policies

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### **Policy ILM8**

Ilminster's historic town centre.

### **Policy ILM9**

Safe, interesting walking and cycling routes.

# Policy ILM8

## Ilminster's historic town centre

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Where appropriate new developments across the plan area will be supported where it contributes to a safe, attractive and high quality, inclusive public realm which welcome pedestrians, cyclists and bus passengers. Where appropriate, development proposals in Ilminster's Town Centre will be supported where they contribute to:

- a.** A high quality, vibrant market destination and local amenity space befitting its important heritage status
- b.** Public realm enhancements which encourage people to linger and provide safe, level road crossings
- c.** A shared surface approach where pedestrians have priority over vehicular traffic most of the time
- d.** Suitable access and servicing arrangements for the market, businesses, residents and short-stay parking.

## 10.4 Policy ILM8 Context

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**10.4.1** With Ilminster's population expanding over the next 20 years, there is increasing pressure on the existing infrastructure and the need to reduce, if not remove, all car movements in the centre of town. This should be carefully considered and well-managed in the longer term.

**10.4.2** The provision of dropped kerbs at key gateways and the reduction in charges for car parking are examples of projects that could support shoppers and visitors to Ilminster Town Centre.

**10.4.3** Some significant heritage assets, including the Market House, are becoming damaged as result of pollution, parked cars, passing traffic and Ilminster's associated signage and road markings. There is much potential to improve the setting of these unique heritage assets, without significantly altering the amount of on-street parking and vehicular movements.

**10.4.4** Clearly an improvement brief needs to be developed with Ilminster's community and other stakeholders. For example, a new shared

road/pavement surface, will enhance:

- a. Pedestrian access
- b. Access via dropped kerbs and/or level crossings, for persons with reduced mobility and people with young children in buggies
- c. Clearer car parking bays in the town centre
- d. Larger area for market stallholders
- e. Larger area for events
- f. Improvement to the setting of The Market House and adjacent listed buildings
- g. Safer outdoor community spaces with seating and tables.

**10.4.5** New housing development within Ilminster will inevitably affect the town's fragile infrastructure, including the historic market town centre. Therefore, improvements to the environment here are essential if development is to be accommodated successfully. Any project will need to be funded through Ilminster's portion of the Community Infrastructure Levy (CIL), other central pots of CIL and Section 106 (S106)\* funds.

\*See Glossary for more information on Community Infrastructure Levy (CIL) and Section 106 (S106)

## Policy ILM9

### Safe, interesting walking and cycling routes

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Where appropriate new developments will improve walking and cycling routes-or access to the Green Corridor, as shown on Figure 3 – The INP Proposals Map by:

- a.** Improving the National Cycle Network, Sustrans Route 33, with better signage, surfaces, road markings and priority at key junctions
- b.** Providing safe walking routes, defined as ‘pavements and paths wide enough to meet demand, with dropped kerbs at key junctions, sufficient lighting and safe road crossings’.



Enjoying rights of way

## 10.5 Policy ILM9 Context

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**10.5.1** The promotion of Ilminster as a walking and cycling destination in the centre of South Somerset aligns the INP Economy, Tourism and Heritage policies, the SSDC Local Plan and other economic development strategies.

**10.5.2** Ilminster's existing facilities lack the quality and quantity to attract a meaningful number of walkers and cyclists. Improved core facilities will put Ilminster on the regional and national map as a cycling and walking destination. New facilities will include:

- a. Free toilets
- b. Free parking

- c. Good sign posting
- d. Eating and drinking facilities – open throughout the day and evenings
- e. Event and festival venues
- f. Variety of visitor accommodation – eco-friendly campsite, youth hostel.

**10.5.3** Ilminster Town Council's portion of the neighbourhood funding element of Community Infrastructure Levy (CIL) will be prioritised and available to develop and maintain the Green Corridor.

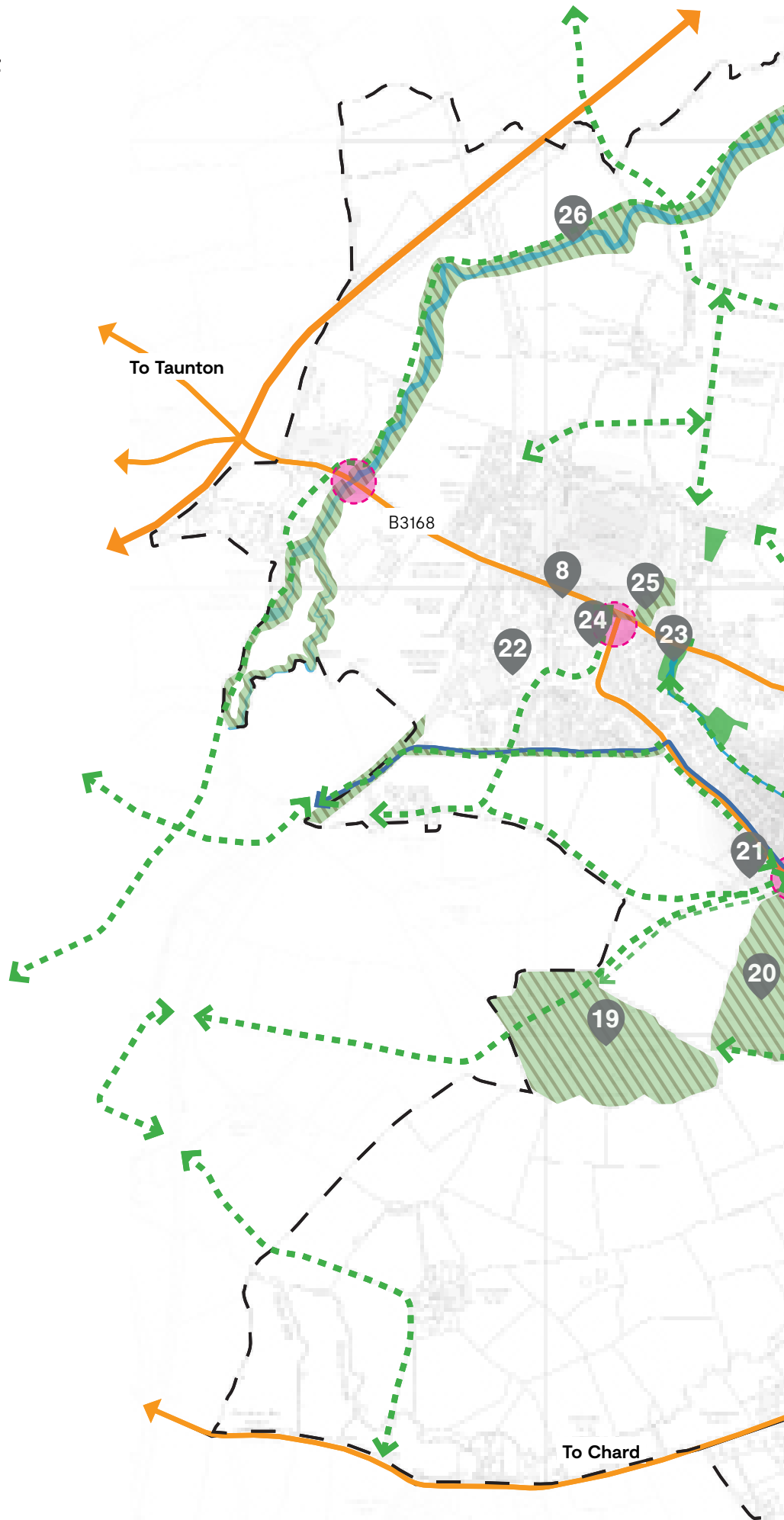
**Figure 5:  
Existing Access and Movement**

**Legend INP Identifications**

- INP Boundary
- ↔ A303 Ilminster Bypass
- Vehicular Roads
- Local Green Space
- ▨ Other Green Space
- Car park
- Walking Routes
- Cycle Routes
- Gateways and Key Road Junctions

**Locations**

- 1 The Minster, St Mary’s Church
- 2 Market House
- 3 Superstore
- 4 Youth Centre & Sports Clubs
- 5 Air Cadets and Army Cadets
- 6 Herne View Primary School
- 7 Library
- 8 Retirement Living
- 9 Herne View Primary School
- 10 Theatre
- 11 Arts Centre
- 12 Pretwood Hill
- 13 Wharf Lane Recreation Ground
- 14 Church Mews
- 15 Hotel
- 16 Allotments
- 17 Long Orchard Hill
- 18 Listers Hill
- 19 Herne Hill
- 20 Britten’s Field
- 21 Health Centre
- 22 Gym
- 23 Pond
- 24 Pub
- 25 St Joseph’s Church
- 26 River Isle
- 27 Ilminster Cemetery
- 28 Dillington House





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## 10.6 Access and Movement Evidence Base

**10.6.1** The most relevant evidence is shown in Table 11 – Relevant Evidence Supporting the Access and Movement Theme below.

<b>Table 11 – Relevant Evidence Supporting the Access and Movement Theme</b>	
<b>Commissioning Organisation</b>	<b>Document Title, Author and Date</b>
<b>Ilminster Town Council</b>	Ilminster Community Plan 2016-2026 (Ilminster Forum, 2017)
<b>INP Transport Working Group</b>	Public Transport in Ilminster (INP Transport Working Group, 2019)
<b>Office for National Statistics</b>	2011 Census
<b>SSDC</b>	Infrastructure Development Plan (SSDC, Update 2015/2016) – Spatial Summary (January 2016)
<b>SSDC</b>	South Somerset District Council Settlement Profile: Ilminster



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### 10.6.2 Ilminster Community Plan 2016–2026 (Ilminster Forum, 2017)

- a. This plan reiterates the census findings and confirms that a significant number of older and young people are reliant upon public transport, taxis or other people providing lifts. This restricts their ability to access services and places. As Ilminster is a small town, many people get about on foot.
  - b. A number of issues were identified for pedestrians:
    1. Crossing from Market House to the corner of East Street and Ditton Street
    2. Narrow pavements, particularly along Ditton Street
    3. Some poorly lit pavements making it difficult to walk about at night.
  - c. A number of issues were identified for drivers:
    1. Perception of limited free short stay parking spaces – for very quick shopping trips
    2. No residential parking scheme for town centre residents
    3. Inconsiderate parking on pavements
    4. The one-way system in Ditton Street is poor and adversely affects all residents as they have to circumnavigate Ilminster’s town centre.
- 

### 10.6.3 Public Transport in Ilminster (INP Transport Working Group, 2019)

- a. The findings of this review include:
  1. Ilminster has one bus service (number 30 – Taunton – Ilminster – Axminster) which compares poorly to other towns in the area
  2. The No.30 bus only goes southwards past Ilminster’s Market House and is often overcrowded on its northwards route
  3. There is a need for a park and ride and/or a shuttle bus to the west of the town and hamlets for use by school children and families
  4. There is an urgent need for a more regular bus service to Taunton
  5. No bus services on Sundays, to hospital, to nearby villages or to the coast
- 6. There will be increased demand for buses from proposed dwellings, yet no new bus routes are proposed.
- b. The report’s main recommendations include:
  1. A shelter and/or seats at the Orchard Vale/Library bus stop (completed in 2020)
  2. A new bus service from Ilminster’s Market House
  3. Better entry points into town
  4. A road surface which is level with pedestrian footpaths in the town centre
  5. Regulation and charging of trading commercial vans on market day.

### 10.6.4 2011 Census

- a. This census provides data of car ownership rates, including those with no access to a car or van in Ilminster, South Somerset and nationally:
    - 1. Ilminster – 16.4%
    - 2. South Somerset – 14.7%
    - 3. National average – 25%
  - b. Ilminster’s comparatively low percentage reflects the town’s rural location and that many households fall in the retired category.
- 

### 10.6.5 Infrastructure Development Plan (SSDC, Update 2015/2016) – Spatial Summary (January 2016)

- a. This plan states that proposals for the dualling of the A303 and the A358 from the A303 at Southfields roundabout, along with proposed improvements to Junction 25 of the M5, will significantly enhance road connectivity and provide Ilminster with a strategic offer to businesses and commuters, which will affect the growth potential of the town.
- 

### 10.6.6 The Settlement Profile for Ilminster (SSDC, October 2017)

- a. This report confirms in Para 6.4, that: ‘Ilminster is under-served by public transport and would benefit from improved bus services’.

## 10.7 Meeting Community Needs

### INP Community Consultation Feedback

**10.7.1** The policies for this part of the plan have been prepared in consultation with local residents, businesses and schools, through a series of presentations, meetings, workshops and email correspondence in 2018 and 2019.

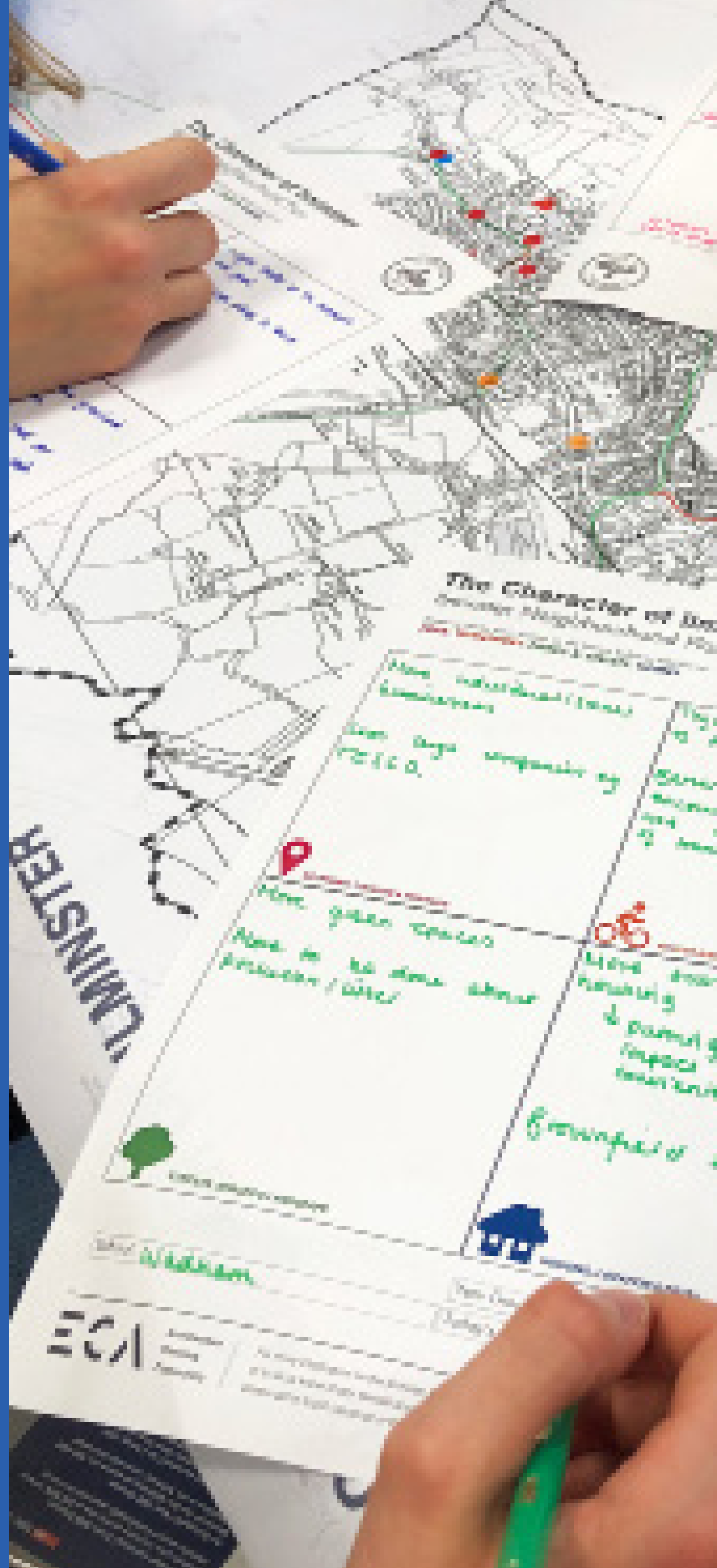
**10.7.2** At the INP school workshops, a range of ages provided feedback on issues relating to road safety, cycling and walking.

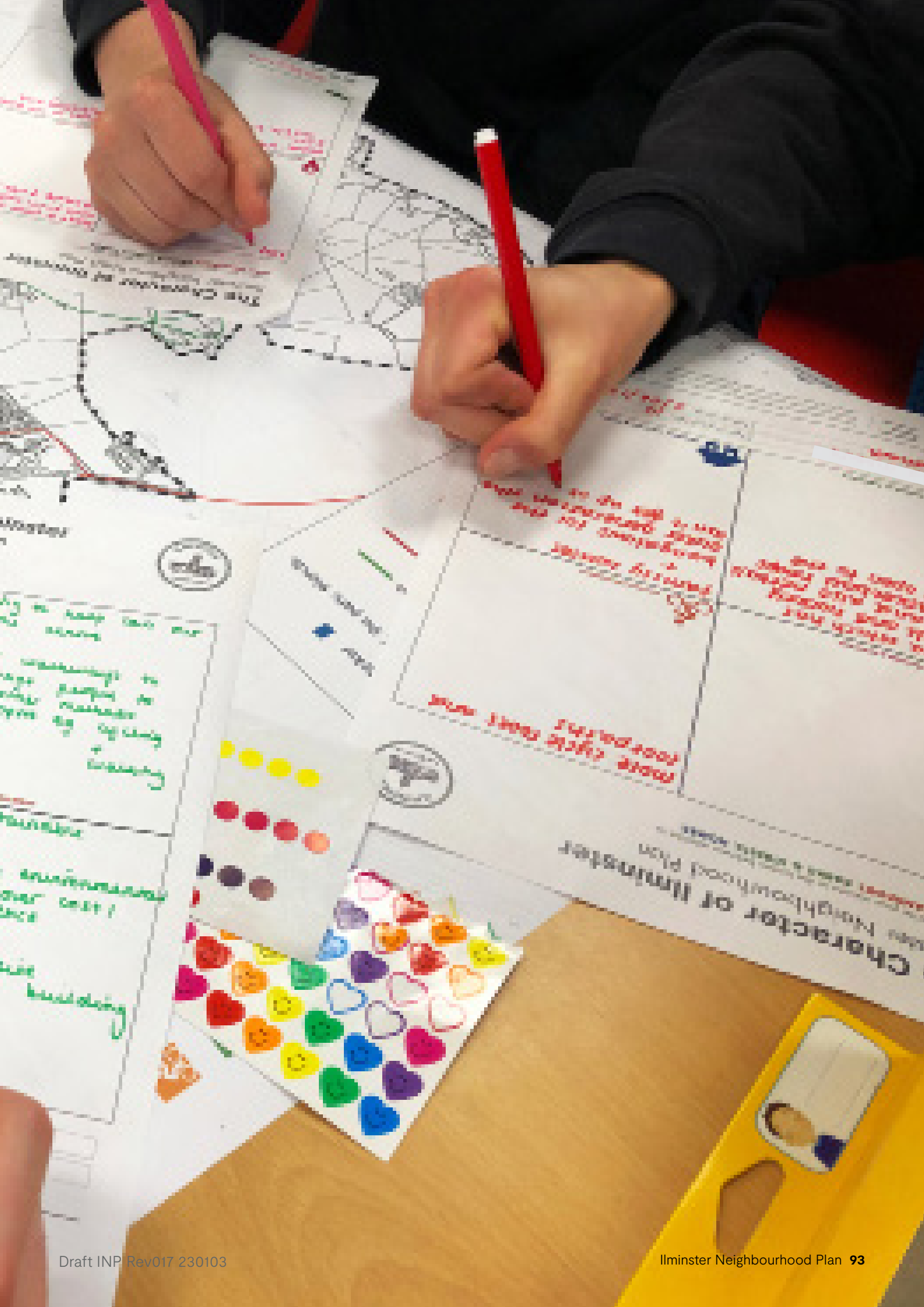
**10.7.3** Consultee comments are summarised in Table 12 below.

<b>Community Consultees</b>	<b>Consultee Comments</b>
<b>Local residents and business owners</b>	<ul style="list-style-type: none"> <li>• Additional car parking specifically for businesses and residents, with free car parking to attract more people to the town centre</li> <li>• Better traffic management and pedestrian crossings near the library, Station Road and Canal Way</li> <li>• Reduction in traffic volume, noise and speed in the centre</li> <li>• Wider pavements for all pedestrians</li> <li>• Better cycle ways across Ilminster</li> <li>• Review of the one-way system to create shared space (pedestrian and vehicle) in the town centre</li> <li>• Electric car charging and coach parking on West Street and at Tesco</li> <li>• Better entry points into town</li> <li>• Concern on traffic impact on the historic buildings</li> <li>• All new developments to include sufficient number of parking spaces for a family. Spaces and garages must be large enough and include electric car charging and bike storage.</li> </ul>
<b>School students</b>	<ul style="list-style-type: none"> <li>• All roads lead to Tesco</li> <li>• Ditton Street should be made two-way (with traffic priority given to north/south traffic). Traffic lights could be used</li> <li>• On plans provided, students highlighted places that they 'don't like', all of which related to busy road junctions</li> <li>• Older students said NOT to pedestrianise the centre of Ilminster</li> <li>• A new pedestrian and cycle bridge over the roundabout with the A303/A358 junction, which currently is a significant barrier to pedestrian and cycle movement between Ilminster and its outlying villages</li> <li>• Replace all roundabouts with traffic lights</li> <li>• Better signs to footpaths, especially to the Recreation Ground</li> <li>• New cycle routes across the town centre to connect to existing cycle paths.</li> </ul>

**10.7.4** It must be noted, that the INP will not provide specific policies on bus or parking services provision, as this is beyond the remit of Ilminster Town Council. However, the INP

includes the provision of built facilities and will support priority improvement projects that Ilminster Town Council would like to see coming forward.





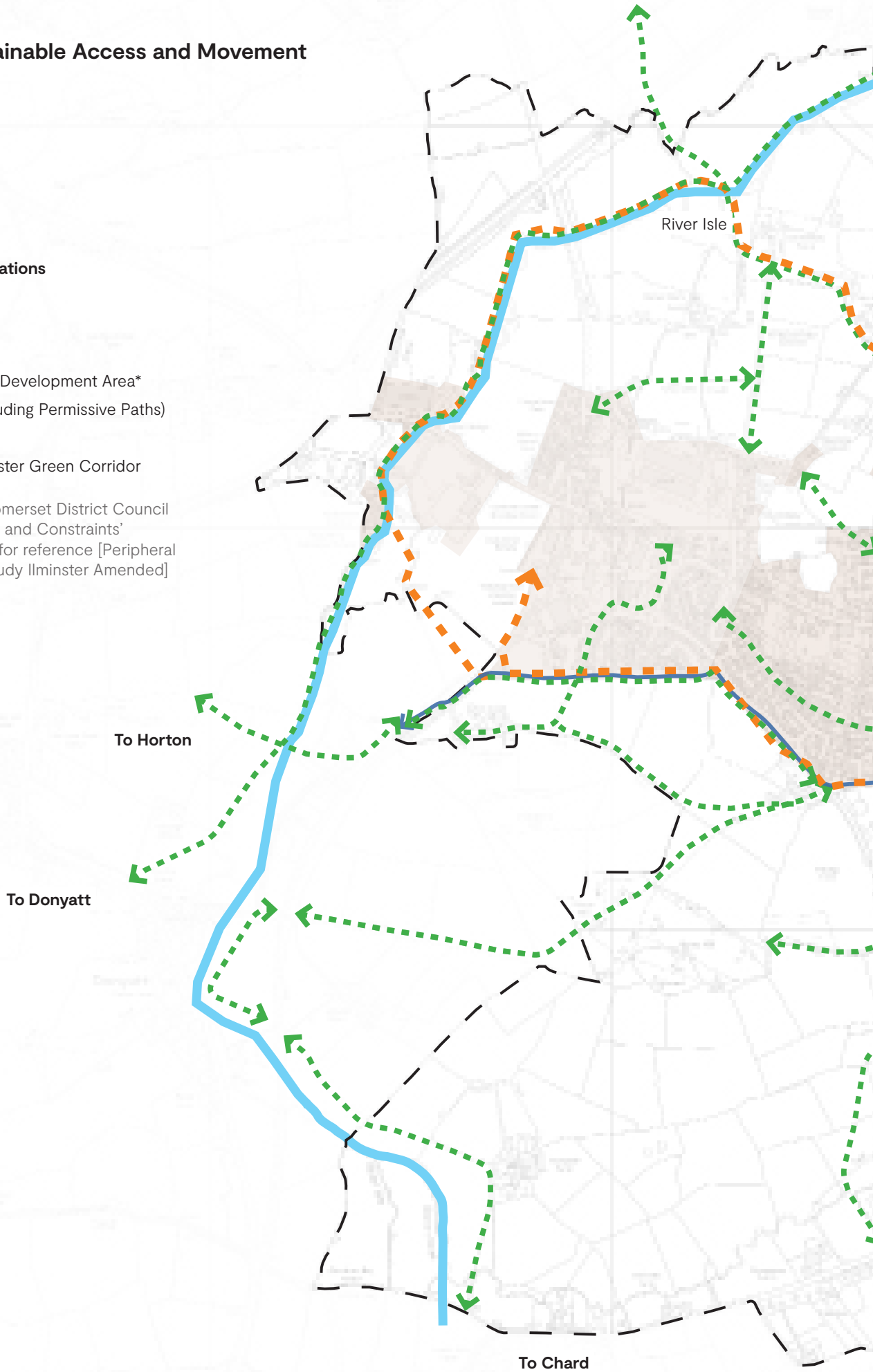
Character of Ilminster  
The Neighbourhood Plan

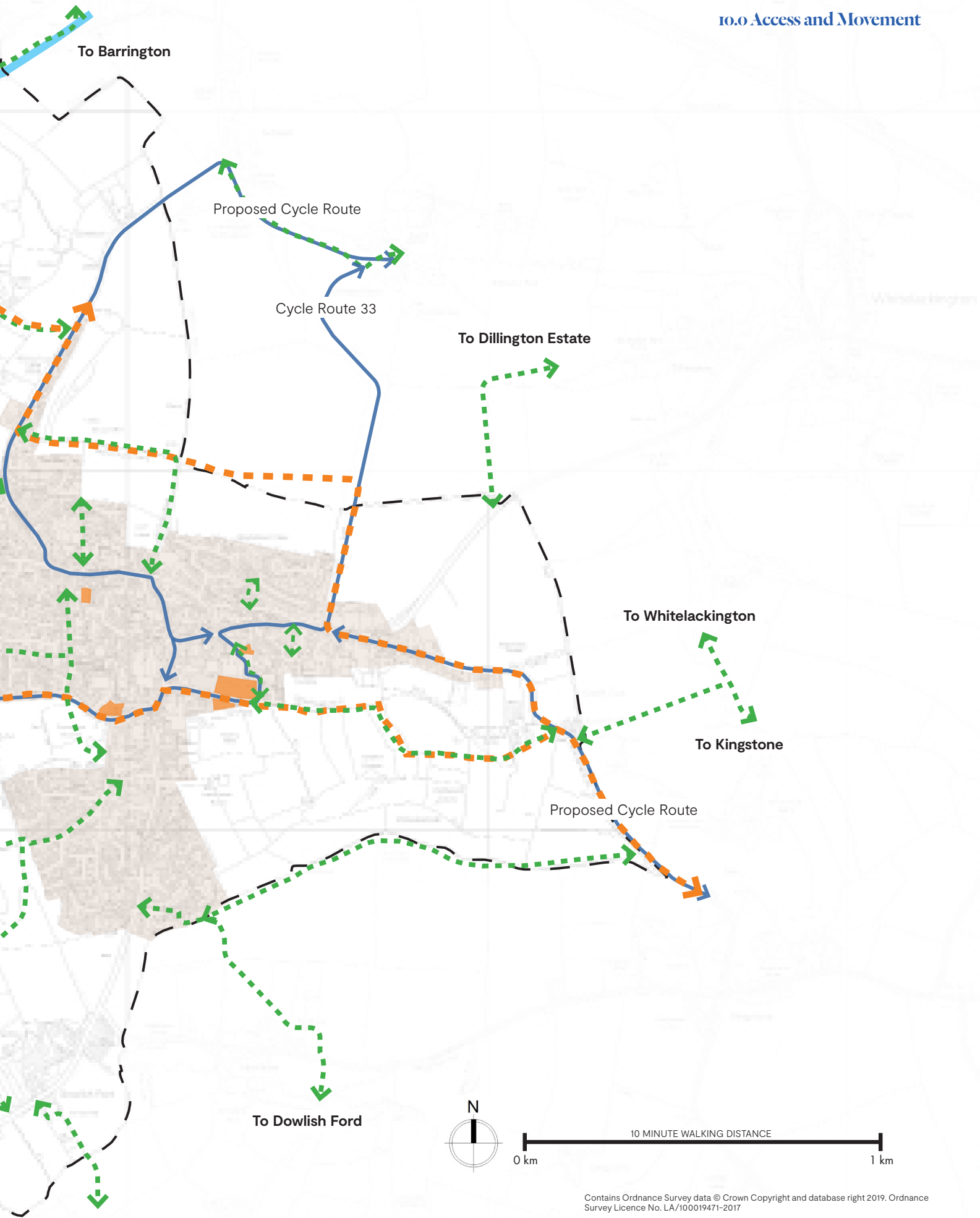
**Figure 6:  
Proposed Sustainable Access and Movement**

**Legend INP Identifications**

- INP Boundary
- River
- Car Parks
- SSDC Ilminster Development Area\*
- Footpaths (including Permissive Paths)
- Cycle Route
- ILM3: The Ilminster Green Corridor

\*See South Somerset District Council  
'Plan 4 - Value and Constraints'  
Ilminster Map for reference [Peripheral  
Landscape Study Ilminster Amended]





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## 11.0

# Homes and Places for Living

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### 11.1 Vision

To achieve well-balanced developments of both homes and workplaces, while protecting the natural environment, promoting biodiversity gain and wellbeing.



## 11.2 Relevant Aims

11.2.1 The six aims for homes and places for living and working are:

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### **Aim One**

Provide a broad mix of homes, which will serve existing and future residents of Ilminster and will reflect the character and appearance of the town.

### **Aim Two**

Achieve the highest design standards for all new development, by providing well-laid out developments with appropriate levels of parking and each site to generate a portion of on-site energy.

### **Aim Three**

Make Ilminster a more self-sufficient community and reduce commuting by preserving and enhancing existing infrastructure and employment floor space (falling within Use Class E in particular) and allowing an overall increase in employment floor space.

### **Aim Four**

Encourage biodiversity and water conservation and also safeguard the rural environment for food production and recreational amenity.

### **Aim Five**

Preserve and enhance Ilminster's unique built heritage and independent retail offering and recognise its needs as an increasingly desirable visitor attraction.

## 11.3 Policies

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### **Policy ILM10**

Types of new homes.

### **Policy ILM11**

Brownfield sites.

### **Policy ILM12**

Design and layout of strategic sites.

## Policy ILM10:

### Types of new homes

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All new major housing developments will provide an adequate mix of dwellings in terms of size, type and tenure in accordance with the findings of the Ilminster Housing Needs Assessment (Aecom, 2019) or any subsequent update. Development will be expected to provide:

At least 25% of new homes built to accessible and adaptable standards will meet the requirements of the optional building regulations standard M4(2) entitled 'accessible and adaptable dwellings', with an additional 10% of dwellings needing to be delivered to M4(3) standard.

A suitable mix of sizes subject to the design being wholly in keeping with the character of the town, as follows:

- a.** Up to 6% one bedroom flats
- b.** 14% two bedroom flats or houses
- c.** 25% two or three bedroom bungalows
- d.** 40% three bedroom houses
- e.** 15% four-bedroom plus houses or live-work units
- f.** Affordable Housing in accordance with the Adopted Local Plan and NPPG.

On sites of 20 or more dwellings, a target of 5% of homes provided as serviced plots for self-build and/or custom build homes. The developer must actively market the site for this purpose for 12 months. Thereafter, if unsuccessful, it can be developed as the open market demands. Evidence of the marketing for the self-build or custom build plots must be submitted to and approved by the Local Planning Authority, clearly setting out the details of the marketing undertaken and demonstrate there is no market demand.

## 11.4 Policy ILM10 Context

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### 11.4.1 2011 Census

- a. The 2011 census confirms that between 2001–2011 there was an increase in:
1. Shared ownership in Ilminster (increase of 21.4%) – (District 2.1% and National 30% increase)
  2. Social rented (increase 29.8%)
  3. Home ownership (increase 20.4%)
  4. Private rented homes (increase 137.4%)
  5. There has been a steady growth in house prices between 2009 and 2018 preventing those with a median household income from buying.

### 11.4.2 Ilminster Housing Needs Survey (The Community Council for Somerset, 27 June 2018), and Ilminster Housing Needs Assessment (Aecom, 2019). The survey and assessment findings are summarised below.

- a. The tenure profile of Ilminster is almost identical to that of the wider South Somerset district:
1. 70% of homes are owned
  2. 14% are socially rented
  3. 13% are privately rented
  4. Less than 1% are shared ownership.
- b. However, the age groups in Ilminster differ from South Somerset:
1. 25–44 years – lower than the average for South Somerset
  2. 45–64 years – a large cohort who will age to over 65 years during the INP period
  3. 65–84 years – higher proportion than the average for South Somerset.
- c. Therefore, Ilminster’s housing needs must be considered separately from that of the rest of South Somerset. Considering the evidence, Ilminster’s dwelling mix will focus on:
1. Two-bedroom and three-bedroom homes suitable to downsizers and young families
  2. Larger executive-style homes
  3. Terraces
  4. Flats
  5. Bungalows.
- d. All housing needs to be sustainable and accessible, especially for the elderly, those with limited mobility and those with a home-working requirement. In addition, it is not always the elderly who wish to live in a bungalow, other age groups may also wish to do so
- e. Properties that meet Lifetime Home standards are defined by the Joseph Rowntree Foundation Lifetime Homes Group in 1991 as: ‘Design criteria which ensure that homes are designed flexibly enough to meet the needs of most households with the minimum of adaptation’
- f. Allocation of suitable sites will be a challenge for Ilminster considering its topographical and heritage constraints.

## Policy ILM11:

### Previously developed land

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Any development within the Development Area\* will be in strict accordance with The Ilminster Design Guide (see Appendix C) and consider the character of immediately adjoining properties and sites, including:

- a.** Layout
  - b.** Density
  - c.** Gardens – front, rear and side
  - d.** Size of dwellings
  - e.** Character
  - f.** Appearance
  - g.** Gaps between buildings
  - h.** Parking.
- 

\*The Development Area is the defined boundary (settlement boundary) within which development is allowed as shown on Figure 3 – The INP Proposals Map.



Brownfield site available for development

## 11.5 Policy ILM11 Context

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**11.5.1** From planning history, it is clear that Ilminster has benefited from a number of small developments, known as windfall sites. Windfall sites generally contribute positively to the housing stock and provide development opportunities for smaller developers and self-builders. The Development Area for Ilminster as defined in the adopted South Somerset Local Plan 2006-2028 and replicated in the INP provides the potential for more infill and windfall development provided it is in accordance with the other Development Plan policies.

**11.5.2** The INP includes The Ilminster Design Guide (Appendix C) to which all developments are required to adhere, whether strategic sites,

such as land south west of Canal Way and Station Road, or other sites whatever their size.

**11.5.3** Outline planning applications often fail to include a sufficient level of detail for well-considered decision making, particularly with regard to strategic developments. Therefore, the INP strongly encourages the submission of full planning applications, with detailed design and layouts, to understand and consider all aspects and implications of the proposed development in relation to Ilminster's unique heritage, landscape setting, the environment, adjoining properties and sites.

## Policy ILM12

### Design and layout of strategic sites

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New development within the Ilminster direction of growth (adopted Local Plan 2006–2028, Policy PMT3), namely on land South West of Canal Way, must deliver high quality sustainable development in accordance with national and Local Plan policy. In addition, they will:

- a.** Contribute positively to the area’s character, scale, layout, height and form and conform with design and heritage policies as well as other policies in the INP
- b.** Reduce reliance on fossil fuels and reduce fuel poverty, with the provision of on-site renewable energy sources to meet a minimum of 10% of predicted energy use of the residential development
- c.** Incorporate sustainable landscaping with associated maintenance and management plans, in consultation with Somerset Wildlife Trust. Such sustainable landscaping will include minimal hard (non-permeable) landscaping and maximum net gain of native species (flora and fauna) for optimal biodiversity
- d.** Incorporate Sustainable Urban Drainage Systems (SUDS) to include swales and ditches and ensure provision for their ongoing maintenance
- e.** Provide well-designed, substantial and sensitive landscaping within developments for amenity space – walking, playing and cycling – nature conservation and biodiversity gain, in particular:
  - i) Along the site boundary
  - ii) In areas of ecological importance
  - iii) Adjacent to waterways
  - iv) Adjacent to nature reserves.
- f.** Provide high quality cycle and pedestrian routes within the site linking to existing routes, in particular to Ilminster’s town centre to prevent a car dominated environment
- g.** Prevent an overspill of resident and visitor vehicle parking beyond the development site by providing a suitable number of car parking spaces within the site – garages, car park spaces and on-street parking – in accordance with the Somerset County Council Parking Strategy or any subsequent adopted policy documents.



View of The Minster, Church of St Mary, from Court Barton

## 11.6 Policy ILM12 Context

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**11.6.1** Some recent developments have failed to reflect the unique character of Ilminster. The Community consultation and engagement events confirmed that good quality design is important to the community and should be provided, even on sites which are away from sensitive locations, such as the conservation area or on the edge of the countryside.

**11.6.2** Outline planning applications often fail to include a sufficient level of detail for well-considered decision making, particularly with regard to strategic developments. Therefore, the INP strongly encourages the submission of full

planning applications, with detailed design and layouts, to understand and consider all aspects and implications of the proposed development in relation to Ilminster's unique heritage, landscape setting, the environment, adjoining sites and properties.

**11.6.3** The INP is complemented by The Ilminster Design Guide (Appendix C) and Policy ILM12 should be read in conjunction with this Guide.

## 11.7 Homes and Places for Living Evidence Base

**11.7.1** The most relevant evidence for homes and places for living is shown below in Table 13 – Relevant Evidence Supporting the Homes and Places for Living Theme.

<b>Table 13 – Relevant Evidence Supporting the Homes and Places for Living Theme</b>	
<b>Commissioning Organisation</b>	<b>Document Title, Author and Date</b>
<b>Ilminster Town Council</b>	Ilminster Housing Needs Survey (The Community Council for Somerset, 27 June 2018)
<b>Ilminster Town Council</b>	Ilminster Housing Needs Assessment (Aecom, 2019)
<b>Ilminster Town Council</b>	Ilminster Neighbourhood Plan, Site Allocations Assessment Report (ECA, Revised 18 March 2020)
<b>Office for National Statistics</b>	2011 Census
<b>SSDC</b>	Peripheral Landscape Study Ilminster (Conservation and Design Unit, South Somerset District Council November 2007)
<b>SSDC</b>	Ilminster Settlement Profile (SSDC, 2017)
<b>SSDC</b>	Brownfield Sites Register (SSDC, 2020)
<b>SSDC</b>	Housing and Economic Land Availability Assessment (HELAA) (SSDC, September 2018)
<b>SSDC</b>	Five-year Housing Land Supply Paper (SSDC, September 2021)
<b>SSDC</b>	Local Housing Needs Assessment (2021)



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### 11.7.2 Ilminster Housing Needs Survey (The Community Council for Somerset, 27 June 2018)

- a. Ilminster Town Council commissioned The Community Council for Somerset to undertake a housing needs survey in 2018, to better understand and meet the housing needs of residents. This included a review of the housing market and census data. The survey was distributed to all households on the electoral role in the parish. From a population of 5700, the survey attracted 379 responses, a 13% response rate (based on household data). The findings indicate a five-year need for:
1. Affordable/social rent housing – one-bed, two-bed, three-bed and four-bed units
  2. Affordable low cost housing, such as rent to buy, shared ownership, owner-occupied affordable, self-build and discounted market homes
  3. Open market housing – for a broad range of needs.

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### 11.7.3 South Somerset Local Housing Land Supply (August 2021) and/or South Somerset District Council Five-Year Housing Land Supply Paper (SSDC, September 2021)

- a. Since September 2021, SSDC has demonstrated a 4.7-year supply of housing, against its target for a 5-year housing supply. Planning applications are currently determined against the NPPF. Paragraph 11, of the NPPF, states:
1. ‘Plans and decisions should apply a presumption in favour of sustainable development.’
  2. Until a Neighbourhood Plan reaches an advanced stage or is adopted, all planning applications will need only to be determined against the Development Plan unless material considerations indicate otherwise, which includes the NPPF.

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### 11.7.4 Brownfield Land Register, 2020

- a. Six sites in Ilminster were identified as suitable for development, with a total capacity of 224 dwellings, that are at different planning and development stages:
1. Former Powmatic, Winterhay Lane, Ilminster (Developed and inhabited) (72 dwellings)
  2. Land north of Station Road (Part of the Horlicks Farm) (Outline Planning Application stage) (80 dwellings)
  3. Police Station, Butts, Ilminster (Developed and inhabited) (7 dwellings)
  4. Former Cheese Factory Site, Station Road, Ilminster (Part of the Horlicks Farm) (Outline Planning Application stage) (50 dwellings)
  5. Former Gooch and Housego Building, Cornhill, Ilminster (6 dwellings) (Full Planning Application)
  6. Factory Site Dowlsh Ford Mills, Greenaway (9 dwellings) (Full Planning Application).

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### 11.7.5 Ilminster Housing Needs Assessment, Aecom, August 2019

Ilminster Town Council commissioned a Housing Needs Assessment (HNA) from Locality to inform the INP. In consultation with the INP working group, three research questions (RQs) were developed for the HNA to answer. RQs help to direct research into the key neighbourhood-level issues and provide the structure for the study. The findings confirmed that the types of housing we should plan for in Ilminster, are as follows:

- a.** Tenure and affordability – Need to adhere to Policy HG2 of adopted Local Plan Review Preferred Options document, 2019. Where 80% should be affordable rent and social rent housing and 20% should consist of mainly shared ownership
- b.** Type and size – The recommended split in housing mixes in Ilminster differs significantly
- c.** Specialist housing for the elderly – At least 162 specialist dwellings are required to service the needs of elderly people over the Plan period and the projection of 659 dwellings functioning as an upper, more aspirational target, to be provided if other constraints allow.

from the housing mix targets in the Local Plan Review. Given the parish’s increasing young and ageing population, it is likely to favour smaller dwellings. It is logical that the recommended dwelling mix for new development over the Plan period should be focused on the provision of two-bedroom and three-bedroom homes suitable to downsizers and young families, at the expense of much larger homes

## 11.8 Meeting Community Needs

### INP Community Consultation Feedback

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**11.8.1** This part of the INP was informed by a number of consultation events, in particular workshops with children at the four schools\* serving Ilminster, a Site Allocation Workshop and meetings with owners of a number of key development sites.

- a. Create more housing in Ilminster to support the long term vitality and viability of the market town
- b. Reflect the needs of existing and new residents in all new development
- c. Ensure that all new development offers variety, is attractive and is in keeping with its surroundings
- d. Encourage walking and cycling, while ensuring sufficient parking and garages
- e. Provide houses large enough for a family to grow into, thereby supporting sustainable communities
- f. Provide adequate social housing particularly for local residents who are in need
- g. Consider live/work units to reduce the need to commute to other centres
- h. Provide home types for all ages, price points and identified needs including flats, bungalows, chalet bungalows, houses from affordable to executive homes with associated green spaces and gardens, both private and public, to attract a mix of residents
- i. Position home types to ensure a mixed, balanced development
- j. Avoid homogenised architectural types dictated by developers and which do not embrace local character and materials.

**11.8.2** The policies and aims of this part of the INP have been prepared in consultation with local residents, businesses and SSDC, through a series of presentations, meetings and email correspondence in 2019.

\*Greenfylde First School\*\*, Neroche Primary School, Swanmead Community School\*\* and Wadham School

\*\*Now known as Herne View Primary School

I2.0

# Glossary

<b>Term/Acronym</b>	<b>Description</b>
<b>Active street frontage</b>	Refers to street frontages where there is an active visual engagement between those in the street and those on the ground and upper floors of buildings.
<b>Adopted South Somerset Local Plan (2006-2028)</b>	This plan, adopted on 5 March 2015, is part of the current Development Plan for South Somerset, together with any 'made' (ie adopted) Neighbourhood Plans.
<b>Aecom</b>	MHCLG appointed, subcontractor to Locality, delivering neighbourhood planning services to communities preparing neighbourhood plans.
<b>Affordable Housing</b>	Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the definitions included in Annex 2 of the NPPF: <a href="https://tinyurl.com/y6jjjhnu">https://tinyurl.com/y6jjjhnu</a>
<b>Area of high recreational value</b>	An area that is communal and available to all for social and recreational purposes including indoor or outdoor space, playgrounds, sports pitches or facilities, tennis courts, lawn bowling greens, swimming pools, exercise or entertainment rooms and other similar uses. This has been added to the glossary.
<b>Ashlar</b>	Finely dressed (ie worked) stone. It can refer to an individual stone or a structure built with stone dressed in this way, for example, an ashlar hamstone house.
<b>Basic Conditions Statement</b>	This is submitted together with a Neighbourhood Plan and demonstrates how that plan meets the statutory requirements for such a document as set out here.
<b>Biodiversity South West (BSW)</b>	A partnership set up in 1994 "to promote and enable the biodiversity sector in the South West to be as effective as possible at delivering the England Biodiversity Strategy through regional and local action".
<b>Brownfield Land</b>	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
<b>Brownfield Sites Register</b>	SSDC maintains a register designed to provide house builders with up-to-date and publicly available information on all brownfield sites available for housing development.

## 12.0 Glossary

<b>Term/Acronym</b>	<b>Description</b>
<b>Call for Sites</b>	An early opportunity for individuals, landowners, developers and other interested parties to submit sites (or broad locations) to their local authority for potential development.
<b>Community Infrastructure Levy (CIL)</b>	This levy may be charged by a local authority on new developments in their area. It is an important tool to help deliver the infrastructure needed to support development in a particular area.
<b>Community Land Trust (CLT)</b>	A CLT is set up and run by ordinary people to develop and manage homes as well as other assets. They act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now, but for every future occupier.
<b>Density of streets</b>	The number of people inhabiting a given urbanised area.
<b>Development Area</b>	In the UK, a Local Authority has the power to designate development areas in its Local Plan “to control the extent of development in or around an urban settlement”.
<b>Development Plan</b>	See entry for ‘Local Plan Review’ and ‘Adopted South Somerset Local Plan.’
<b>ECA</b>	An architecture, planning and regeneration consultancy (and CIC) retained by Ilminster Town Council to help produce the INP.
<b>Employment Zone (EZ)</b>	There are some 40 EZs in the UK. They are geographic areas within which companies can qualify for a variety of subsidies. Originally they were devised to encourage businesses to stay, locate or expand in depressed areas and thereby help to revitalise them. There is one such area in Somerset, at Huntspill Energy Park near Bridgwater.
<b>European Planning Systems</b>	Comparative studies have been carried out by UK universities (for example, De Montfort University at the behest of the National Housing and Planning Unit in 2009) to understand how planning legislation in the Eurozone compares to that in the UK. “...there are few financial incentives for councils in England to promote housing development while the extra costs may be large”.
<b>Green Corridor</b>	An environmental term used to convey the idea that individual sites rich in biodiversity need to be linked together in a ‘corridor’ to facilitate the passage of wildlife between them. This is particularly important for migration, pollination and generally to increase the potential gene pool for species which would otherwise be marooned and unable to move around as required by their life cycles.
<b>Habitats Regulation Assessment (HRA)</b>	An HRA is required to ascertain whether a proposed development will have a detrimental effect on a specific, protected ‘habitats site’. Within the INP area, such a site exists at Herne Hill, which is a designated Local Nature Reserve.

<b>Term/Acronym</b>	<b>Description</b>
<b>Hamstone</b>	A honey-coloured building stone quarried from Ham Hill in Somerset (see also Moolham).
<b>Heart of the South West (HotSW)</b>	A Local Enterprise Partnership (see below entry).
<b>Housing and Economic Land Availability Assessment (HELAA)</b>	This is a high level document that assess the suitability, deliverability and viability of development sites within the SSDC area. Identification of potential sites within the HELAA does not imply that the sites will be allocated or planning permission would be granted if an application were to be submitted.
<b>Householder developments</b>	These are works or extensions within the curtilage of a dwelling house which requires an application for planning permission and are not a change of use application.
<b>Iminster By Design (Iminster Town Council, 2001)</b>	Initially produced in 2001, but updated and re-adopted over the years, this document looks at Iminster from a design perspective, discussing what kind of building materials are appropriate for development in different parts of the parish. The INP Iminster Design Guide (Appendix C) is more up-to-date and comprehensive and will supersede this when the INP is adopted.
<b>Iminster Community Plan</b>	Developed by the Iminster Forum and covering the period from 2016-2026, this is the forerunner of the INP.
<b>Iminster Conservation Area Appraisal (SSDC 2016)</b>	The Iminster Conservation Area was initially designated in 1973. A Conservation Area is of “special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. In 2016, this re-appraisal was carried out and accepted by SSDC in 2017.
<b>Iminster Housing Needs Assessment (Aecom, 2018)</b>	This assessment provides an accurate picture of the type of housing needed in the parish. The findings have been considered in the development of the INP.
<b>Iminster Midsummer Experience (IMEx)</b>	IMEEx, an annual event, which has been running since 2008 and is now established as a major tourist attraction, drawing people from far and wide. There are dozens of events covering the arts, music, exhibitions, fun shows, markets and more. It has been used to gather public opinion for inclusion in the INP.
<b>Iminster Neighbourhood Plan (INP)</b>	The document for which this is the Glossary.

## 12.0 Glossary

Term/Acronym	Description
<b>Ilminster Neighbourhood Plan, Site Allocations Assessment Report (ECA, Revised 18 March 2020)</b>	The report documents potential sites arising from Call for Sites activities. These sites were scored against agreed criteria, to determine those sites most appropriate for development.
<b>Ilminster Parish Housing Needs Survey (The Community Council for Somerset, 27 June 2018)</b>	This survey of residents of Ilminster was carried out on behalf of ITC by The Community Council for Somerset, with townspeople providing the feedback. The responses have been considered in the development of the INP.
<b>Ilminster Settlement Profile (October 2017)</b>	This document was produced by SSDC using 2011 Census data for the 'Built-up Area' (BUA) of Ilminster. It describes the parish of Ilminster in settlement terms. This covers its site, communications links, whereabouts the housing is situated, population and economy.
<b>Ilminster Town Council (ITC)</b>	The tier of local government representing the parish of Ilminster.
<b>Infrastructure Funding Statement (IFS)</b>	An IFS is a document that must be published each year by a contribution-receiving authority. A contribution-receiving authority is any authority which issues a Community Infrastructure Levy (CIL) liability notice or receives money or in-kind works from a Section 106 agreement.
<b>Infrastructure Delivery Plan</b>	An Infrastructure Delivery Plan takes input from providers and identifies a roadmap for future infrastructure projects.
<b>INP Proposals Map</b>	The INP Proposals Map identifies the spatial proposals of the plan, with inset maps showing greater detail for individual settlements.
<b>Joint Local Enterprise Partnership (LEP)</b>	The LEP which includes Somerset is called the Heart of the South West (HotSW). It is a business-led partnership between the private sector, local authorities, universities and colleges. Covering Devon, Plymouth, Somerset and Torbay, HotSW's £35 billion economy and 1.8 million population is equivalent to that of a major UK city.
<b>Local Nature Partnership (LNP)</b>	An LNP is designed to halt biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people. The Somerset LNP website brings together useful ecological information sources.
<b>Local Nature Reserve (LNR)</b>	An LNR is a designation made under the Countryside Act 1949. It is a place with wildlife or geological features of special interest locally. Herne Hill, to the south of the town, is Ilminster's LNR.



Term/Acronym	Description
<b>Local Plan Review (2020-2040)</b>	<p>The Local Plan, adopted in 2015, is the subject of an ongoing Local Plan Review. Whereas the Adopted Plan covers up to 2028, the Local Plan Review process currently covers up to 2040. This update is sometimes referred to as the Local Plan Review.</p> <p>Note: Two rounds of Regulation 18 consultation on the Local Plan Review have taken place. However, in the context of Local Government Reorganisation and the move to a new unitary Somerset Council on 1 April 2023 the existing councils will no longer be progressing new plans through the statutory process based on their individual geographies. Existing county and district councils are working closely to scope the content and timescales for new Development Plan(s) to be prepared in the future as part the single unitary council.</p>
<b>Locality</b>	An organisation supported by MHCLG that provides help to communities developing Neighbourhood Plans.
<b>Major development</b>	This is defined in the act and includes 10 or more dwellings – Part 1 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
<b>Market House</b>	Ilminster’s second most noteworthy landmark after The Minster. Standing at the junction of North, East, Silver and Ditton Streets, this colonnaded structure was built circa 1800. It hosts a Thursday Market and can be hired from Ilminster Town Council for other events.
<b>MHCLG</b>	Ministry of Housing, Communities and Local Government
<b>National Planning Policy Framework (NPPF)</b>	Published in 2012 and most recently updated in 2021, the NPPF sets out government planning policies for England and how they are expected to be applied.
<b>National Planning Practice Guidance (NPPG)</b>	The NPPG is practical guidance delivered together with the NPPF (see above).
<b>Office for National Statistics (ONS)</b>	A national repository of unbiased and reliable statistics.
<b>Organic Design</b>	A style of product design which is derived from organic, flowing natural forms. Undulating lines, dynamic curves, and powerful arches stand in contrast to the geometric, functional style as represented by modernism.
<b>Ramsar Convention</b>	<p>The Ramsar Convention was held in 1971 in Ramsar, Iran, to provide a framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. The Ramsar treaty broadly defines wetlands as: “... areas of marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed six metres.” (Ramsar Convention, 1971, Article 1.1)</p>

## 12.0 Glossary

Term/Acronym	Description
<b>Regulation 14 - Community Consultation</b>	The government regulation that sets out the activities that a qualifying body (in this case Ilminster Town Council) must undertake before submitting a Neighbourhood Plan.
<b>Regulation 15 – District Council Review</b>	Indicates exactly what supporting documentation must accompany a Neighbourhood Plan submitted for acceptance by a district council.
<b>Section 106 (S106)</b>	Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as S106 agreements, are a mechanism which make a development proposal acceptable in planning terms. They are focused on site specific mitigation of the impact of development. S106 agreements are often referred to as ‘developer contributions’ along with highway contributions and the Community Infrastructure Levy.
<b>Selective materials</b>	Materials are selected in an ordered process whereby inappropriate materials can be systematically and rapidly eliminated and suitable materials identified.
<b>Self-Build Projects (Custom and self build projects)</b>	A self-build involves the commissioning and building of a bespoke home that is tailored to an individual’s design, lifestyle and budget requirements.
<b>Sequential Views</b>	A series of views from foreground to background that takes the eye to the horizon. The aim, in planning terms, is to make this as aesthetically pleasing as possible
<b>Settlement Area</b>	See ‘Ilminster Settlement Profile’ and ‘Development Boundary’.
<b>Settlement Boundary</b>	See ‘Ilminster Settlement Profile’.
<b>Settlement Profile for Ilminster Ilminster</b>	See ‘Ilminster Settlement Profile’.
<b>Significant tree</b>	Any living woody perennial plant characterised by a main stem or trunk having many branches and having a diameter of 12 inches or more measured at breast height. For bifurcated or multi-trunked trees, the diameters of the individual stems are added together to determine if a tree meets the 12-inch minimum diameter to qualify as a significant tree.
<b>Small Brownfield Site</b>	For the purpose of the INP small brownfield sites are those capable of providing five or less dwellings (See Policy ILM11).
<b>Somerset County Council (SCC)</b>	A tier of local government responsible for the delivery of designated services to specific areas of Somerset, such as Highways and Education.

Term/Acronym	Description
<b>Somerset Wildlife Trust (SWT)</b>	An independent wildlife charitable organisation, which is a member of The Wildlife Trust federation set up to protect wildlife and wild places across the UK. The vision for Somerset is “a healthy and resilient environment where the needs of wildlife, people and local economies are balanced in a way that will support our lives now and those of our children in the future. The natural world is at the heart of our well-being and prosperity; we depend on it and it depends on us.”
<b>South Somerset District Council (SSDC)</b>	A tier of local government responsible for the delivery of designated services to South Somerset.
<b>South Somerset District Council Five-Year Housing Land Supply Paper</b>	A report produced by SSDC on an annual basis which sets out the supply of housing for a five-year period and beyond.
<b>South Somerset Employment Land Review (SSELR)</b>	A SSDC report that assesses the future supply of and demand for employment land.
<b>South Somerset Local Housing Land Supply</b>	See entry above for ‘HELAA’ and South Somerset District Council Five Year Housing Land Supply.
<b>Strategic Environmental Assessment (SEA)</b>	A SEA is a formal process for assessing the effect of a plan or programme on the environment. The aim of SEA is to provide a high level of protection to the environment, promote sustainable development and integrate environmental considerations into the preparation and adoption of a plan or programme. Following SEA screening by SSDC, which identified the possibility of significant environmental effects, a SEA is being undertaken to support the development of the INP. This is being undertaken to meet the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).
<b>Strategic Site</b>	The INP definition of a strategic site is defined as a site that provides for the construction of 250 or more dwellings.
<b>Sustainable Development</b>	The principles of ‘sustainable development’ are central to the planning system. A common definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. A presumption in favour of sustainable development is at the heart of national planning policy.
<b>Sustrans</b>	Also known as The National Cycle Network, Sustrans is a UK-wide network of signed paths and routes for walking, cycling, wheeling and exploring outdoors.

## 12.0 Glossary

Term/Acronym	Description
<b>Swales</b>	A swale is a shallow, broad and vegetated channel designed to store and/or convey runoff water and remove pollutants. It is used to pass the runoff to the next stage of the treatment train and can be designed to promote infiltration where soil and groundwater conditions allow.
<b>The Forestry Commission</b>	The Forestry Commission is the government department responsible for protecting, expanding and promoting the sustainable management of woodlands. It works with two agencies: Forestry England and Forest Research.
<b>The Ilminster Design Guide (IDG)</b>	This provides information for potential developers about the built environment within the parish of Ilminster. The aim is to help inform the decisions they make about the type of dwellings they plan to build and the type of materials they plan to use in their construction. The IDG is Appendix C of this document.
<b>The Minster</b>	Ilminster's most noteworthy landmark, the Church of St Mary in the middle of the town, dates from the 15th century and is designated as a Grade I listed building.
<b>The South West Rural Productivity Commission</b>	Building on the work of the Great South West partnership, four South West LEPs – Cornwall and the Isles of Scilly, Dorset, Heart of the South West and Swindon and Wiltshire – commissioned an independent enquiry to identify opportunities to stimulate rural productivity and growth. This resulted in the South West Rural Productivity Commission Report which was published in October 2017. The report received a positive response from national and regional stakeholders and was mentioned in the Government's Industrial Strategy as a good example of collaboration to address shared challenges.
<b>Transport Working Group</b>	A sub-committee of the INP working group, responsible for investigating the current transport situation in Ilminster and for forecasting transport requirements in the future. It undertook a review of public transport which is incorporated in the INP.
<b>Visual relationship</b>	This is the appearance and overall image of a street due to interactions between objects and features.
<b>Windfall Site</b>	The NPPF defines Windfall Sites as "Sites not specifically identified in the development plan".

# 13.0

## Appendices

**13.1** The following Appendices provide supporting information for the INP:

- Appendix A - The Character of Ilminster
- Appendix B - Basic Conditions Statement
- Appendix C - The Ilminster Design Guide
- Appendix D - Consultation Statement
- Appendix E - Regulation 14 Consultation Report





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