



The

Ilminster

Neighbourhood

Plan

2020  
2036

Appendix D  
Consultation Statement



Appendix D Consultation Statement  
Rev003 230102



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**DI**

# **The Character of Ilminster**

**A Public Walkabout and Workshop  
Saturday 16th March 2019**

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## 1.1 Introduction

**1.1.1** On Saturday 16 March 2019, the Ilminster Neighbourhood Plan (INP) Development Group invited the local community to take part in a visioning event where members of the public, community groups and organisations could come and have their say on what defines and best represents the existing character of Ilminster as part of a Placecheck workshop. The event was publicised on the INP website partnered with emails to 92 community groups and community leaders. Posters and leaflets were handed out to local shops and clubs before hand.

**1.1.1** Gathering organic information and opinions from the members of the public and residents whom live in Ilminster is key to begin to inform and shape the trajectory of the local vision for Ilminster’s Neighbourhood Plan.

**1.1.2** The Placecheck workshop and public consultation was divided into three parts:

### 1.2 Part One

**1.2.1** The event began with a meeting and interactive exhibition within the Market House of Ilminster from 10.45–13:00 hours. Members of the public were invited to contribute their thoughts on what makes their town special, what they like, dislike and what they would like to see changed to help improve Ilminster. These exhibition boards were a success with many people, even the town crier coming to witness and contribute to the interactive exhibition.

### 1.3 Part Two

**1.3.1** The second part of the consultation was to conduct a walkabout of the town. Divided into three groups with about twenty people taking part. These groups were led by ECA staff where informed discussions took place about various issues relating to the INP themes, recent and potential development sites and character area analysis.

### 1.4 Part Three

**1.4.1** The third part of the event was a two-hour workshop inside the Town Council Offices where the community drew on essential elements of Ilminster’s character and potential for change. A group discussion concluded the day.

As part of the event, a draft INP vision was displayed where we asked the following:

- a. “Our vision for Ilminster in 2039 is to be one of the most desirable market towns in which to live, learn, work and play, as well as visit. We will create a stimulating, attractive, healthy, safe, and sustainable environment through well-considered and balanced development, that respects Ilminster’s unique heritage and rural location, embracing new ideas technology and innovation for our habitat and community to thrive”
- b. “Do you agree with our vision? Yes/why? Or No/why?”
- c. Anon said: “Yes, but needs clearly defined and achievable targets to realise vision”



## 1.5 Part 1: Interactive Exhibition

### 1.5.1 Questions asked

- What do you like about Ilminster?
- What do you dislike about Ilminster?
- What would you like to change/improve in Ilminster?

**1.5.2** To answer these questions the public were directed to write on the exhibition boards or on post-it notes and attach their answers. The responses are set out below and summarised in 'wordle' diagrams placing responses into categories, with the most repeated category represented by larger letters and the least repeated category represented by smaller letters.

Wordle Diagram a: What do you like about Ilminster?



1.6 What do you like about Ilminster?

- 
- a. “Historic character of central Ilminster”
  - b. “Compact local shops mostly independent, very community minded and friendly”
  - c. “Preserve all our medieval heritage if possible. Highlight it! Don’t hide it!”
  - d. “Our transport hub in Southfields roundabout”
  - e. “Love independent shops would hate to loose diversity”
  - f. “The open spaces and trees are a great asset, protect them!”
  - g. “The small shops are a great attraction”
  - h. “Try to keep rents low and full occupation”
  - i. “Keep country right into the town! i.e. Shudrick Valley”
  - j. “Range of shops quirky with a sense of community”
  - k. “Excellent independent shops”
  - l. “We have a lot of character in the town.”

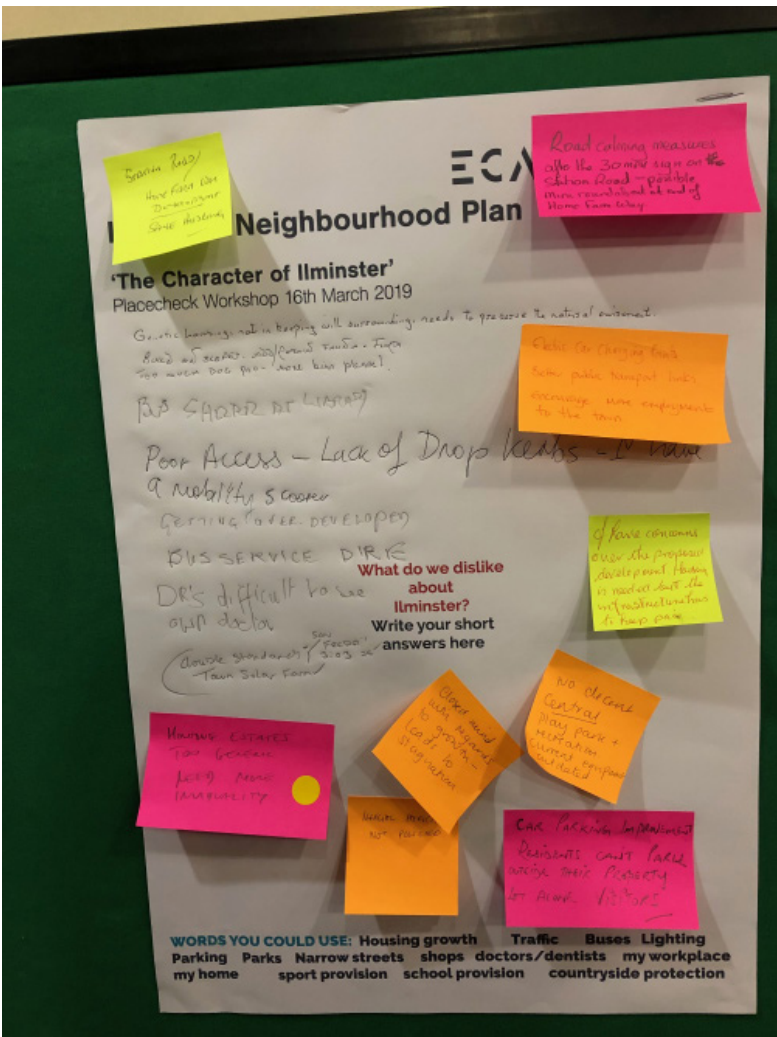
## Wordle Diagram b: What do you dislike about Ilminster?



### 1.7 What do you dislike about Ilminster?

- 
- a. "Station Road, Home Farm Way development, save housing"
  - b. "Lack of employment in town"
  - c. "Bad public transport links"
  - d. "Road calming measures after 30mph signs on Station road, possible mini roundabout at the end of Home Farm Way"
  - e. "I have concerns over the proposed development. Housing is needed but the infrastructure has to keep pace"
  - f. "Illegal parking not policed"
  - g. "Car parking improvement, residents can't park outside their property let alone visitors"
  - h. "No decent central play park and recreation, current equipment outdated"
  - i. "Closed minds with regards to growth - leads to stagnation"
  - j. "Housing estates too generic, need more individuality"
  - k. "Generic housing, not in keeping with surrounding, needs to preserve the natural environment"
  - l. "Too much dog poo, more bins please"
  - m. "Poor access - lack of drop kerbs, I have a mobility scooter"
  - n. "Bus shelter at library"
  - o. "Getting overdeveloped"
  - p. "Bus service dire"
  - q. "Difficult to see own doctor"
  - r. "Double standards, town solar farm"
  - s. "Affordable housing development, Winterhay Lane only 12 allocated for Ilminster residents"
  - t. "Road linking Tesco car park to road towards petrol station would cause traffic"
  - u. "No more housing developments until more jobs"
  - v. "No more second homes"
  - w. "Character has been lost for instance where tarmac is used over flag stone walking areas".





Top: Workshop participants  
Bottom: Comments received

## 1.8 What would you like to change/improve in Ilminster?

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- a. "More drop kerbs for mobility scooter"
- b. "Ensure connectivity into town centre via roads with difficult widths to maintain the natural environment of the region, while ensuring consistency in housing development to match historical region"
- c. "More and better bus service"
- d. "Preserve historic buildings"
- e. "Before we have more houses, we need employment in the town"
- f. "Need more public transport. The loss of the Nippy is felt. Can a regular route be reinstated"
- g. "Jobs. Bringing in firms from other places will bring their key staff too. We need to develop industry from within. An example is Ile Abbots. So we need encouragement for 'our' young and available workshops etc"
- h. "Insular thinking, provision for the youth. More focus on the future times"
- i. "We have too many single occupancy car drivers"
- j. "Car pool so people can park and then share journeys into work/shopping. A website to share could also be set up"
- k. "Sport centre"
- l. "Live music in the square in the summer"
- m. "Large generic estates with narrow roads making it difficult for emergency vehicles"
- n. "Use of trees and landscaping"
- o. "Diverse planting, much more with decent gardens and communal space"
- p. "River Isle, lets make it a facility for the town, River Isle walks, picnic areas"
- q. "Car parking for local attending mum also for touring groups cars and motorists"
- r. "No buses on Sunday or after early evening"
- s. "Out lying villages need a greater bus service, am to pm to access doctors etc"
- t. "Do not move Greenfylde school, it will kill the centre of Ilminster"
- u. "Do not allow any more change of use from shop to cafe"
- v. "What is there for young people in Ilminster, the elderly are well catered for i.e sports centre"
- w. "Infrastructure for the young"
- x. "Needs more affordable houses to enable the young people who were brought up in Ilminster to stay and bring up their own families and not have to buy outside of the town"
- y. "Support the residents who live outside the town and use town and villages i.e. more parking and public transport"
- z. "Need around town bus service to serve outer estates"
- aa. "Electric car charging points, better public transport links, encourage more employment to town"
- ab. "Careful development of housing schemes and not generic housing developments"
- ac. "Consider climate change in every decision"
- ad. "If we are having new homes they must include at least 50% of social housing".

Wordle Diagram c: What would you like to change/improve in Ilminster?

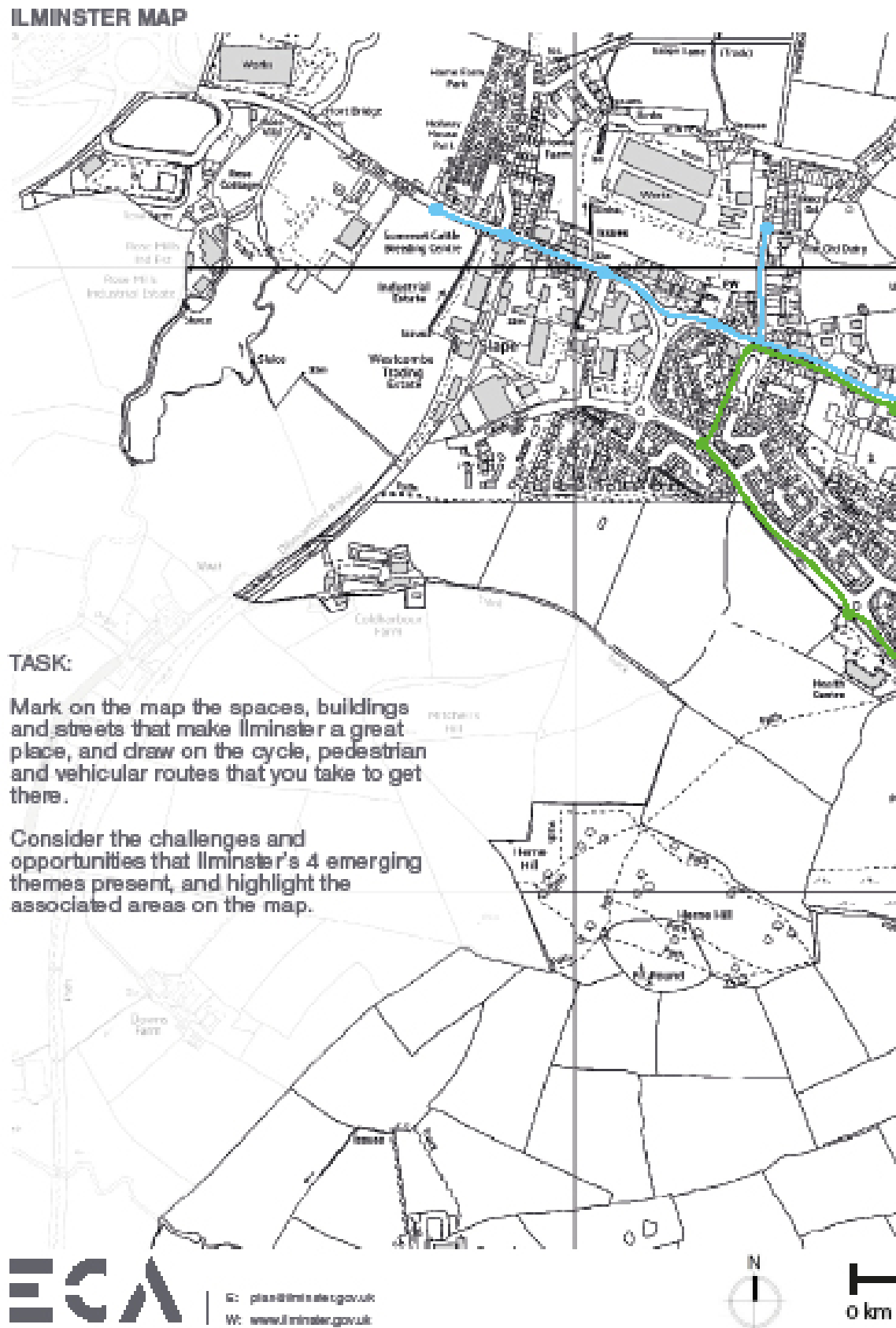


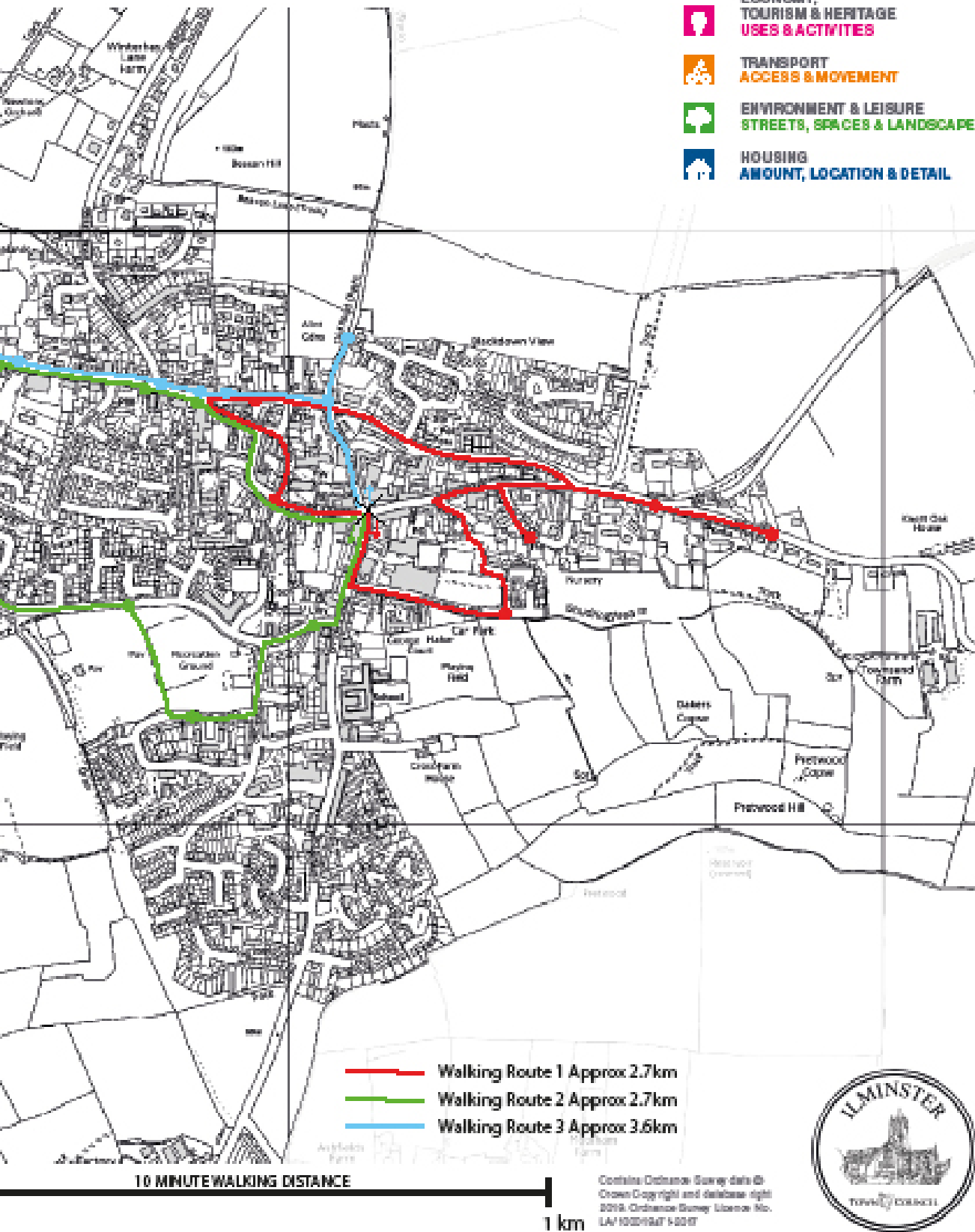
Bottom: Workshop participants

## 1.9 Part 2: Walkabout

1.9.1 Three walking route options were provided all of which started at the Market House. About twenty people participated in the walkabouts.

Figure 1:  
Three Walking Routes





# Dr The Character of Ilminster

## 1.10 Walking Route 1 - Red



1.11 Walking Route 2 - Green



1.12 Walking Route 3 - Blue





**1.13 Walkabout Summary**

**1.13.1** All in all the walking routes were successful giving the community the opportunity to have their say on locality and their favourite spaces and places in Ilminster. Marking on the map as they went the public were able to record those places and spaces that are most important and/or could do with improvement/a splash of life.

**1.13.2** The purpose of collecting this source information was to gain visual indicators on a map that project an understanding of place, establish the character of Ilminster and to predominately help gain evidence to inform possible issues that Ilminster's residents would like to improve within their plan.



## 1.14 Part 3: Workshop

**1.14.1** As each walking route concluded, the groups met within the Ilminster Town Council offices to share findings, discuss and debate areas, with places for improvement and/or places of importance.

Main issues discussed and debated included:

- a.** Western approach along the main road needs softening/improving
- b.** A landscape assessment is required to adequately understand existing levels and the environment of Ilminster
- c.** Appropriate housing allocation sites need to be identified
- d.** An important element of Ilminster's character are the small narrow paths and streets giving way to views of wide views of green hills surrounding Ilminster
- e.** Gateways at road junctions into Ilminster are important. They are shabby and need to be improved with street-scape improvements
- f.** Lack of evening/night-time economy for young and older people as well as visitors
- g.** Expansions of schools and young enterprises is needed and must be planned for as part of major developments of the town
- h.** There is a need for sufficient infrastructure to be provided to enable sustainable growth of the town.



**Appendices**  
**The Character of Ilminster**  
**A Public Walkabout and Workshop**  
**Saturday 16th March 2019**

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Come along and  
design the new logo  
for the Ilminster Neighbourhood Plan\*  
\*for those aged 18 or under.

# Ilminster Neighbourhood Plan

## ‘The Character of Ilminster’

A public walkabout and workshop

### SATURDAY 16TH MARCH 2019

10:45 - 15:00hrs

The Market House, Ilminster

Ilminster Town Council is in the first stages of producing the Ilminster Neighbourhood Plan and wishes local residents and businesses to share their visions for the future of our town. Your ideas will shape our neighbourhood plan.

To capture these visions, ideas and opportunities, our Planning Consultants, ECA, will be running an Informal walk around Ilminster. This will be followed by an open workshop focusing on the four themes below:



**ECONOMY, TOURISM & HERITAGE**  
**LEISURE & ACTIVITIES**



**TRANSPORT**  
**ACCESS & MOVEMENT**



**ENVIRONMENT & LEISURE**  
**STREETS, SPACES & LANDSCAPE**



**HOUSING**  
**AMOUNT, LOCATION & DETAIL**

What are your favourite places in Ilminster?  
Why are they special to you?  
What can be improved?  
Please let us know!

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**Architectural  
Planning  
Community**

For more information on the Ilminster Neighbourhood Plan, events, or to let us know of any special access needs you may have, please get in touch via email or through the town council website.

**E: [plan@ilminster.gov.uk](mailto:plan@ilminster.gov.uk)**  
**W: [www.ilminster.gov.uk](http://www.ilminster.gov.uk)**


## Appendix 2: Email Advertising the Event

11/04/2019 Campaign Overview | Mailchimp

# March 19

[Campaign Preview](#) [HTML Source](#) [Plain-Text Email](#) [Details](#)

[View this email in your browser](#)



Come along and design the new logo for the Ilminster Neighbourhood Plan\* for those aged 18 or under

## Ilminster Neighbourhood Plan

### 'The Character of Ilminster'

A public walkabout and workshop  
**SATURDAY 16TH MARCH 2019**  
**10:45- 15:00 HRS**  
**THE MARKET HOUSE ILMINSTER**

#### What the plan is about

Ilminster Neighbourhood Plan is an exciting community approach to local planning policies. It aims to help people play a direct role in improving the town. Following events run by The Town Council in 2018, we have drafted our vision and would like your views on this before we prepare more detailed planning policies.

#### We want to hear from you

10.45-12.30pm: Walkabout: meet at The Market House at 10.45 for a briefing followed by a walking tour around the town centre. You will receive a free leaflet/ questionnaire.

1-3pm: Workshops on the 4 themes.

#### Who is preparing the plan?:

A working group set up by Ilminster Town Council is leading the Neighbourhood Plan. The group are being advised by ECA. ECA are a Planning, Architecture and Community Consultancy (Community Interest Company) who have prepared a number of neighbourhood plans in the west of England. They come with a wealth of experience and are able to provide high quality impartial planning and urban design advice. They will provide on-going technical support and promise to make our vision for Ilminster real through the producing robust neighbourhood planning policies. But this is your plan and we invite all residents to share their ideas and views with us. We intend to have a draft neighbourhood plan by the end of 2019 with adoption planned for some time in 2020.

ECA won a Planning Award for their work on the Poole Quays Neighbourhood Plan in 2017 and also led the Boscombe and Pokesdown Neighbourhood Plan (BAP NP) which has a population of 22,000. Their consultation on the BAP NP included setting up a pop-up shop and all sorts of fun-days with young and older people. Come and meet the ECA team led by Martha Covell and Antonia Morgan at our event on 16th March, which promises to be informal, fun and meaningful!

#### Logo Competition:

We are launching a competition to design a LOGO FOR OUR NEIGHBOURHOOD PLAN. This will be used on all publicity material and on the front cover of the neighbourhood plan\*


Conditions of Entry:

- Up to age 18 (3 age categories with small prizes available)
- Live or attend School in Ilminster.
- Design a square logo, on A4 or A5 paper
- Closing date: 5pm 29th March 2019.
- Include your NAME, AGE, ADDRESS AND EMAIL ADDRESS on your entry
- SEND BY EMAIL TO: [plan@ilminster.gov.uk](mailto:plan@ilminster.gov.uk)
- OR POST: Neighbourhood Plan Logo, Ilminster Town Council Council Offices, North Street, Ilminster, Somerset, TA19 0DG
- Winning entries will be published by Easter 2019

\* Should the logos not be suitable for publication we reserve the right, to not use them.

#### Can you help spread the word?

Please display the event poster on your notice board or shop window- it can be [downloaded](#) here. You can unsubscribe from this email below.



<https://us20.admin.mailchimp.com/campaigns/show?id=49041> 2/3

# Ilminster Neighbourhood Plan

## 'The Character of Ilminster'

A public walkabout and workshop 16th March 2019

### What the plan is about

Ilminster Neighbourhood Plan is an exciting community approach to local planning policies. It aims to help people play a direct role in improving the town. Following events run by The Town Council in 2018, we have drafted our vision and would like your views on this before we prepare more detailed planning policies.

### Our policies will be divided into 4 themes



### Our draft Vision for Ilminster

Our vision for Ilminster in 2039 is to be one of the most desirable market towns in which to live, learn, work and play, as well as visit. We will create a stimulating, attractive, healthy, safe and sustainable environment through well-considered and balanced development, that respects Ilminster's unique heritage and rural location, embracing new ideas, technology and innovation for our habitat and community to thrive.

YES/WHY?

Do you agree with our vision?

NO/WHY?



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# HOUSING Amount, Location & Detail



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Community

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## Iminster Neighbourhood Plan

**AMOUNT:** South Somerset Council state that 839 dwellings are needed in Iminster between 2018-2038\*

- LOCATION:** South Somerset are proposing to allocate the following sites for housing development:
- o 400 dwellings on Canal Way, plus a new 7 classroom primary school(outline permission already granted)
  - o 220 dwellings on Shudrick Lane
  - o 100 dwellings on Station Road, together with enabling development for associated employment land and flood protection measures (this is the subject of a current application for 150 homes and employment)
  - o 119 have been completed or committed between 2016-2018

**DETAIL:** The details of these sites has yet to be determined and will be covered in the neighbourhood plan.

\*The minimum local housing need figure (housing requirement) for South Somerset has been calculated in accordance with the new Standard Methodology published in July 2018 and clarified in the Ministry of Homes, Communities and Local Government (MHCLG) consultation in October 2018.

**Think about:**

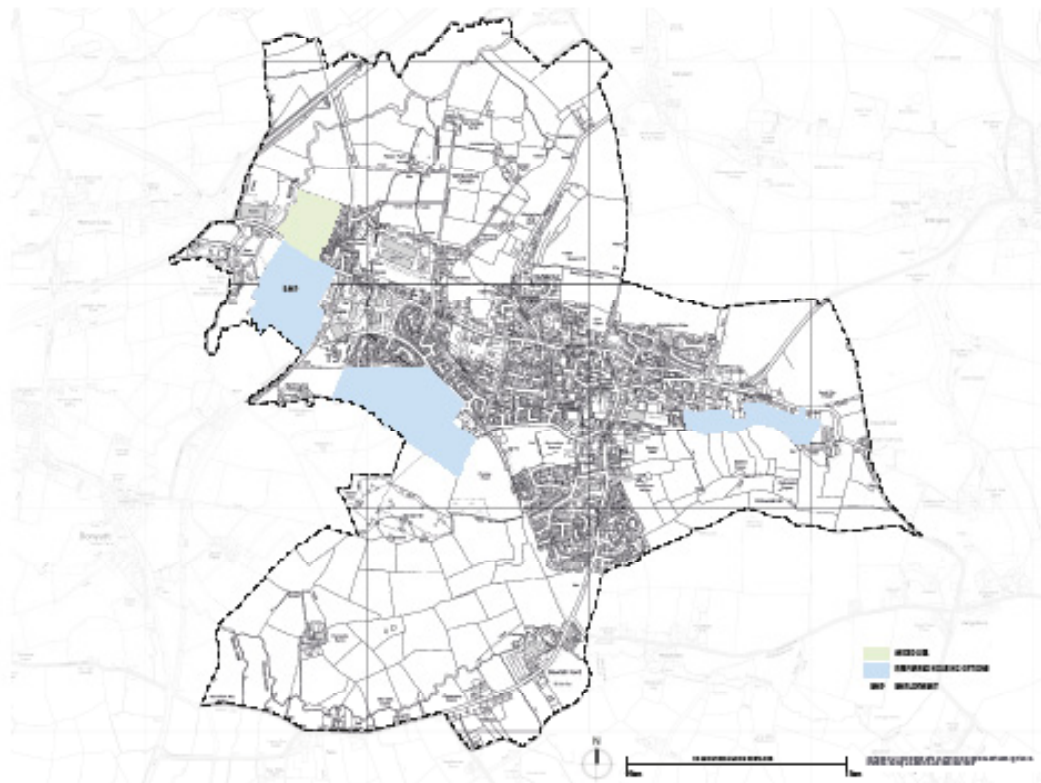
- what is 'Iminster for you'?
- your favourite buildings
- architectural details typical of Iminster and Somerset
- small and large scale housing development sites
- the ideal home is different for everyone

**Potential neighbourhood plan policies?...**

- create the conservation areas of the future
- introduce local design standards applicable for all new developments
- allocate land for small housing developments which local people can afford
- provide bungalows and small family housing
- support sustainable phased growth which will support our shops and services in consultancy

**OUR DRAFT AIMS:**

1. Provide a suitable mix of homes to serve existing and potential residents of Iminster, including homes for local families, affordable homes and older residents;
2. Allocate sustainable sites for a suitable number of new homes, including self-build, which have good access to the countryside and town centre, in order to support our shops and services and promote walking and well-being.
3. Ensure that all new homes achieve the highest standards of design, suitable for their occupants, in particular, by providing well laid out developments, with suitable levels of parking and bungalows which reflect the character and appearance of Iminster and generate a proportion of their own energy needs on site.







## ECONOMY, TOURISM & HERITAGE Uses and Activities



Architecture  
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Community

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### Ilminster Neighbourhood Plan

**ECONOMY:** Ilminster provides 2250 jobs in a wide variety of sectors which includes light industry, retail, services and the creative sector. The Local Plan allocates large areas of land for additional employment development.

Ilminster town centre provides a variety of comparison and convenience shops and local services. South Somerset are projecting a growth in town centre uses which are anticipated to be accommodated within existing vacant shops, infills and upper floors.

**TOURISM:** Ilminster is an historic market town and the historic buildings and townscape attract visitors from a wide area. Increasing visitor numbers will boost the local economy.

**HERITAGE:** Ilminster Conservation Area runs east-west along the southern side of Beacon Hill. It extends to the west where Station Road drops towards Isle Valley and south into Shudrick Valley. Prominent landmarks include the Church of St Mary and its prominent tower. There are numerous listed buildings and The Market House is a unique heritage asset associated with Ilminster's history.

**..think about:**

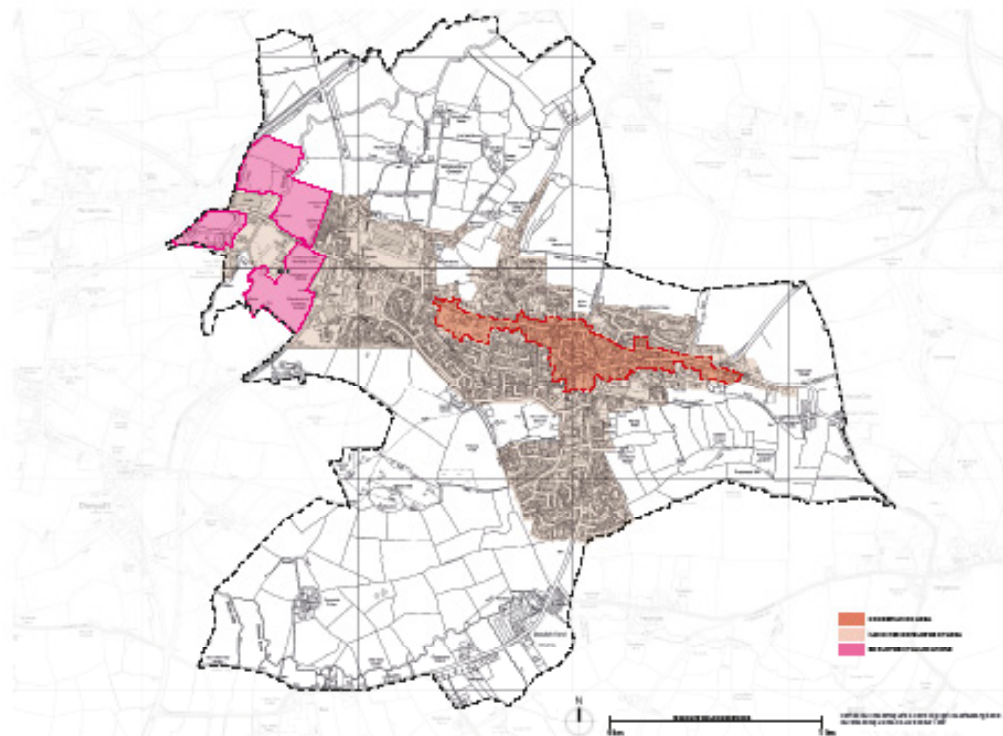
- Shops and Services, such as Schools, Churches, Library
- Important heritage buildings and spaces to preserve and enhance
- Where are most of the jobs in Ilminster
- Which facilities are central
- Which facilities are easily accessed by all people from all directions (on foot?)
- Good for providing linked trips or clusters of similar uses (i.e. school and library)


**Potential neighbourhood plan policies?..**

- ensure new development invests in employment land
- make Ilminster more self-sufficient
- reduce the need to commute
- utilise the built heritage & independent retailers to attract more visitors


**OUR DRAFT AIMS:**

4. Make Ilminster a more self-sufficient community and reduce commuting by preserving and enhancing existing infrastructure and employment floorspace (falling within use class B1 and B2 in particular) and allowing an overall increase in employment floorspace.
5. Safeguard the rural environment for local food production.
6. Preserve and enhance the market town's unique built heritage and independent retail offering and recognise its needs as an increasingly desirable visitor attraction.





**ENVIRONMENT & LEISURE**  
**Streets, Spaces and Landscape**



**Environment**  
**Planning**  
**Community**

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## Ilminster Neighbourhood Plan

**STREETS:** There is a real need to make walking within Ilminster more attractive in order to reduce congestion. We could provide better links north-south across Ilminster, link up the national cycle network and create green walking routes between important amenities such as schools and to the main residential neighbourhoods.

**SPACES:** Designate open spaces, define their boundary and enhance them so they are better used and more accessible.

**LANDSCAPE:** The Countryside provides an important green backdrop to Ilminster as well as invaluable amenity space for its residents to play in!

**Potential neighbourhood plan policies?...**

- improve the quality and quantity of open spaces for all ages
- provide a new cemetery
- Provide more facilities at the recreation ground (new indoor sports building?)
- make walking & cycling routes more attractive, improving health & well-being
- use rural setting for leisure and food production – safeguard land

**OUR DRAFT AIMS:**

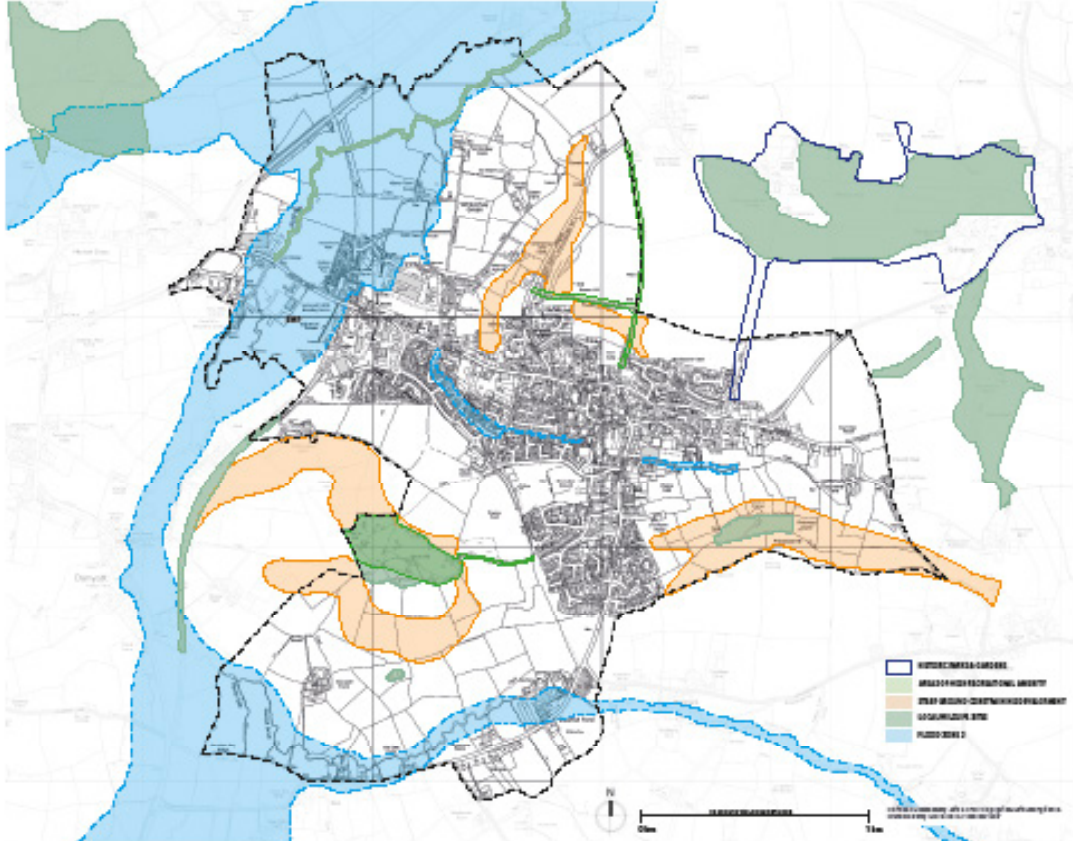
7. Increase the use of our parks and open spaces by a wider age range of people by, improving existing facilities, providing a new cemetery and more facilities at the Recreation Ground.

8. Provide improved and safe walking routes to all the amenities in our town centre from existing and proposed developments in order to reduce car use and improve the health and well-being of residents.

9. Create a continuous network of green habitats, parks, waterways and nature trails

**think about:**

- who uses these spaces and why?
- what purpose the spaces serve- i.e. sport, quiet contemplation, recreation
- short familiar walks within and around the town with family, friends or dog!
- the wider landscape setting of Ilminster and important views of Countryside
- Important private gardens
- public realm and civic spaces such as the churchyard and market place



The map displays the Ilminster area with several key zones highlighted. A blue-shaded area along the river and in some central locations indicates the Flood Risk Area. Green-shaded areas represent the Green Infrastructure Network, including parks and open spaces. Orange-shaded areas likely represent other planning boundaries or development zones. A legend in the bottom right corner identifies these zones: Flood Risk Area (blue), Green Infrastructure Network (green), and other planning boundaries (orange and grey). A scale bar and north arrow are also present.



## TRANSPORT Access & Movement



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Planning  
Community

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### Ilminster Neighbourhood Plan

**ROADS:** The population of Ilminster has grown by 40% since 2001 (there is a population of 8,219) this has led to increased congestion on local and strategic roads.

Significant enhancements to the road network are planned at Ilminster- A dual carriageway between the A303/A358 junction and M5.

**PUBLIC TRANSPORT:** The train Stations are in Crewkerne and Taunton. Bus services have been severely reduced in recent years and there are few bus services into the town centre.

**WALKING AND CYCLING:** Ilminster is on the national cycle network and there are numerous public footpaths around the town. Footpaths in the centre can be narrow.

**...think about**

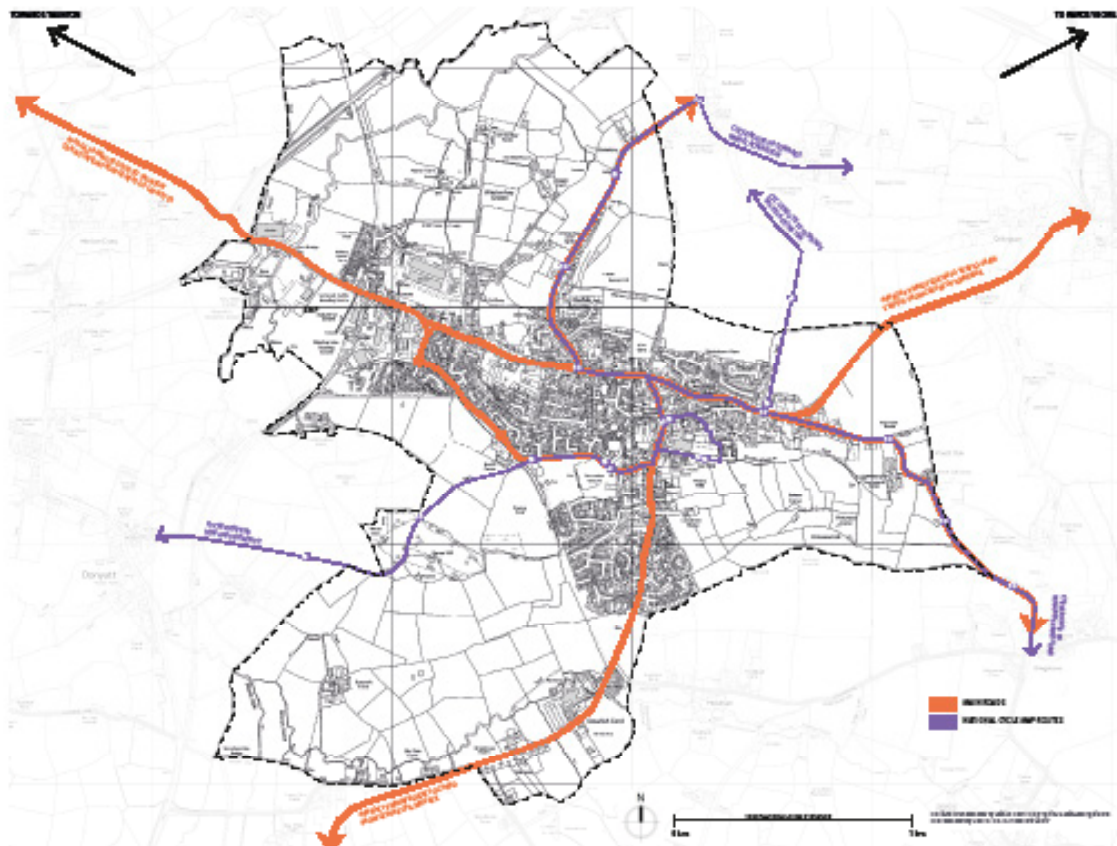
- where are we trying to get to and from?
- bus stops
- convenient places for pick-up drop-off from bus stops, cars or taxis
- convenient well placed public car parking
- safe, designated routes for cyclists/walkers of all ages & convenient crossings
- well-placed surface treatment - paving suitable for wheelchairs/less mobile people

**Potential neighbourhood plan policies?...**

- reduce car use to and from Ilminster
- create new free off-street car parking areas
- create a car-free town centre
- create more attractive bus stops
- create own transport system - buses to outlying villages?

**OUR DRAFT AIMS:**

10. Reduce car use within, and to Ilminster by working with partners to encourage better bus services to surrounding towns and stations and outlying villages.
11. Reduce cars in the town centre through the provision of new, free off-street car parking areas, a bus park and associated traffic management measures.
12. Provide the infrastructure for more sustainable transport modes, such as electric-car charging points, cycle racks and comfortable bus stops.



# Appendix 3: Walkabout Leaflet

## ILMINSTER NEIGHBOURHOOD PLAN: THE CHARACTER OF ILMINSTER PUBLIC WALKABOUT & WORKSHOP, 16th March 2019

### ECONOMY, TOURISM & HERITAGE

#### USES & ACTIVITIES

Highlight on the map the **SHOPS, SERVICES AND AMENITIES** that are fundamental to Ilminster's **INDEPENDENCE** and **CHARACTER**

...think about:

- shops and Services, such as Schools, Churches, Library
- important heritage buildings and spaces to preserve and enhance
- where are most of the jobs in Ilminster
- which facilities are central
- which facilities are easily accessed by all people from all directions (on foot?)
- good for providing linked trips or clusters of similar uses (i.e. school and library)

- ensure new development focuses on employment land
- make Ilminster more self-sufficient
- reduce the need to commute
- utilise the built heritage & independent retailers to attract more visitors



### ENVIRONMENT & LEISURE STREETS, SPACES & LANDSCAPE

Highlight on the map the **OPEN SPACES** that people use for leisure and recreation in Ilminster, and what use these **AMENITIES** provide for the **COMMUNITY**..

...think about:

- who uses these spaces and why?
- what purpose the spaces serve - i.e. sport, quiet contemplation, recreation
- short familiar walks within and around the town with family, friends or dog!
- the wider landscape setting of Ilminster and important views of Countryside
- important private gardens
- public realm and civic spaces such as the churchyard and market place

- improve the quality and quantity of open space for all ages
- provide a more connecting
- provide more facilities in the recreation ground (more outdoor sports building?)
- more walking & cycling routes more street trees, improving health & well-being
- use local setting for leisure and food production - outgarden land



### TRANSPORT

#### ACCESS & MOVEMENT

Highlight on the map the **ROUTES** that people take to **MOVE** throughout Ilminster, and their **DESTINATIONS**..

...think about:

- where are we trying to get to and from?
- bus stops
- convenient places for pick-up/drop-off from bus stops, cars or taxis
- convenient well placed public car parking
- safe, designated routes for cyclists/walkers of all ages & convenient crossings
- well-placed surface treatment - paving suitable for wheelchairs/less mobile people

- reduce car use to and from Ilminster
- create new free off-street car parking areas
- create a car-free town centre
- create more attractive bus stops
- create own transport system - buses to outlying villages?



### HOUSING AMOUNT, LOCATION & DETAIL


Highlight on the map Ilminster's great **ARCHITECTURAL CHARACTER**, that should be reflected in new development and also **IDENTIFY POTENTIAL HOUSING SITES**

...think about:

- what is Ilminster for you?
- your favourite buildings
- architectural details typical of Ilminster and Somerset
- small and large scale housing development sites
- the ideal home is different for everyone

- create the conservation areas of the future
- introduce local design standards applicable for all new developments
- allocate land for small housing developments which local people can afford
- provide bungalows and small family housing
- support sustainable phased growth which will support our shops and services






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## Ilminster Neighbourhood Plan

**'The Character of Ilminster'**  
Placecheck Workshop 16th March 2019

**What do we dislike about Ilminster?**  
 Write your short answers here

**WORDS YOU COULD USE:** Housing growth Traffic Buses Lighting  
 Parking Parks Narrow streets shops doctors/dentists my workplace  
 my home sport provision school provision countryside protection




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## Ilminster Neighbourhood Plan

**'The Character of Ilminster'**  
Placecheck Workshop 16th March 2019

**What do we need to change?**  
 Write your short answers here

**WORDS YOU COULD USE:** Design quality buses parking schools  
 marketplace roads parks streets toilets homes-for-elderley  
 affordable-homes



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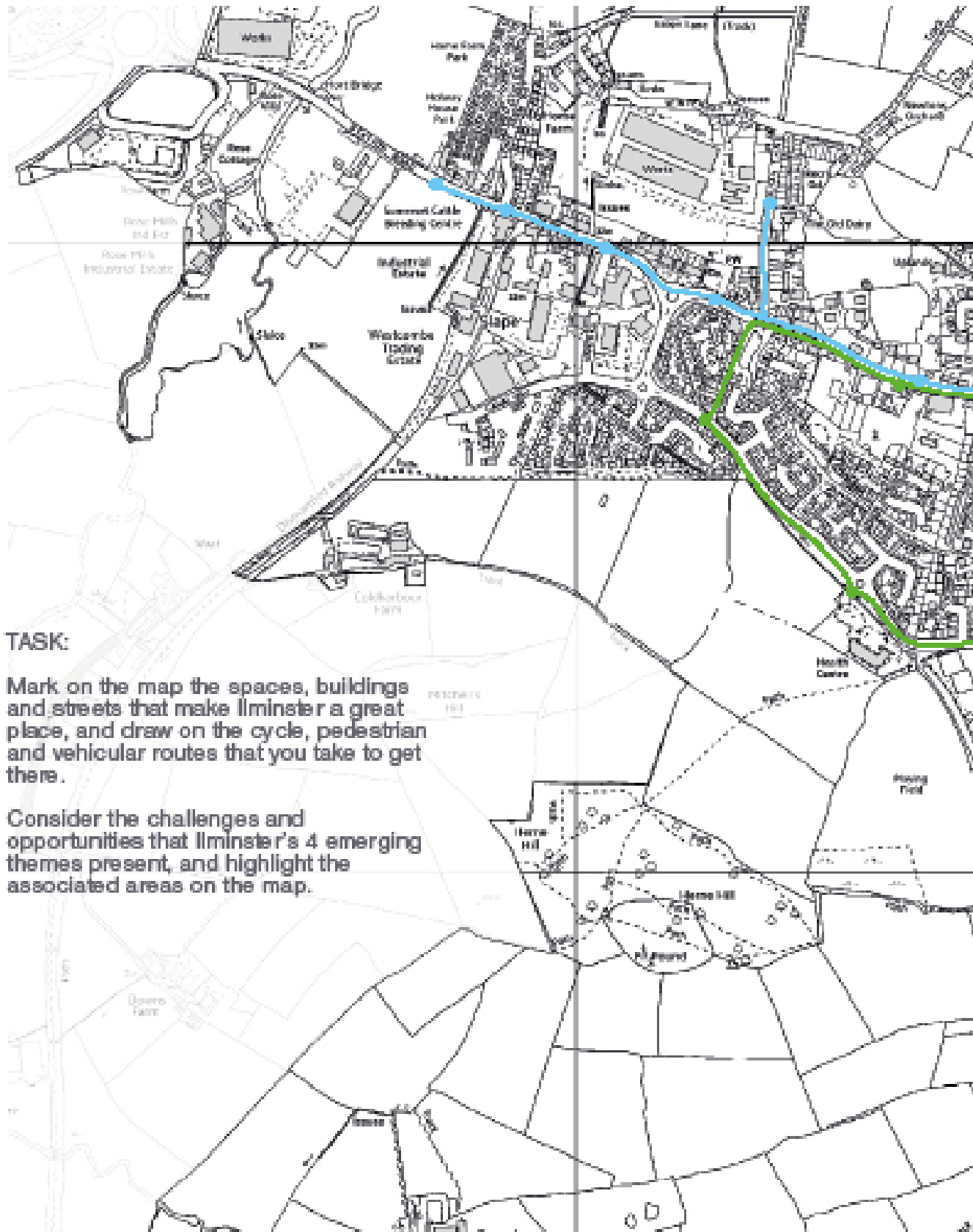
## Ilminster Neighbourhood Plan

**'The Character of Ilminster'**  
Placecheck Workshop 16th March 2019

**What do we like about Ilminster?**  
 Write your short answers here

**WORDS YOU COULD USE:** Unique Enterprising Green Distinctive  
 Independent Clean Fun Safe Friendly Inclusive Attractive  
 Harmonious Creative Refreshing

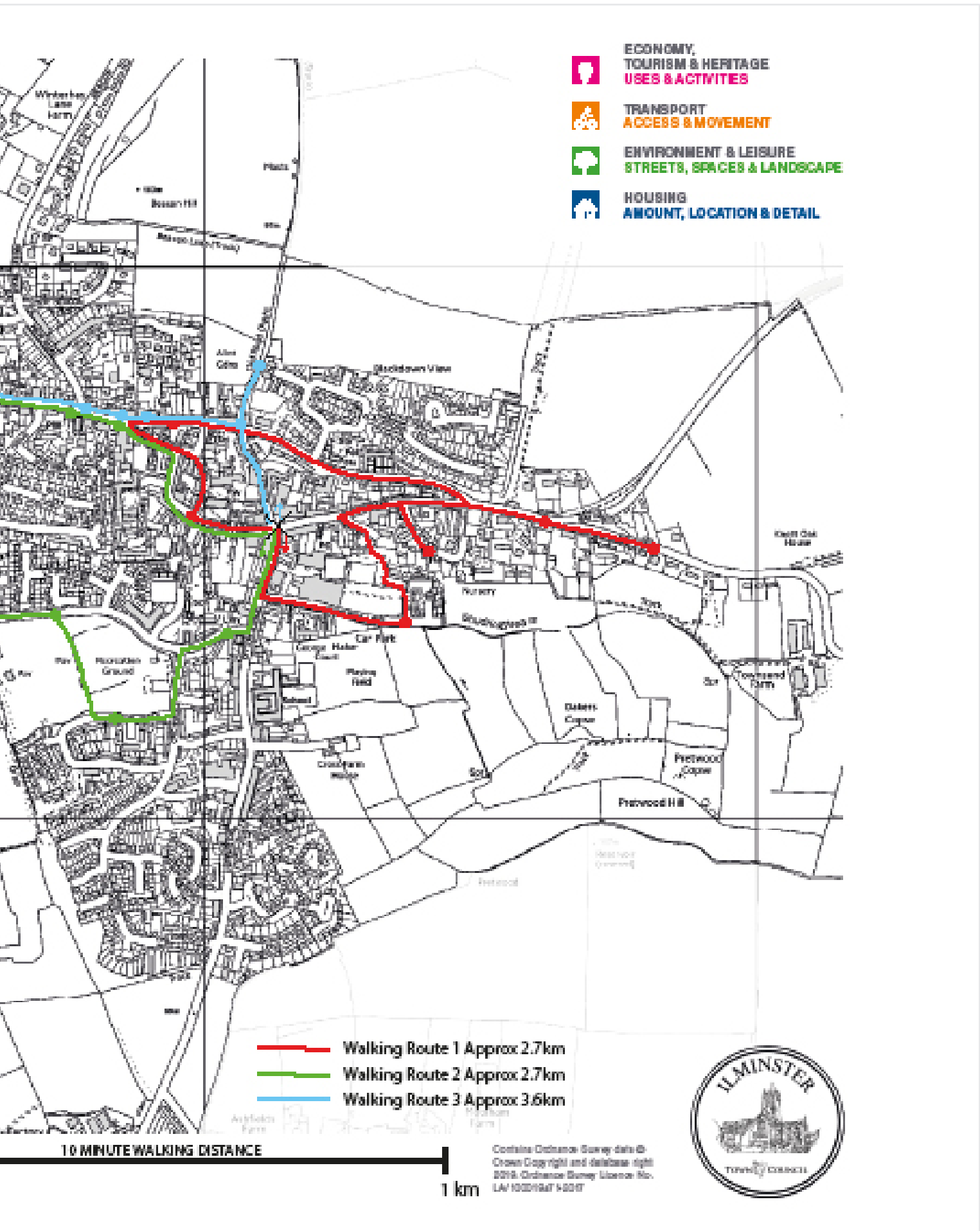
**ILMINSTER MAP**



**TASK:**

Mark on the map the spaces, buildings and streets that make Ilminster a great place, and draw on the cycle, pedestrian and vehicular routes that you take to get there.

Consider the challenges and opportunities that Ilminster's 4 emerging themes present, and highlight the associated areas on the map.



**D2**

# **Workshops with Schools**

## **June 2019**

**Various Dates**



---

## 2.1 Background

**2.1.1** As part of the production of the Ilminster Neighbourhood Plan the working group needed to obtain young peoples views on how they would like to see the town grow in the future.

**2.1.2** ECA were appointed to prepare and run four workshops in local schools. Workshops were held during the school day and teachers were able to provide classroom space and teaching assistants.

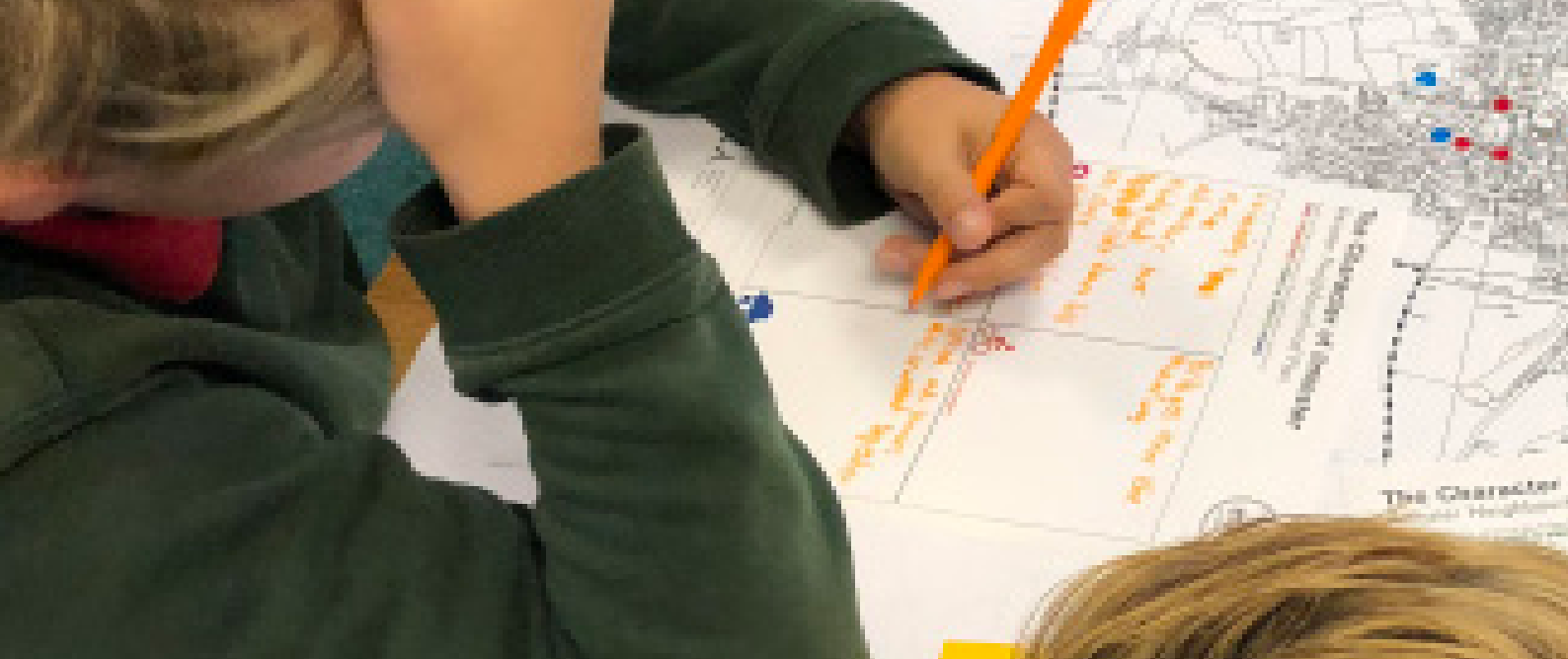
**2.1.3** Four, two-hour workshops were held in June 2019, in the following schools:

- a. Greenfylde (First School)
- b. Swanmead (Middle School)
- c. Neroche (Primary School)
- d. Wadham (Senior).

**2.1.4** Students were divided into small groups and provided with large maps, worksheets, stickers, pens and post-it notes. Short talks were provided to the whole group by ECA, interspersed with small group activities.

**2.1.5** The workshop was run by Martha Covell MRTPI and Antonia Morgan with assistance from members of Ilminster Neighbourhood Plan development group (Stuart Shepherd, Tony Walker, Scott Waldie, Annie Murdoch and Henrietta Van den Bergh).

**2.1.6** The workshop was designed to have various educational outcomes, relating to Geography, History and Citizenship and were adjusted to suit specific age groups (especially Greenfylde).



## 2.2 Exercises

**2.2.1** Students were asked to put ideas on worksheets either with drawings or notes and also draw and put stickers on a large map of Ilminster in response to a number of questions. The section below provides an outline of the exercises completed by most students on the maps.

### 2.2.2 Familiarisation: Where do you live?

**Exercise:** Students placed a green sticker dot on the big map where they live.

## 2.3 Theme: Transport, Access and Movement

**2.3.1 Aim:** To reduce our carbon footprint, cars in Ilminster streets and improve our health, we want to get people to walk and cycle more.

**2.3.2 Exercise:** Students were asked to draw on the map their walking route to and from (a) school (b) the park (c) friends and relatives (d) other places from home (e) any cycle routes and (f) where they like to walk.

## 2.4 Theme: Housing

**2.4.1 Aim:** To provide more homes for people that live in Ilminster and also people that want to live in Ilminster.

**2.4.2 Exercise:** Students were provided with worksheets to record their answers to the following questions:

- a. Do you have a garden?
- b. What would your ideal home contain?
- c. Is your home/room large enough? Are there any problems with it?



## 2.5 Theme: Environment and Leisure

**2.5.1 Aim:** Build more and better open spaces and parks in Ilminster and protect the countryside around the town for walking and playing.

**2.5.2 Exercise:** Students were asked to mark on the map the spaces, buildings and streets that you love in Ilminster. They were then asked to mark on the map the park that they use and why they go there or draw a picture.

**2.5.3** We spent quiet a lot of time talking about open spaces and facilities for young people in the town.

## 2.6 Theme: Economy, Tourism and Heritage

**2.6.1 Aim:** Provide more jobs in Ilminster so people do not have to drive outside the area for work, whilst making the town centre nicer to shop in and visit.

**2.6.2 Exercise:** Students were asked to mark on the map the spaces, buildings and streets that they love in Ilminster. They were then asked 'What is the most important old building in Ilminster? (1) Market House (2) Church (3) Arts Centre (4) Library'.

## 2.7 Vision for Ilminster

**2.7.1 Aim:** We are planning a 'Green Zone' where the recreation ground is and also an 'Education Zone'.

**2.7.2 Exercise:** We asked students to draw on the large plans. 'What should be built?' Options could be (a) bigger school, (b) playground, (c) new youth club, (d) better road crossings, (e) a cycle track, (f) a nature garden and/or (g) new facilities.

## 2.8 Buildings and Architecture

**2.8.1** The findings of the workshops is summarised in the report below and the appendices includes all the worksheets completed.

**2.8.2** A series of photographs were provided and students were asked to put these into categories of places 'they like' and 'do not like'. There was a lot of group discussion about this part of the workshop!

Wordle diagram: Words describing ideal forms of transport



## 2.9 Greenfyld First School: Year 3

### 2.9.1 Economy, Tourism and Heritage

Most common answers on the worksheets were about the need for more shops. Other answers mentioned the need for more jobs so that more people would come to live in Ilminster. Other answers included a need for more hotels, restaurants and cinemas. Students mentioned ‘ancient museums’ and National Trust sites for tourists as being interesting.

### 2.9.2 Access and Movement – ‘How would you like to get around?’ (See wordle diagram above)

Many students would enjoy to cycle more and some mentioned the railway. “Make the old train station new so we could get to places quicker”.

### 2.9.3 Streets, Spaces and Landscape – ‘What improvements would you make to our parks?’ (See wordle diagram on right)

A common theme included flowers and trees. “more green spaces for things like dogs”.

“If we put more trees and flowers, we could have a colour day every Monday because everything would be more colourful and wonderful.”.

### 2.9.4 Housing, Location and Detail- ‘What do you like and what would you change about your home?’

“I like my house because it has woods”. “I would make a castle”. “I like my house because it is near a park”. Some people stated that their houses are too small.

In relation to architecture students like old and new buildings with one mentioning “We need more new buildings that look nice with more glass”.



### The Character of Iminster

#### Iminster Neighbourhood Plan

Draw or write your visions in the boxes below in relation to  
**JOBS, TRANSPORT, PARKS & STREETS, HOMES:**

<p>The landscape and all the space with street people in the gates. The hills and trees I like</p>	<p>I would like to have by bike</p>
<p><b>ECONOMY, TOURISM &amp; HERITAGE</b> We could put more trees and flowers. We could put a big slide. On every Monday we could have a cooler day because every thing would be more collersal and wolder gal.</p>	<p><b>ACCESS &amp; MOVEMENT</b> I like my house because its near the woods. I would like to build a nursing home</p>
<p><b>STREETS, SPACES &amp; LANDSCAPE</b></p>	<p><b>HOUSING, LOCATION &amp; DETAIL</b></p>



**Top Left:** Greenfylde First School students  
**Top Right:** Worksheet completed by student  
**Bottom Right:** Wordle diagram: What students would like to have in their open spaces.  
**Bottom Left:** Greenfylde First School students

Wordle diagram: More facilities needed



## 2.10 Neroche Primary School: Year 6

### 2.10.1 Economy, Tourism and Heritage

The wordle diagram above shows the type of facilities the students would like to have in Ilminster. A few students said they would like CCTV on the Ilminster 'rec'. Many had ideas for a new leisure centre, a swimming pool and more sports facilities. Many had ideas for a new adventure park: "I would love an adventure park with big swings, a tree house with a tree-top trail, a slide down a hill and a zip wire."

### 2.10.2 Access and Movement

Top for Neroche primary students list was more cycling facilities and buses. Suggestions included cycle renting facilities and cycle paths. For buses, suggestions included double decker buses "like London" and open top buses. Other suggestions were trains and taxis. Another suggestion was a bridge over the A358. This latter option was also suggested by teachers also.

### 2.10.3 Streets, Spaces and Landscape

Many pupils want more leisure and adventure facilities including a trampoline and adventure park as well as "fun shops". The need for more flowers, an orchard, trees and flowers to line the streets. Again, many desire a national trust site style facility.


### 2.10.4 Housing, Location and Detail


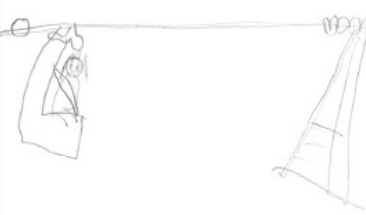


We asked students about what type of housing should we build. They suggested that there should be bigger gardens, swimming pools and treehouses. Many pupils suggested houses should be better 'spaced out'. Other types of buildings mentioned were retirement homes.



## The Character of Ilminster Ilminster Neighbourhood Plan

Draw or write your visions in the boxes below in relation to  
**JOBS, TRANSPORT, PARKS & STREETS, HOMES.**



 <p>Ice skating coach <b>ECONOMY, TOURISM &amp; HERITAGE</b></p>	 <p>Massive zip wire going through hill <b>ACCESS &amp; MOVEMENT</b></p>
 <p>Ilminster rugby club <b>STREETS, SPACES &amp; LANDSCAPE</b></p>	 <p>Tree house for after sports clubs <b>HOUSING, LOCATION &amp; DETAIL</b></p>



**Top:** Wadham Senior School students  
**Bottom Right:** Wordle Diagram: More recreation facilities  
**Bottom Left:** Worksheet completed by a student

Wordle diagram: More facilities and shops needed



## 2.11 Swanmead Middle School: Years 5–8

### 2.11.1 Economy, Tourism and Heritage

The worksheets highlighted the need for more cultural activities to celebrate the heritage of Ilminster. For example, one pupil wrote. “Anniversaries for important historic events for the success of Ilminster.” Another common answer, is the need for a swimming pool with good slides. Another suggested more cafés with outside eating areas.

### 2.11.2 Access and Movement

For access and movement, many of the worksheets mentioned the need for more cycle paths and tracks along the roads. Pupils think that some of the roads are very dangerous and would like them to be safer.

### 2.11.3 Streets, Spaces and Landscape

Many students mentioned the need for more flowers and greenery. Also there is a demand for more bins and less litter. Another pupil

suggested: “A cinema – it can be really small, because going all the way to Yeovill and Taunton can be a pain”.

### 2.11.4 Housing, Location and Detail

Many of the students said they would like the houses to be more spread out to provide larger gardens. Others students thought there should be more housing or rentable properties. Some commented that they like their house because of its location: “I love that my house is not too far away from the school and it is close to fields so I can go and wonder in. Also it is close to my friend”.





**The Character of Ilminster**  
Ilminster Neighbourhood Plan


Draw or write your visions in the boxes below in relation to  
**JOBS, TRANSPORT, PARKS & STREETS, HOMES**







<p>Swimming pool/ Wave Pool</p>  <p> ECONOMY, TOURISM &amp; HERITAGE</p>	<p>Have more bike paths</p>  <p> ACCESS &amp; MOVEMENT</p>
<p>More Bins.</p>  <p> STREETS, SPACES &amp; LANDSCAPE</p>	<p>More Rentable houses.</p>  <p> HOUSING, LOCATION &amp; DETAIL</p>

**The Character of Ilminster**  
Ilminster Neighbourhood Plan

Draw or write your visions in the boxes below in relation to  
**JOBS, TRANSPORT, PARKS & STREETS, HOMES**



<p>I like France because the food is nice. I think we should have some more cafes which put tables and chairs out in the summer.</p> <p> ECONOMY, TOURISM &amp; HERITAGE</p>	<p>I like to walk to school. I also like to scoot to the library.</p> <p> ACCESS &amp; MOVEMENT</p>
<p>I like Ilminster because there is lots of nice shops.</p> <p> STREETS, SPACES &amp; LANDSCAPE</p>	<p>I like my house. I would like a bigger bedroom.</p> <p> HOUSING, LOCATION &amp; DETAIL</p>

**Top:** Swanmead Middle School students  
**Bottom:** Worksheets completed by students

Wordle diagram: More facilities needed



## 2.12 Wadham Senior School: Years 10–13

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**2.12.1** The Wadham Senior School workshop was slightly different and started with a short film about Neighbourhood Planning (Locality) and was followed by an interactive game ‘Kahoot’ where students had to answer 20 questions choosing from a multiple choice list of questions. The answers are summarised in Table 1.

### 2.12.2 Economy, Tourism and Heritage

Good quality answers were provided on worksheets completed by all students in the class. For this oldest age category, answers hugely varied and conflicted each other. For example, many students asked for more independent restaurants and less big companies while others asked for more fast-food shops. Another central theme was to use the Market House more for gatherings and celebrations. Like before, many asked for a swimming pool and football pitches.

### 2.12.3 Access and Movement

Again, many of the students wished for better cycle paths and cycle routes. Also, many think there needs to be much better public transport routes to nearby towns and villages

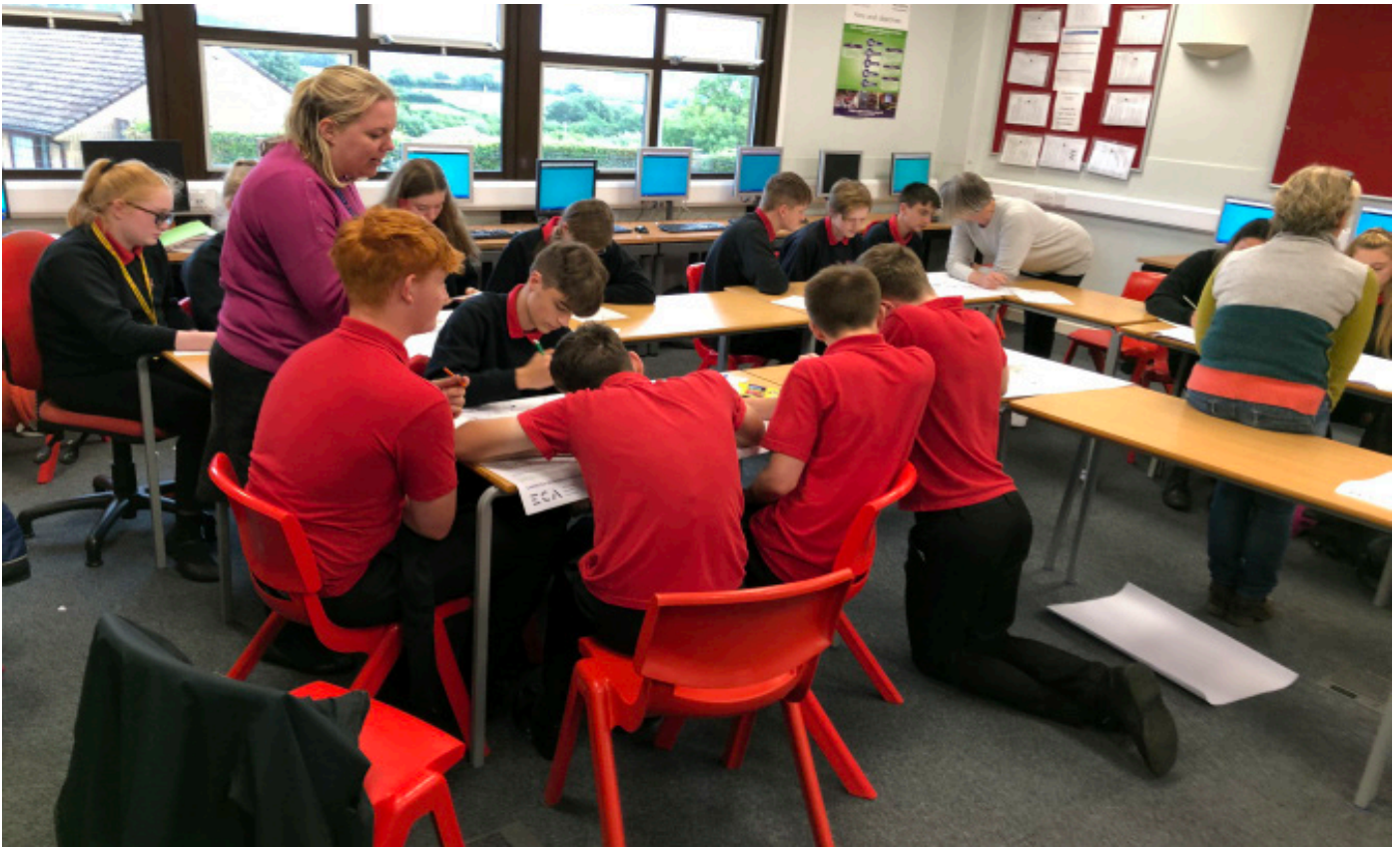
such as Barrington, Dillington and Crewkerne. A final issue was keeping cars out of the centre with the majority wanting to retain full car access but there to be slower traffic and wider pavements. Other methods of travel that they would like included are bridle-paths, bridges and walkways.

### 2.12.4 Streets, Spaces and Landscape

For this box, answers included the need to improve the woodland to provide educational facilities. Those thinking of the environment thought that there needed to be more green spaces and flowers to brighten up the town. Others had the idea of a MUGA with football, rugby, netball and hockey goals. Also some said that the library studying area and cafés needed to be improved. It was suggested that a graffiti wall should be provided.

### 2.12.5 Housing, Location and Detail

Students stated that the green fields should not be used for housing, with only use brownfield sites and sites that have been used in the past that have become derelict. The students would like there to be more family housing as well as bungalows for the elderly.



**The Character of Iminster**  
Iminster Neighbourhood Plan


Draw or write your visions in the boxes below in relation to **JOBS, TRANSPORT, PARKS & STREETS, HOMES.**







<p>Small businesses and creative businesses</p> <p>Keep old sights</p> <p> ECONOMY, TOURISM &amp; HERITAGE</p>	<p>more cycle routes and footpaths</p> <p> ACCESS &amp; MOVEMENT</p>
<p>A muga which has football and hockey goals and also netball and basketball hoops with is open to the public</p> <p>Sports centre</p> <p> STREETS, SPACES &amp; LANDSCAPE</p>	<p>family houses + bungalows for the older generation who can't get up stairs</p> <p>not on greenland</p> <p> HOUSING, LOCATION &amp; DETAIL</p>

**The Character of Iminster**  
Iminster Neighbourhood Plan

Draw or write your visions in the boxes below in relation to **JOBS, TRANSPORT, PARKS & STREETS, HOMES.**

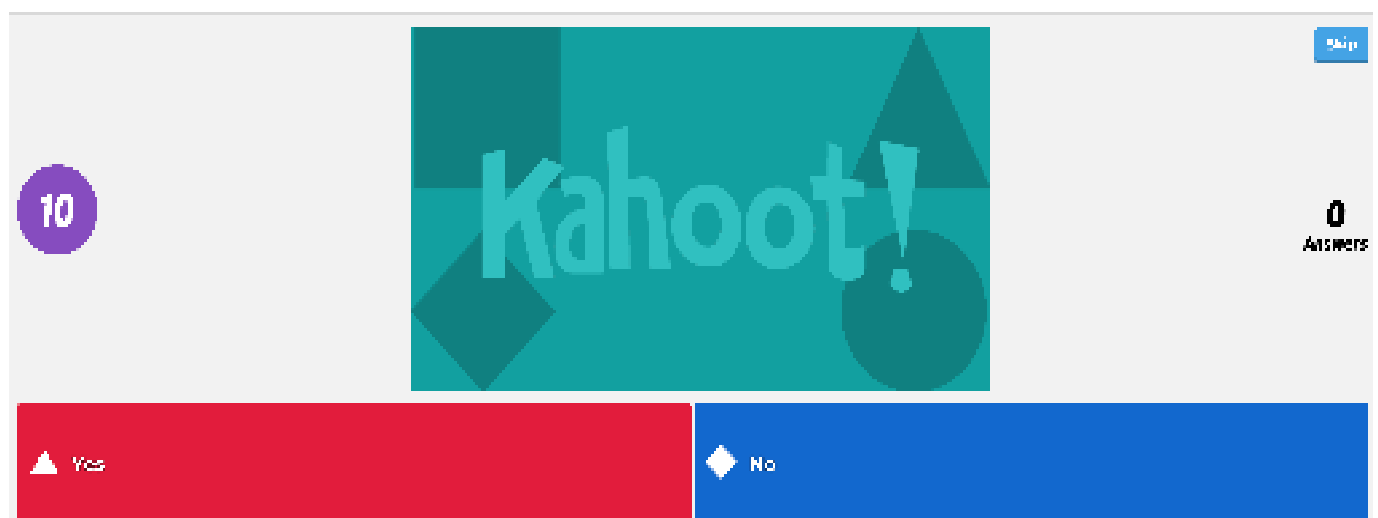


<p>More individual/small businesses</p> <p>Less large companies eg TESCO.</p> <p> ECONOMY, TOURISM &amp; HERITAGE</p>	<p>Trying to keep cars out of the centre</p> <p>Better walkways to encourage people to use other methods of transport eg cycling + walking</p> <p> ACCESS &amp; MOVEMENT</p>
<p>More green spaces</p> <p>More to be done about pollution / litter</p> <p>Making use of existing spaces rather than extending outwards into the countryside.</p> <p> STREETS, SPACES &amp; LANDSCAPE</p>	<p>More sustainable housing</p> <p>↓ putting environmental impact over cost / convenience</p> <p>Brownfield site building</p> <p> HOUSING, LOCATION &amp; DETAIL</p>

**Top:** Wadham Senior School students  
**Bottom:** Worksheets completed by students



Should we make Ilminster Centre a Car Free Zone?



<b>Table 1 - Kahoot Question and Answers</b>	
<b>Kahoot Question</b>	<b>Majority answer/conclusion</b>
<b>What is your favourite way of getting around Iminster?</b>	Walk, car and cycle
<b>What would encourage you to walk around Iminster more?</b>	Better road crossings and wider pavements
<b>What would encourage you to cycle more?</b>	Designated cycle lanes
<b>When you last went to Iminster, why did you go there?</b>	Tesco Small shops/services
<b>Should we make Iminster car free?</b>	No
<b>Should we provide electric car charging in Iminster?</b>	Yes
<b>What outdoor space do you use most in Iminster?</b>	Recreation ground/Herne Hill
<b>How could we get more people using our open spaces?</b>	More sports facilities
<b>What new or improved sports facilities should we build?</b>	A swimming pool
<b>What evening entertainment and facilities should we improve or create in Iminster?</b>	Cinema
<b>What is your favourite old building in Iminster?</b>	The church
<b>What should we build in the Iminster Green Zone?</b>	A sports facility/ nature park
<b>What should we build in the Iminster Education Zone?</b>	A youth club
<b>Where should we build new homes in the area?</b>	Canal Way and Station Road
<b>Where is the best location for new homes?</b>	Previously developed land through redevelopment
<b>What type of houses should we build?</b>	A mixture of 1, 2 and 3 bedroom
<b>If I could do one thing about my home it would be.....</b>	A bigger living area A bigger bedroom/bedroom of my own
<b>What type of jobs should we create in Iminster?</b>	Small business and creative businesses
<b>Will you live in Iminster when you leave school?</b>	Mixed Answers: ·No - I plan to go to university ·No - I plan to get a job somewhere else ·Yes

# THE CHARACTER OF ILMINSTER

## WORKSHOP

June 2010

NEROCHE

-  **ECONOMY, TOURISM & HERITAGE**  
**USCS & ACTIVITIES**
-  **TRANSPORT**  
**ACCESS & MOVEMENT**
-  **ENVIRONMENT & LEISURE**  
**STREETS, SPACES & LANDSCAPE**
-  **HOUSING**  
**AMOUNT, LOCATION & DETAIL**

### MAP TASKS:

1. Where do you live? Blue Sticker 
2. Where do you walk to school, the park, friends, shops? Draw in green 
3. Where do you cycle? Draw in green 
4. Where would you like to walk/ cycle? Draw in Red 
5. Where do you love? Heart Sticker 
6. Where do you not like? Orange Sticker 
7. Which is your favourite park or open space? Green Sticker 
8. What is the most important old building in Iminster? Red Sticker 

### WORKSHEET TASKS:

9. YOUR HOME: What do you love/ hate? what is your ideal home? what type of houses should we live in?

10. OUR PARKS: How could we make our parks better? more play facilities? sports facilities? more birds/ flowers? easier to walk to?

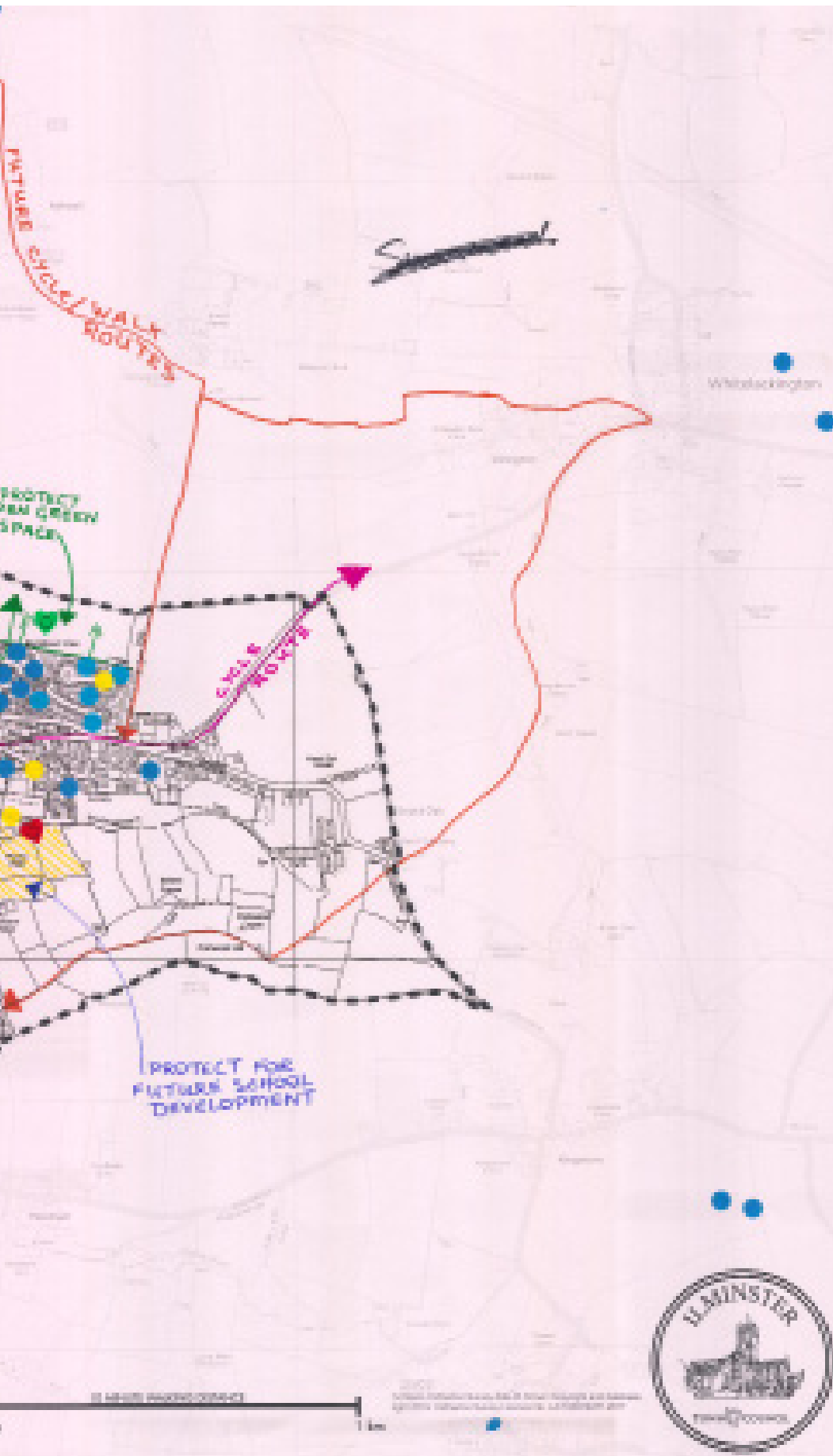
## ILMINSTER NEIGHBOURHOOD PLAN



Architecture  
Planning  
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### 2.13 All students: Facilities that all students would like in Ilminster

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**2.13.1** The map on the previous page brings together all the ideas that students had for all four schools.

#### **2.13.2 Where do You live?**

These stickers show that the different students live sparsely throughout INP area as well as in nearby hamlets and farms.

#### **2.13.3 Where do you walk to school, the park, friends and shops?**

The green lines show that the students walk throughout Ilminster as well as to the Dowlish brook and the nearby fields especially on Herne Hill (which they would like to make into an adventure park).

#### **2.13.4 Where do you cycle?**

The pink line shows the current cycle routes the students use off Bay Hill, Station Road and the A303 and on the old railway line.

#### **2.13.5 Where would you like to walk/cycle?**

The orange line shows that in the future the students would like to be able to walk/cycle more around the north side of Ilminster, with tracks to and connecting Dillington and Ashwell then along the River Isle.

#### **2.13.6 Where do You love?**

The red heart stickers show that the students love Herne Hill, the old railway, the recreation ground, the cadet centre, Shudrick Stream, the market house, the church, and the fields by the Old Dairy.

#### **2.13.7 Where do you not like?**

The yellow stickers show that the students mainly do not like the big roads and junctions especially the large roundabout connecting the A358 and the A303; the junction between West Street and New Road and the roundabout connecting the B3168 and Rie-Sur-Belon Way. Also some students do not seem to like the old Horlicks site. Another feature a student doesn't like is the drainage channel in Winterhay Green. Some buildings that the students do not like are: Tesco, the Community Centre and the Daido industrial works.

#### **2.13.8 Which is your favourite park or open space?**

The green heart stickers show that students like the fields by Blackdown View, Beacon Lane and the Old Dairy in the North as well as the Recreation Ground, Herne Hill and the old railway.



### 2.14.1 Things to build in the future

The students would like a leisure centre with a swimming pool/cafe/ice-rink/cinema by the Medical Centre and Canal Way



## D2 Workshops with Schools

### 2.14.2 Things to build in the future

The students would like a leisure centre with a swimming pool/cafe/ice-rink/cinema by the Medical Centre and Canal Way



## Appendices

### INP: Schools Consultation

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**Appendices  
available on request**

Appendix 1: Worksheets by Greenfylde First School

Appendix 2: Worksheets by Neroche Primary School

Appendix 3: Worksheets by Swanmead Middle School

Appendix 4: Worksheets by Wadham Senior School

# D3 Online Survery

10 June - 1 September 2019



## Ilminster Neighbourhood Plan Survey 1: Summer 19

Providing the Homes and Jobs that we need:

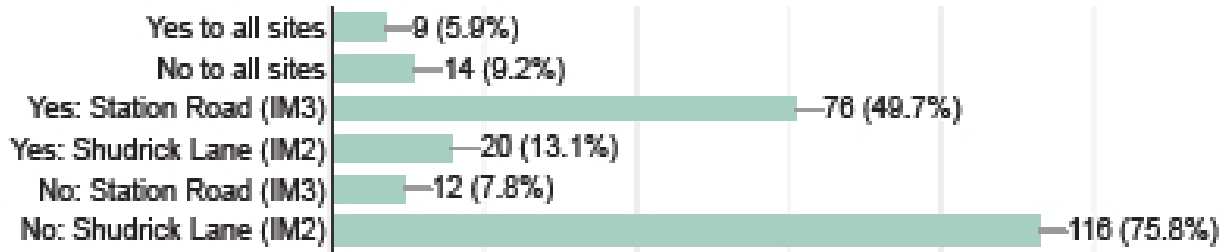
This survey is made up of 15 questions in 3 sections. Please spend 10 minutes completing it as we really need your ideas.

### Location & Type of New Homes: What should we plan for?

South Somerset District Council (SSDC) is planning for 839 new homes in Ilminster between 2016-2036 (this is set out in the Emerging SSDC Strategic Planning Policies, Report to Committee dated 7.2.19). These will mainly be on 3 sites at Canal Way (400 homes); Station Road (150) & Shudrick Lane (170)

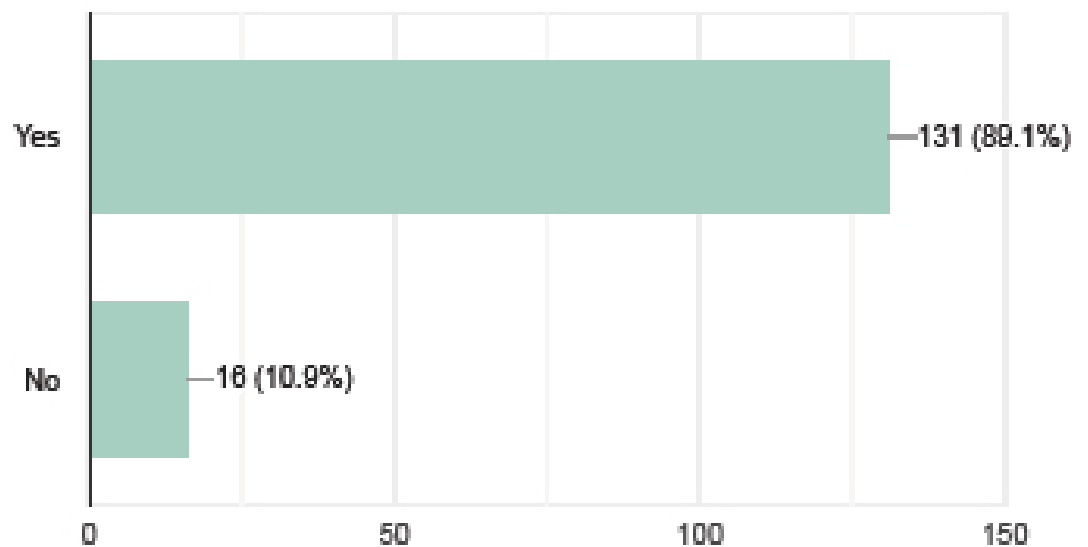
1. (1/8) : Do you agree with these locations (Please note that SSDC Planning Committee is 'minded to approve' subject to S.106, the 400 homes at Canal Way).





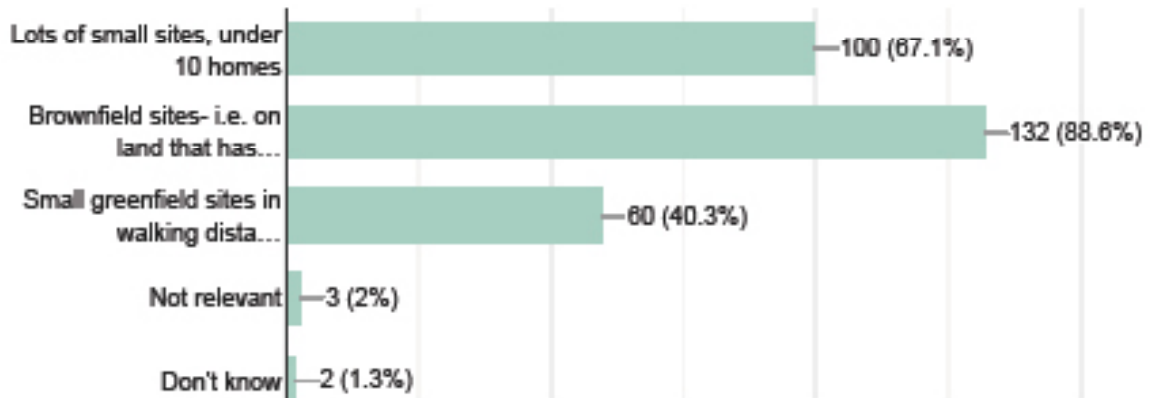
**(2/8) Should Iliminster Neighbourhood Plan allocate alternative smaller sites for development instead of all or some of the SSDC sites?**

147 responses



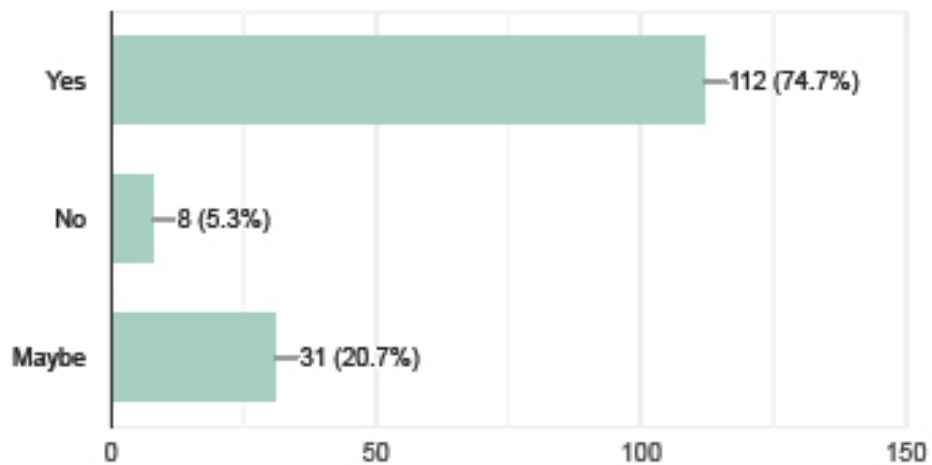
(3/8) If we should allocate other sites, what sort of sites should we allocate for development (tick any relevant)

149 responses



(4/8) Would you support the development of more affordable housing just for local people living in the town with a local connection?

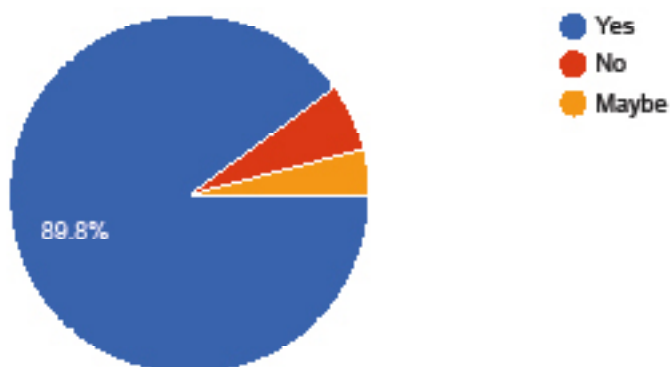
150 responses





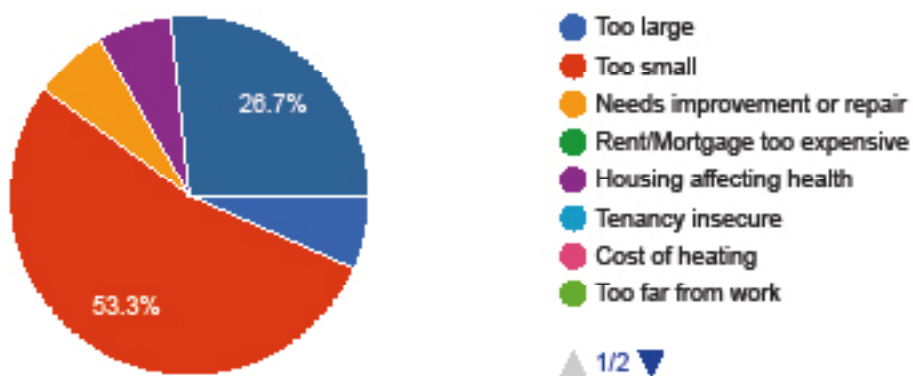
(5/8) Does your existing home meet your needs?

147 responses



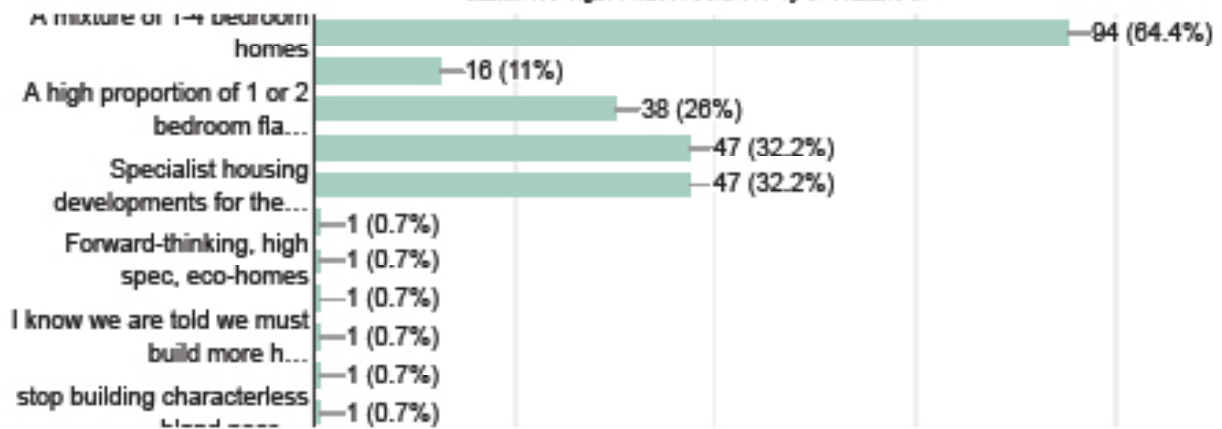
(6/8) If NO to question -5- Why does your current home not meet your needs?

15 responses



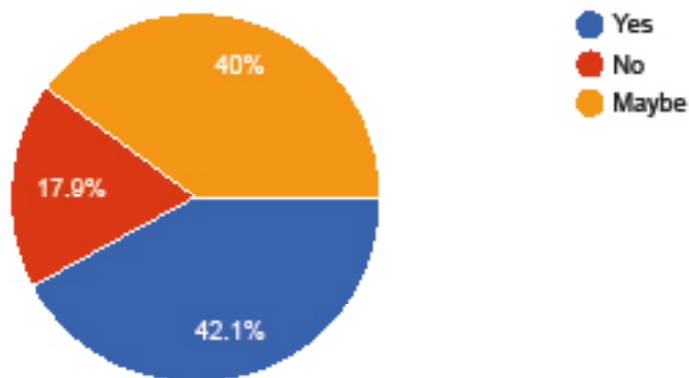
**(7/8) What type of homes should we be building in Ilminster?**

146 responses



**(8/8) DO YOU AGREE WITH OUR DRAFT HOUSING POLICY ILM2: 'All new housing developments will provide an adequate mix of dwellings in terms of size, type and tenure. Development will be expected to provide: (a) 1 bedroom flats: 6%; (b) 2 bedroom flats or houses: 14%; (c) 2 or 3 bedroom bungalows: 20% ; (d) 3 bedroom houses: 45%; (e) 4 bedroom houses or live-work units: 15%.**

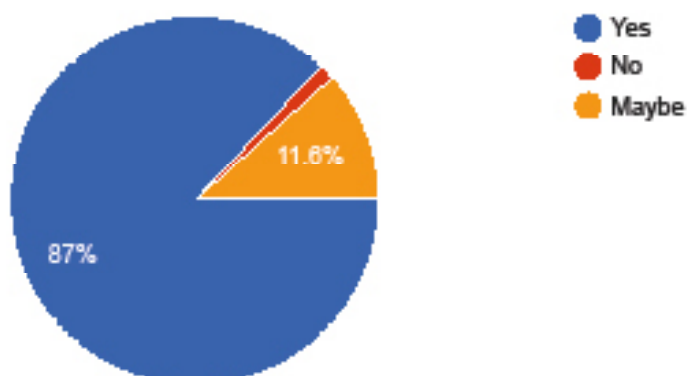
145 responses



Location & Type of New Jobs: What should we plan for?

**(1/4) DRAFT POLICY ILM6: 'Encourage more shoppers and visitors to Iminster Town Centre by preserving & enhancing its heritage assets & improving facilities to enhance the day-time and night-time economy'. Do you agree with this policy?**

146 responses



**(2/4) We want to support projects in and adjacent to the conservation area which welcome pedestrians, cyclists and bus travel. We want to manage our cars better and maintain and enhance our toilets. Do you have any other ideas on how we could attract more people to the town centre?**

**81 responses**

**No**

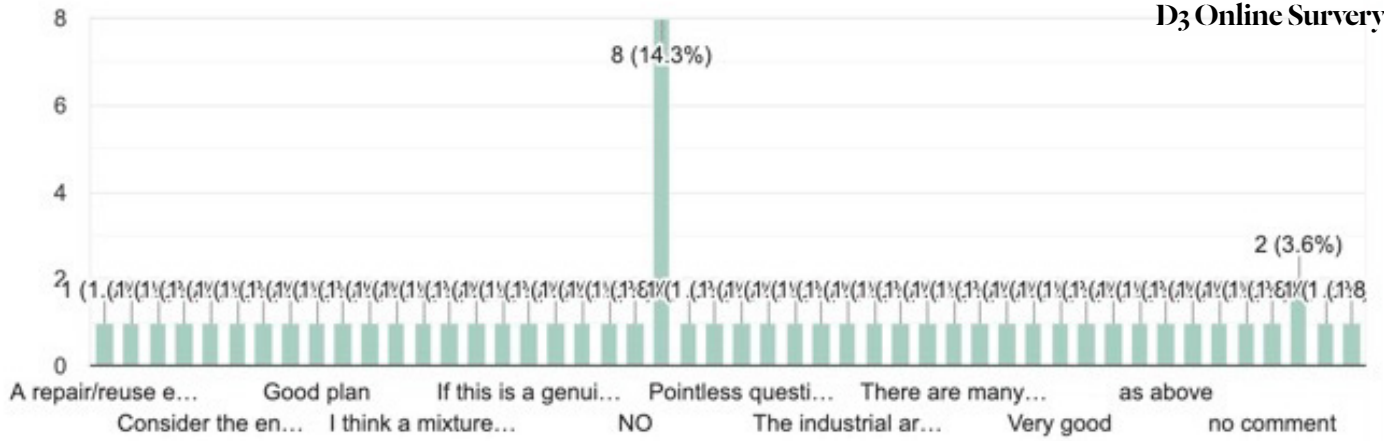
**More parking**

**Definitely improve bus services to main hub and villages**

**There is a shortage of evening attractions: More and better mix of restaurants and pubs. Restriction on service outlets in ground floor retail area such as hairdressers estate agents charity shops etc. that take up much needed normal retail outlets but encourage**

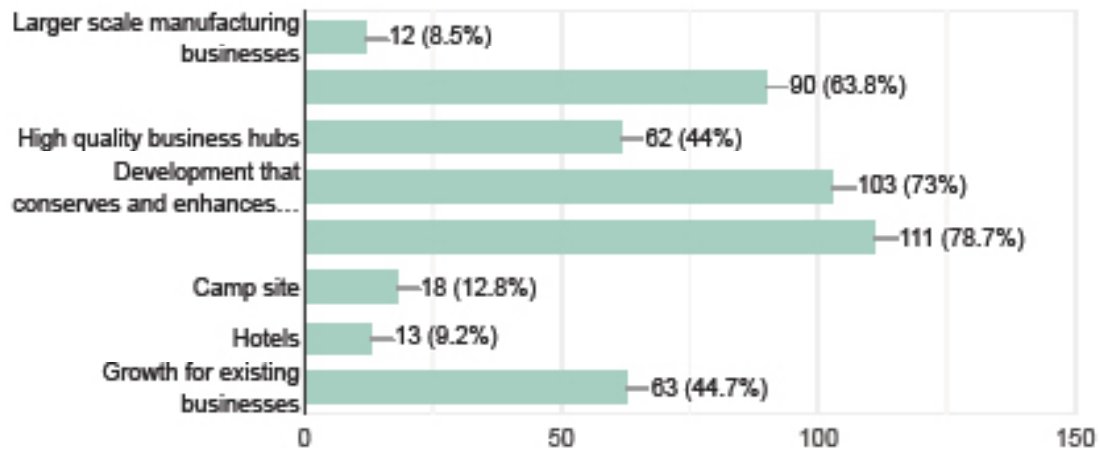
**(3/4) An 'Environmental Enterprise Zone' is a zone where an areas natural and cultural assets are at the heart of economic development. We want to work with the Local Enterprise Partnership to allocate an Environmental Enterprise Zone on land that SSDC have allocated for employment development. Do you have any comments?**

**56 responses**



**(4/4) What should we encourage in a new 'Environmental Enterprise Zone'?**

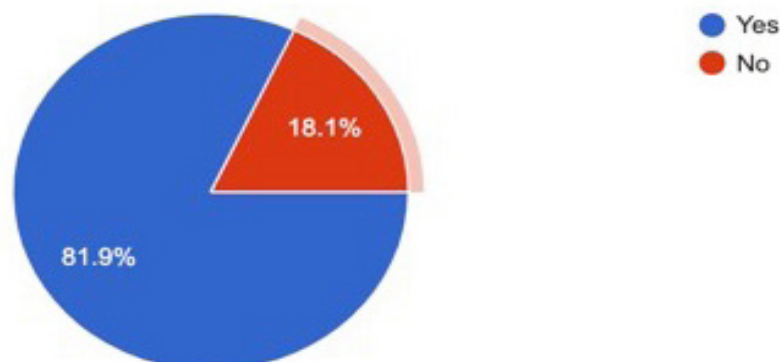
141 responses



About you: Thank you for completing our survey, we would like to ask some generic questions about you! these are voluntary.

**(1/3) Do you live or work in the Ilminster Neighbourhood Plan Boundary**

144 responses



# D4 Site Selection Workshop

26 September 2019

---

## 4.0 Background

**4.1** As part of the production of the INP the development group needed to obtain the communities views on how they would like the town to grow in the future. We were particularly interested to find out people's views on how the edge/periphery of Ilminster should be developed and which sites were more appropriate for certain types of development and which were more sensitive to change.

**4.2** Invitations were sent to 146 members of the public in two emails and representatives of local groups. Posters were also displayed advertising the event. The event was attended by 29 members of the public and work was in small groups with feedback provided on plans, post-it notes and through general group discussions. This was proceeded by a general update from ECA on the INP.

**4.3** For this tasks, we asked participants of the workshop to mark on the map, sites that they deemed suitable for development, considering the periphery of the town. Bearing in mind the emerging policies and their associate themes, we encouraged participants to think about:

- a.** Sites suitable for green corridors, new open space and connections
- b.** Locations where employment and tourism-focussed interventions could occur
- c.** Routes & Junctions where improvements can be made to encourage sustainable access and movement throughout the town
- d.** Locations for new homes and any specialist accommodation.

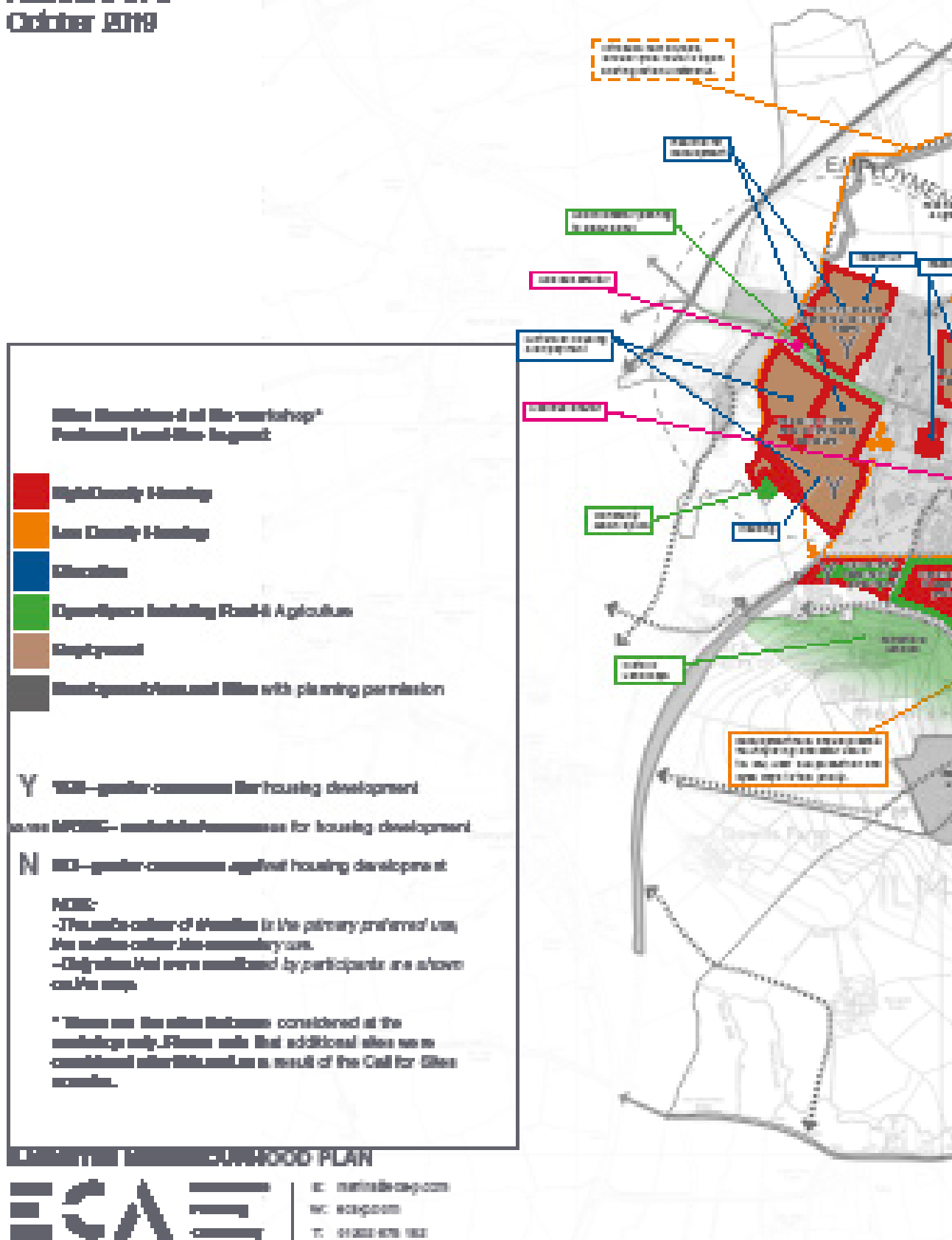
**4.4** The results of the workshop are displayed diagrammatically on Figure 2 – Site Selection Workshop Map. Further photographs of the exercises are shown below.

Figure 2:  
Site Selection Workshop Map

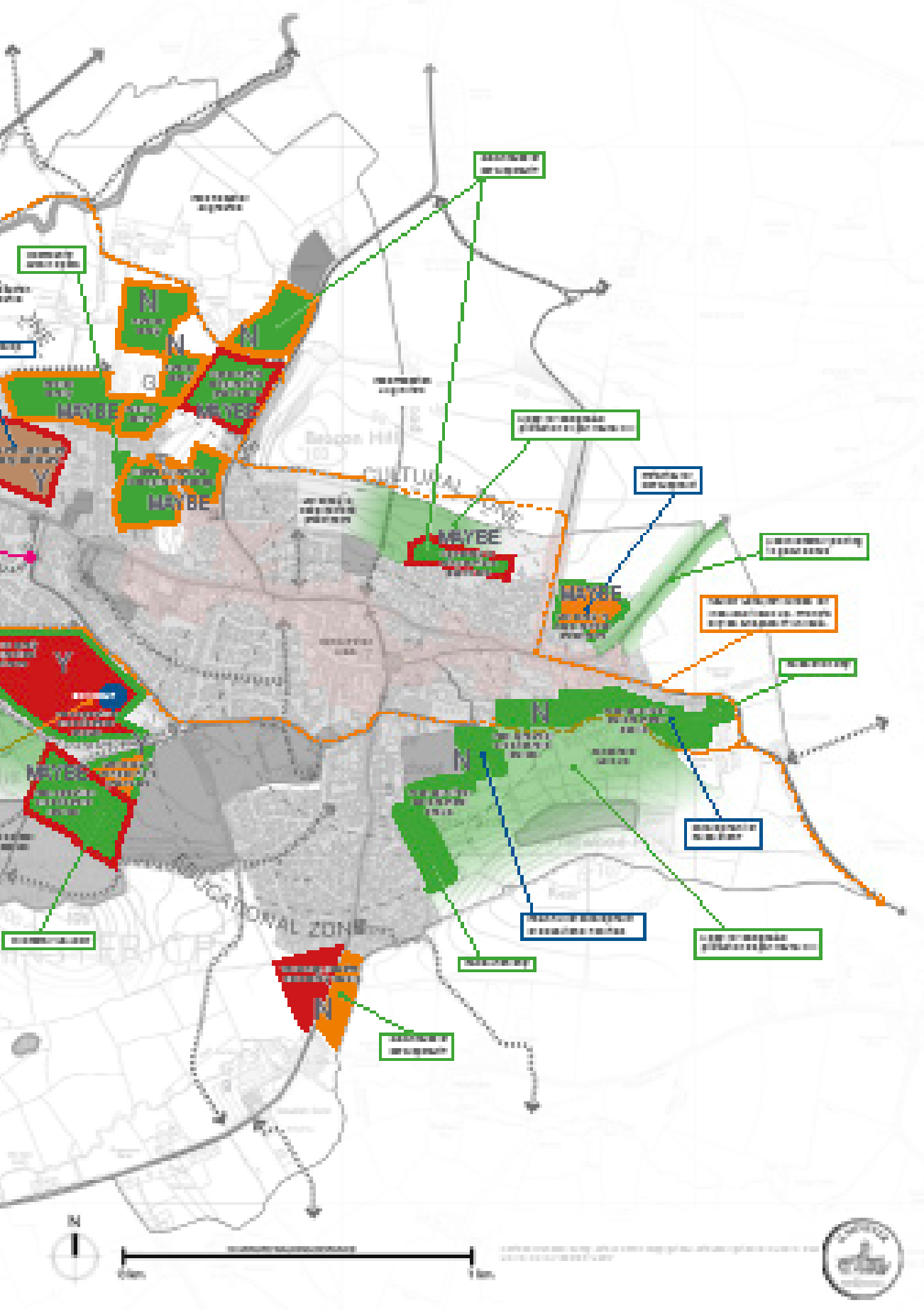
# Site Selection Workshop

## RESULTS MAP

October 2019

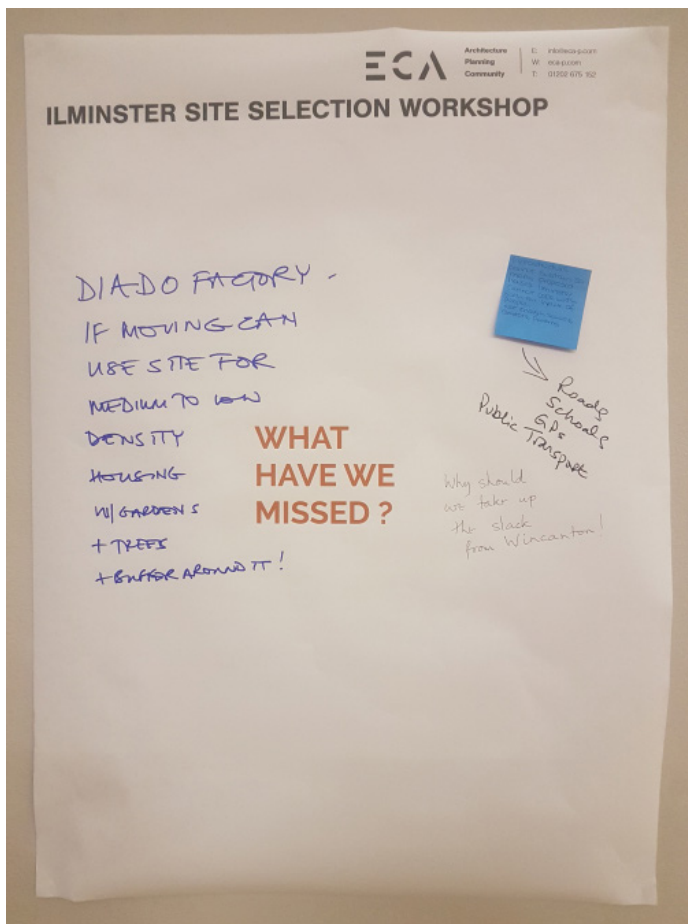


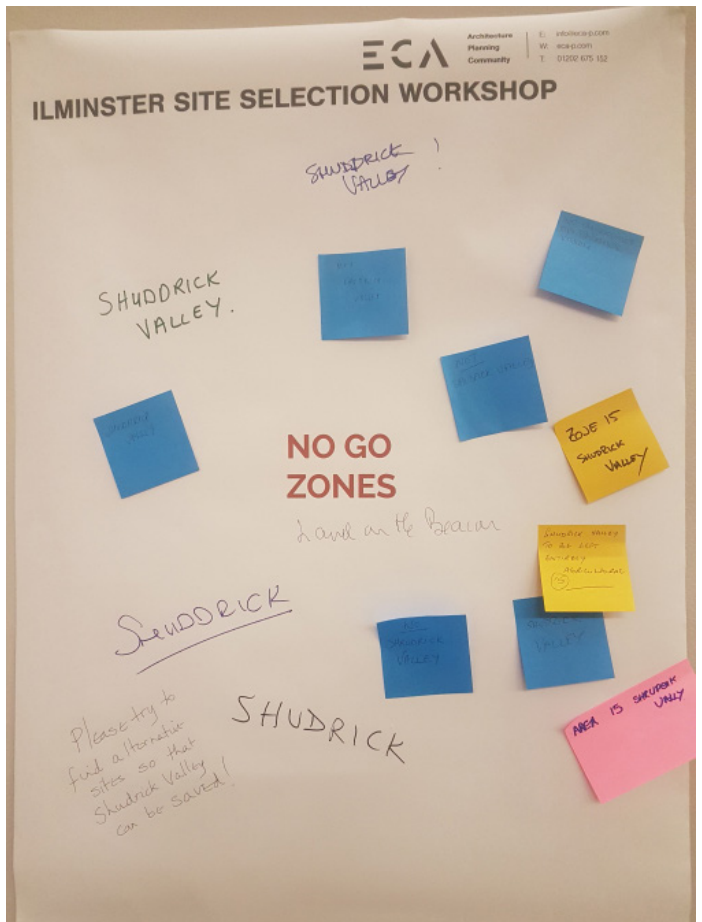
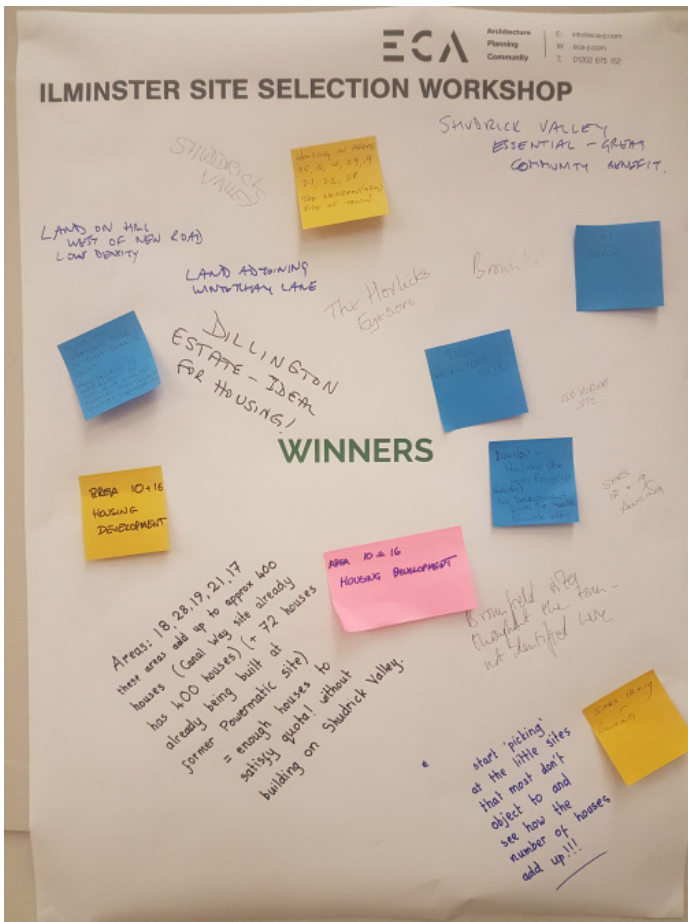




## D4 Site Selection Workshop

### Workshop Photos





# The Periphery Task Sheets

**SITE SELECTION WORKSHOP**  
September 2019

**TASK 03a:**  
This task focuses on the relationship between the built environment and the green open landscape.  
Mark on the map as many of the numbers listed below that you deem most appropriate for proposed sites/green spaces:

1. High density development, typical of heritage areas of Ilminster.
2. Low density development, typical of outlying rural farmhouses.
3. Retention of views into and out of the site.
4. Innovative architectural styles.
5. Welcoming gateways marking the arrival into Ilminster.
6. Topographical constraints/opportunities for innovation.
7. Energy generation opportunities.
8. Food production and agriculture.
9. Recreational land uses. *SWIMMING / FISHING*
10. Small scale industry.
11. Other (please specify)

**TASK 03b:**  
Complete the following sentence:  
"In 15-20 year's time, Ilminster will..."

**ILMINSTER NEIGHBOURHOOD PLAN**

**THE PERIPHERY**  
**SITE SELECTION WORKSHOP**  
September 2019

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9. Recreational land uses.
10. Small scale industry.
11. Other (please specify)

**TASK 03b:**  
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**ILMINSTER NEIGHBOURHOOD PLAN**

**THE PERIPHERY**  
**SITE SELECTION WORKSHOP**  
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7. Energy generation opportunities.
8. Food production and agriculture.
9. Recreational land uses.
10. Small-scale industry.
11. Other (please specify)

**TASK 03b:**  
 Complete the following sentence:  
 "In 15-20 year's time, Ilminster will..."

Handwritten notes on the map include: "8", "10", "5", "1", "2", "3", "4", "6", "7", "9", "11".

**LEGEND:**  
 ■ BUCKLEMINSTER DEVELOPMENT AREA  
 ■ SITES SUBJECT TO THROUGH CALLED SITES OF LOCAL HISTORIC INTEREST (SUCH AS CLAMBERT HILL) AND RECREATIONAL OPEN SPACE  
 ↔ AVOID BARRIER EFFECTS  
 → VEHICLE APPROXES  
 ○ SCENERY VALUES (VIEW POINTS)  
 ← DRAINAGE SURVEY (CYCLE ROUTE)

**THE PERIPHERY**  
**SITE SELECTION WORKSHOP**  
 September 2019

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7. Energy generation opportunities.
8. Food production and agriculture.
9. Recreational land uses.
10. Small-scale industry.
11. Other (please specify)

**TASK 03b:**  
 Complete the following sentence:  
 "In 15-20 year's time, Ilminster will..."

Handwritten notes on the map include: "11", "10", "9", "8", "7", "6", "5", "4", "3", "2", "1".

**LEGEND:**  
 ■ BUCKLEMINSTER DEVELOPMENT AREA  
 ■ SITES SUBJECT TO THROUGH CALLED SITES OF LOCAL HISTORIC INTEREST (SUCH AS CLAMBERT HILL) AND RECREATIONAL OPEN SPACE  
 ↔ AVOID BARRIER EFFECTS  
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 ○ SCENERY VALUES (VIEW POINTS)  
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# The Periphery Task Sheets

**THE PERIPHERY**  
SITE SELECTION WORKSHOP  
September 2019

**TASK 03a:**  
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Work on the map as many of the numbers listed below that you deem most appropriate for proposed sites/green spaces:

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10. Small-scale industry.
11. Other! (please specify)

**TASK 03b:**  
Complete the following sentence:  
"In 15-20 year's time, Ilminster will..."

**THE PERIPHERY**  
SITE SELECTION WORKSHOP  
September 2019

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9. Recreational land uses.
10. Small-scale industry.
11. Other! (please specify)

**TASK 03b:**  
Complete the following sentence:  
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**THE PERIPHERY**  
**SITE SELECTION WORKSHOP**  
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8. Food production and agriculture.
9. Recreational land uses.
10. Small-scale industry.
11. Other (please specify)

**TASK 03b:**  
 Complete the following sentence:  
 "In 15-20 year's time, Ilminster will..."

In 15-20 year's time, Ilminster will be a viable, thriving market town that champions green innovation, supports local people.

**LEGEND**

- SOUL AMBITION DEVELOPMENT AREA
- SITE SELECTED THROUGH CALL FOR SITES (SITE WITH PROPOSED DEVELOPMENT, WITH 'LARGEST' AREA OF DEVELOPMENT IN AREA)
- ASSESSMENT OF PROPOSED DEVELOPMENT
- VEHICULAR ROAD
- SCHEDULED MONUMENT/HERITAGE
- OVERHEAD POWER LINES

# Planning for Growth Task Sheets

## PLANNING FOR GROWTH SITE SELECTION WORKSHOP September 2019

**TASK 02:**

Using the relevant coloured pens, mark on the map the sites that you think are suitable for DEVELOPMENT, and where associated ACCESS, OPEN SPACE, sustainable transport spots, recreational facilities and BUSINESS HUBS should be located.

Think about new/improved crossings, gateways, pedestrian pathways, cycling facilities and how architecture and landscape can enhance the character of Ilminster.

Below there are four tasks to complete:

MARKING SHEET POLICY	TOPIC	KEY WORDS	TASKS:
ILM1	HISTORIC LANDSCAPE	Topography / Views / Landscaping	1. Sites which you think are suitable for green corridors, new open space and connections.
ILM2	ECOLOGICAL & HABITATS	Tree-Planting / Wildlife / Green Buffer Zones	
ILM3	GREEN INFRASTRUCTURE	Green Chains / Recreation / Biodiversity	
ILM4	COMMUNITY RECREATION	Health & Wellbeing / Walking Distances / Recreation Facilities	
ILM5	ECONOMIC, TOURISM & HERITAGE	Attraction / Connectivity / Live & Work	
ILM6	TOWN CENTRE	Transport Hubs / Public Realm / Welcoming Caribels	2. Locations where you think employment and tourism-focused interventions could occur.
ILM7	ENTERPRISE ZONE	Business Hubs / Counterparts of Post-Town	
ILM8	DESIGN	Active Frontages / Architecture / Heritage	
ILM9	WALKING & CYCLING	Natural Networks / Pathways / Junctions	3. Routes & Junctions where improvements can be made to encourage sustainable access and movement throughout the town.
ILM10	WELCOMING	Gateways / Wayfinding / Public Realm	
ILM11	HISTORIC MARKET TOWN	Development of Shared Surfaces / Caribels / Shared Space Access	
ILM12	NEW HOMES	Sustainable / Phased / Brownfield Sites	
ILM13	TYPOLOGY	Scale / Style / Resilience	
ILM14	BROWNFIELD SITES	Character / Gardens / Character & Appearance	4. Locations for new homes and any specialist accommodation. Think about attributes of new development for individual areas, relative to their immediate rural and urban surroundings.
ILM15	STRATEGIC SITES	Scale & Layout / Sustainable Landscaping / Meaningful Landscaping	

NOTES:

## PLANNING FOR GROWTH SITE SELECTION WORKSHOP September 2019

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ILM5	ECONOMIC, TOURISM & HERITAGE	Attraction / Connectivity / Live & Work	
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NOTES:



### PLANNING FOR GROWTH SITE SELECTION WORKSHOP

September 2019

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Think about new/improved crossings, gateways, pedestrian pathways, cycling routes and how architecture and landscape can enhance the character of Ilminster.

Below there are four tasks to complete:

TASKS:			
EMERGING POLICY	TOPIC	KEY WORDS	LINKS THE KEY WORDS IN THIS TABLE TO PROMPTS, MARKED ON THE MAP.
EM1	HISTORIC LANDSCAPE	Topography / Views / Landscaping	1. Sites which you think are suitable for green corridors, new open space and connections.
EM2	ECOLOGY & HABITATS	Tree Planting / Wildlife / Green Buffer Zones	
EM3	GREEN INFRASTRUCTURE	Green Chains / Recreation / Biodiversity	
EM4	COMMUNITY RECREATION	Health & Wellbeing / Walking Distances / Recreation Facilities	
EM5	ECONOMIC TOURISM & HERITAGE	Attractions / Connectivity / Live & Work	2. Locations where you think employment and tourism-focused interventions could occur.
EM6	TOWN CENTRE	Transport Hubs / Public Realm / Welcoming City/Centres	
EM7	ENTERPRISE ZONE	Business Hubs / Courtyards / Eco-Tourism	
EM8	DESIGN	Active Frontages / Architecture / Heritage	3. Routes & Junctions where improvements can be made to encourage sustainable access and movement throughout the town.
EM9	WALKING & CYCLING	National Networks / Pathways / Junctions	
EM10	WELCOMING	Gateways / Wayfinding / Public Realm	
EM11	HISTORIC MARKET TOWN	Characteristics of Shared Surfaces / Services/Short-Stop Access	
EM12	NEW HOMES	Sustainable / Phased / Brownfield Sites	4. Locations for new homes and any special accommodation. Think about attributes of new development for individual areas, suitable to their immediate rural and urban surroundings.
EM13	TYPOLOGY	Scale / Style / Residency	
EM14	BROWNFIELD SITES	Demolition / Gardens / Character & Appearance	
EM15	STRATEGIC SITES	Scale & Level of Sustainable Landscaping / Meaningful Landscaping	

NOTES:

### PLANNING FOR GROWTH SITE SELECTION WORKSHOP

September 2019

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EM14	BROWNFIELD SITES	Demolition / Gardens / Character & Appearance	
EM15	STRATEGIC SITES	Scale & Level of Sustainable Landscaping / Meaningful Landscaping	

NOTES:



### PLANNING FOR GROWTH SITE SELECTION WORKSHOP September 2019

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Think about new/improved crossings, gateways, pedestrian pathways, cycling facilities and how architecture and landscape can enhance the character of Ilminster.

Below there are four tasks to complete:

TASKS:			
EMPTING MAP POLES	TOPIC	KEYWORDS	USING THE KEY WORDS IN THE TABLE PROMPTS, MARK ON THE MAP:
ENVIRONMENTAL DEVELOPMENT & WELLBEING	ILM1	HISTORIC LANDSCAPE	Topography / Views / Landscaping
	ILM2	ECOLOGY & HABITATS	Tree Planting / Wetlands / Grass Buffer Zones
	ILM3	GREEN INFRASTRUCTURE	Green Chains / Recreation / Biodiversity
	ILM4	COMMUNITY RECREATION	Health & Wellbeing / Walking Distances / Recreation Facilities
ECONOMY AND TECHNOLOGY	ILM5	ROADWEEK TOURISM & HERITAGE	Absolution / Connectivity / Live & Work
	ILM6	TOWN CENTRE	Transport Hubs / Public Realm / Welcoming Districts
	ILM7	ENTERPRISE ZONE	Business Hubs / Countryside / Eco-Tourism
	ILM8	DESIGN	Active Priorities / Architecture / Heritage
ACCESS & MOVEMENT	ILM9	WALKING & CYCLING	Regional Networks / Pathways / Junctions
	ILM10	WELCOMING	Gateways / Wayfinding / Public Realm
	ILM11	HISTORIC MARKET TOWN	Development / Shared Facilities / Services/Market Access
LANDSCAPE & PLACES PERFORMING	ILM12	NEW HOMES	Sustainable / Phased / Brownfield Sites
	ILM13	TYPOLOGY	Use / Style / Biodiversity
	ILM14	BROWNFIELD SITES	Conversion / Gardens / Cleaners & Appliances
	ILM15	STRATEGIC SITES	Scale & Layout / Sustainable Landscapes / Attracting Landscaping

**LEGEND:**  
 - LIGHT GREY: HIGH WOODLAND BOUNDARY  
 - BROWN: LOCAL DEVELOPMENT  
 - DOTTED LINE: CONTRACTUAL PLANNING ZONES / Environmental Policy Areas  
 - GREEN: WITH SELECTED PARKS FOR LOCAL OPEN SPACE PLANNING  
 - BLUE: WITH SELECTED PARKS FOR LOCAL OPEN SPACE PLANNING  
 - RED: WITH SELECTED PARKS FOR LOCAL OPEN SPACE PLANNING  
 - ORANGE: ADD LARGEST PARKING  
 - YELLOW: HIGHWAY ROADS  
 - GREEN: LOCAL GREEN SPACE  
 - BLUE: WATER  
 - DOTTED LINE: GOVERNMENT WALKWAY NETWORK  
 - GREEN: GREENWAY / BICYCLE ROUTE  
 - GREEN: POTENTIAL GREEN ROUTE  
 - GREEN: LOCAL WALKWAY NETWORK  
 - RED: ZONE MODEL CORNERS

**NOTES:**

# D5 Design Workshop One

17 October 2019

---

## 5.1 Introduction

**5.1.1** There were two tasks undertaken in the Design Workshop One.

**5.1.2** Task 1 was made up of two parts relating to the existing character areas. The first part, Part A, was to draw and label the various character areas within Ilminster on a map of the town. The task was to consider the various types of uses such as employment, recreation retail, heritage, green open space, education and any other characters thought of. The second part, Part B, was to fill in a table work sheet and describe the various areas identified on the map and their potential for improved design.

**5.1.3** Task 2 was to identify important views and other visual characteristics within each defined character area. These were marked on the map and brief descriptions given on the sheets.

## 5.2 Task 1

---

### 5.2.1 Task 1, Part A (1A)

In Task 1A a variety of character areas were illustrated by the three groups on the maps. Existing employment sites were picked out at the western end of Ilminster as well as to the South at Dowlish Ford. A group also further identified proposed employment sites at the Old Horlicks site which are currently allocated employment land and are the subject of a planning application being determined by the Local Planning Authority.

**5.2.2** Education uses were identified to the south of the main shopping area and Conservation Area. The Conservation Area was accepted by all groups and within the conservation area specific heritage assets were identified.

**5.2.3** Late 19th Century and early 20th Century terraces are located along the main roads out of the centre of town. Specifically Station Road, New Road and Listers Hill. This would have once been read as ribbon development prior to the spaces between being in-filled in the later 20th Century.

**5.2.4** Blackdown View was identified as being circa 1950 and ex council housing. With Hill View Terrace and Summerlands Park Avenue consisting of 1970's bungalows. These areas therefore form the mid 20th Century areas.

**5.2.5** Horne Farm Way, Canal Way, The Crescent and Herne Rise were identified as being more modern late 20th Century to more recent development on the periphery but largely to the southern boundary of the town.

**5.2.6** Council housing was identified along Winterhay Lane with some also currently being built nearby opposite the Daido Industrial building.

**5.2.7** In summary, different types identified are:

- a. Employment area
- b. Shopping area
- c. Schools
- d. Conservation Area
- e. Late 19th/early 20th Century
- f. Mid 20th Century (1950/70's)
- g. Late 20th Century/early 21st Century modern and council/social housing.

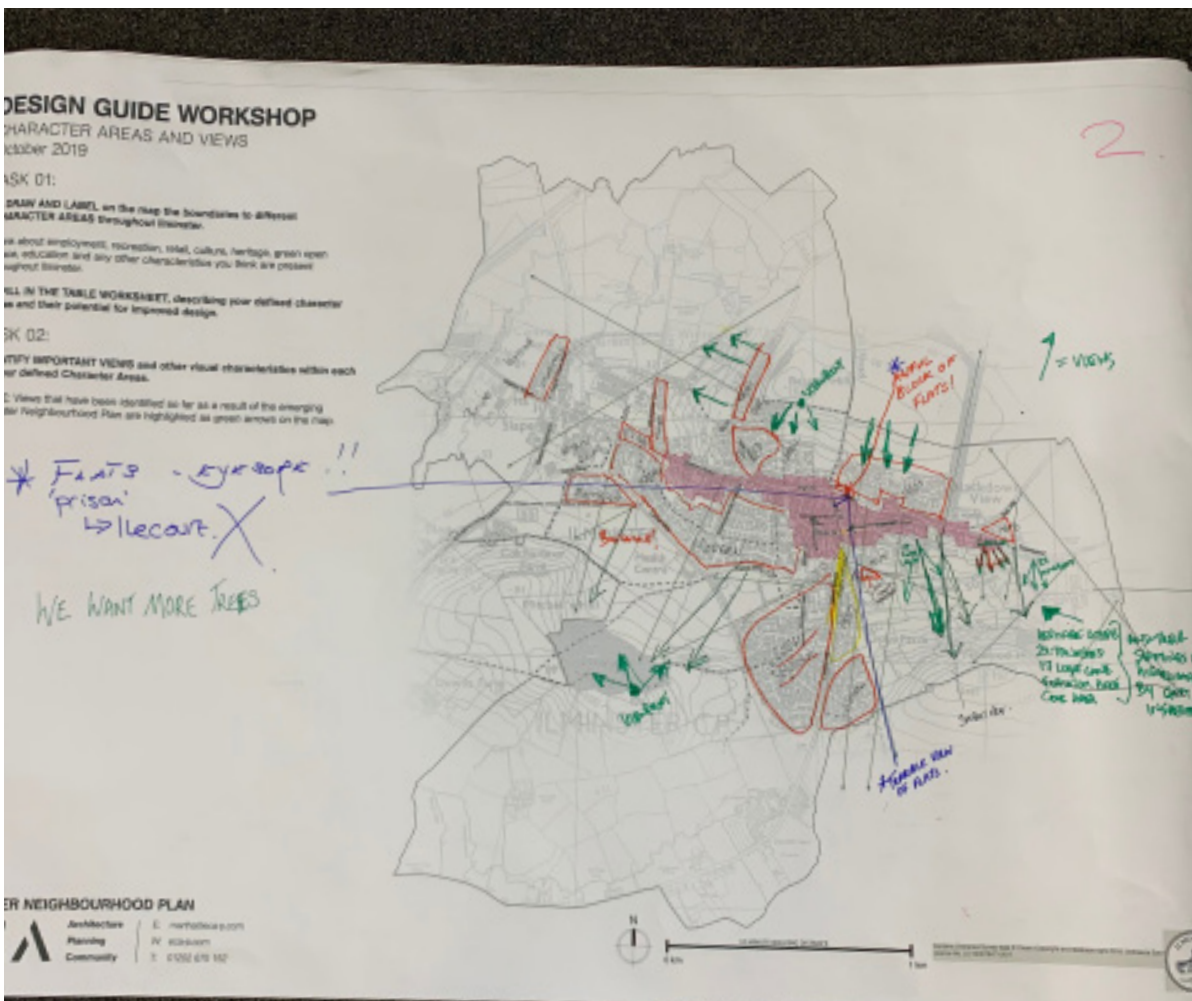
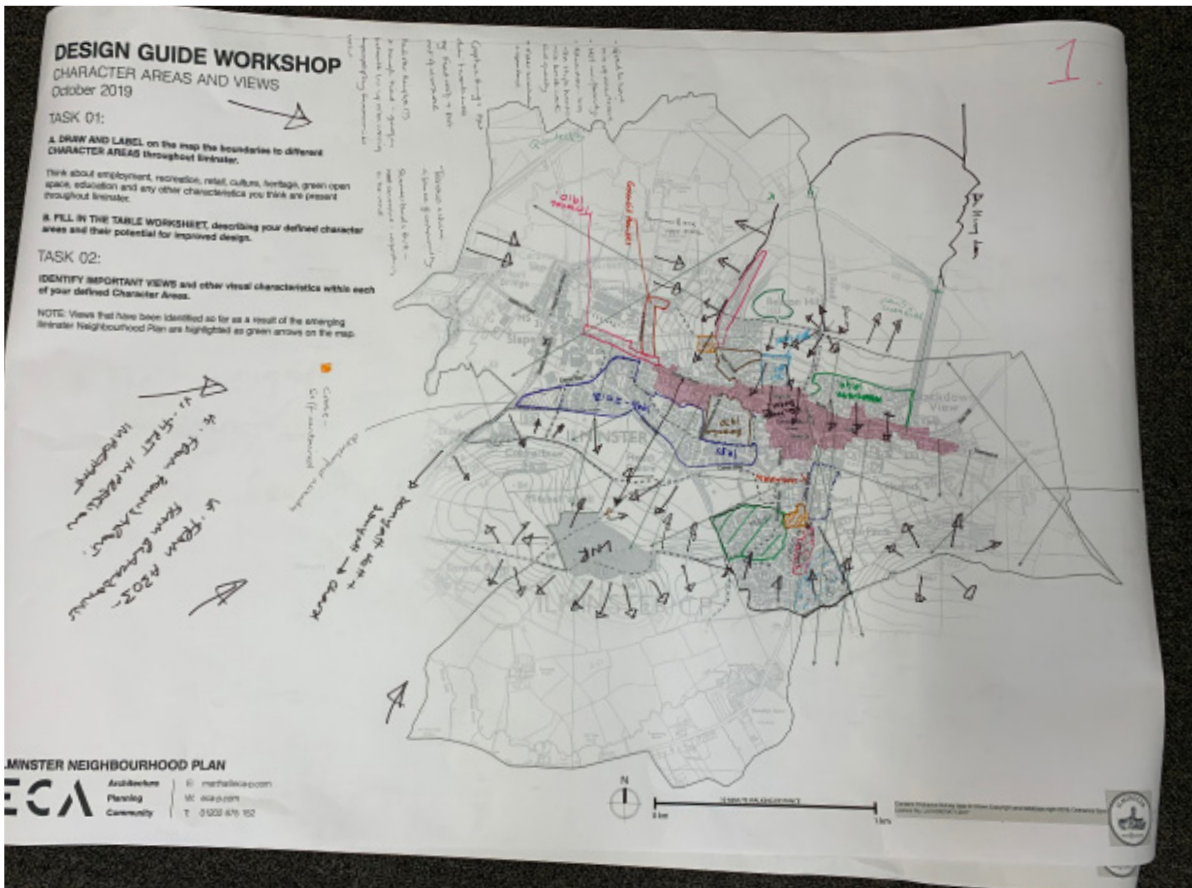
### 5.2.8 Task 1, Part B (1B)

Task 1B outlined identified key characteristics from specific sites and character types identified on the maps in Task 1A. The findings of these shall be described as well as the key elements to learn from previous schemes.

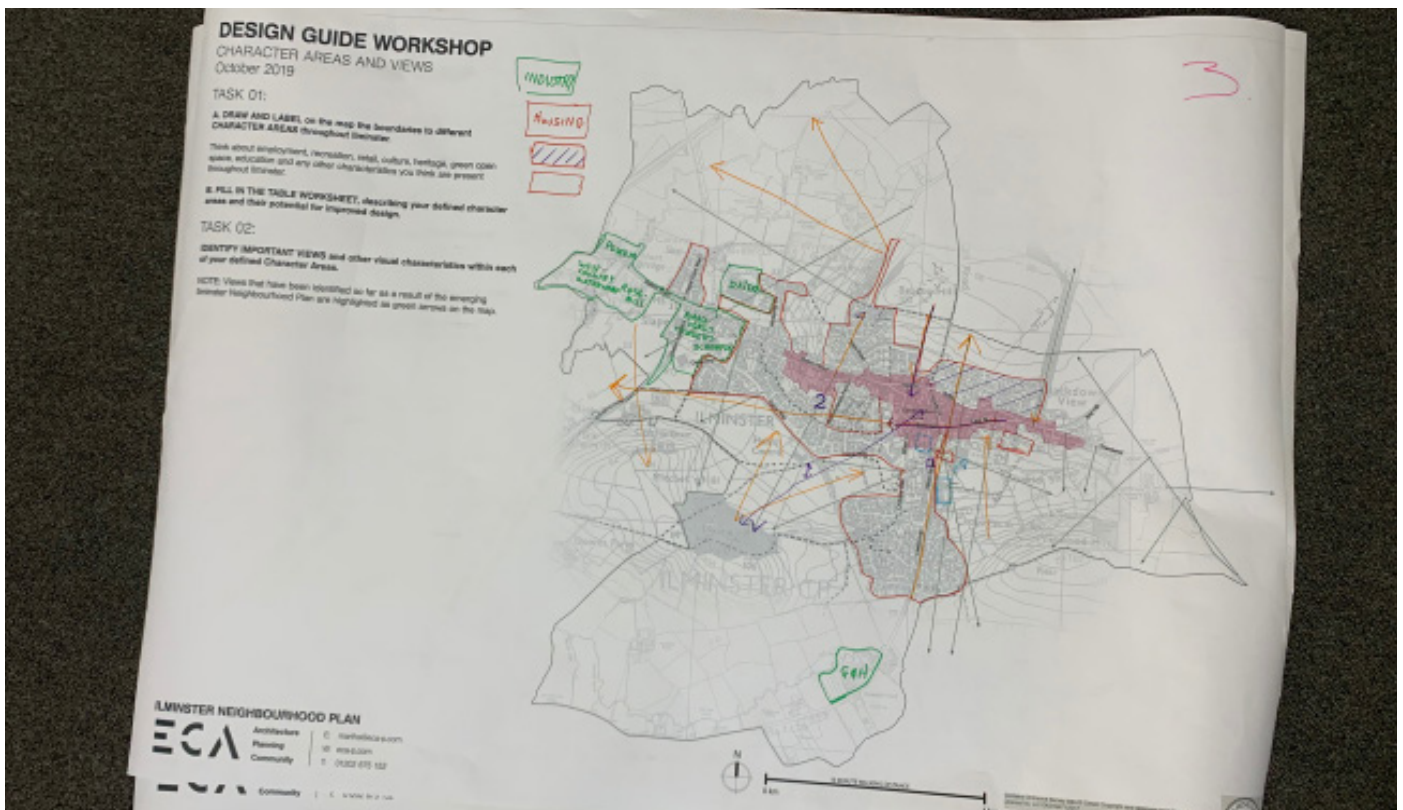
**5.2.9** The Conservation Area is identified as being a variety of terraces of two storeys in height with some three storeys. The density is varied but generally quite dense with few front gardens although most have rear gardens and limited or no parking. The street scene is narrow with front doors onto the pathways. The architecture stonework of local stone, slate roofs, chimney pots and materials are traditional with thatch and tiled roofs. The majority of sites run west to east along main roads. Every building is beautiful and unique except the block of new flats which was considered an eye sore. It is described as the essence of Ilminster. Any change would harm this area.

**5.2.10** Specific places identified in the Conservation Area are the Meeting House, 22 Towns End, 17 Love Lane, Fortnum Place. As well as the old fashioned street furniture.

**5.2.11** The late 19th Century/Early 20th Century Terraces were identified by one group. They are generally two storeys in height, dense with parking on the road, can adapt to the hill



## Task 1 (continued)



side with nice front gardens, constructed of brick and stone with slate roofs. They were considered to be traditional and attractive however there were concerns over the parking which would need to be adapted if replicated. They stated the style should be replicated but not necessarily the design. Also the material types were desirable.

**5.2.12** The area off Canal Way was identified by one group. They stated that they had a mix of one and two storey buildings and were fairly dense. The buildings are very visible and were considered to spoil views with no open spaces.

**5.2.13** Winterhay Lane was described as one and two storeys with a variable density although considered quite dense. The area has bungalows, terraces and semi-detached dwellings. Back gardens, garages and parking are provided on most properties as well as a play area for children. It is quite visible from New Road with rural and grazing land surrounding. The lane was considered to be

well-managed with space for two cars to pass. It is not overlooked. Buildings are in local stone generally but there are a mix of materials used. Architecture generally was not of note but the old farm buildings were considered attractive. The visual impact was noted as a concern with potential for low density development to soften the impact. Desired more trees on the lane.

**5.2.14** South of the Village (entrance at Dowlish ford). This area is the top of a hill with hedges and trees and views on the approach to the village from the south. The sites here are two storeys in height with front and back gardens and off road parking. The development responds to its setting well and materials are a more late 20th century stone effect.

**5.2.15** Blackdown was described as two storeys, spaces and desirable larger gardens, garages and parking built on a steep hill. Views are not impacted as set below the ridge. One vehicle entrance but other entrances on foot. It is constructed of brick and good spaces housing.



**5.2.16** Listers Hill, Herne Rise and The Crescent is a late 20th Century development of a modern design. These buildings are mainly two storey in height with some bungalows. Mainly medium density with some high density. Visible from the main roads as set on top of a hill ridge line and no play areas or green spaces.

**5.2.17** Some groups described the whole town. They describe it as being a variety of heights and densities. The developments avoid the ridges at present with no new open spaces having been created in recent years. The variety is important in terms of types of housing but the materials need to be narrowed down to a few key favourable ones.

**5.2.18** The employment area was sited as being mainly one or two storeys on lower ground with pitched roofs. Comments made were to improve the architecture of these structures and for them to blend better with their surroundings.

**5.2.19** Other comments mentioned that they want semi detached and terraces. No more than two storeys, pitched not flat roofs, solar gain from south facing roofs, green water collection. Mix of housing types including those for disabled. As well as this self build individual properties were desirable. Something new and forward thinking could be welcomed in terms of design with complimenting materials. Low density was considered to be important. Traffic management was sited as a concern due to accidents on the roads as was lack of trees in developments. Green spaces wide pavements and cycle paths. Queues from traditional housing were considered to be important. Entry to Ilminster from the east is considered to need improvements.

**5.2.20** Things to include:

- a. Terraces/semi-detached – dense where possible
- b. Gardens
- c. Parking and garages
- d. Solar gain from south facing roofs, green water collection
- e. Housing for disabled
- f. Self-build properties
- g. New and forward thinking design
- h. Influences from traditional
- i. Complimenting local materials e.g. Stone, slate roofs, chimney pots and brick
- j. Pitched not flat roofs
- k. Beautiful and unique buildings
- l. Generously proportioned housing
- m. Low density development to soften the impact on views
- n. Adapt to the hillside
- o. Improve trees
- p. Avoid the ridges to limit impact on view
- q. Play area for children and open green spaces
- r. Traffic management
- s. Wide pavements
- t. Cycle paths.

**5.2.21** Things to avoid:

- a. Spoilt views
- b. Lack of open spaces
- c. Architecture of employment sites and for them to blend better with their surroundings.

### 5.3 Task 2

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**5.3.1** Important view points were identified on the tops of the four hills surrounding the town particularly from Herne Hill towards the town to the north and beyond to the south, east and west. Herne Hill towards New Road. Views from Canal Way towards Herne Hill as well as those with views towards Herne Hill from the South are significant. Views between Herne Hill and The Minster.

**5.3.2** Walkers identified panoramic views on the hills tops from Pretwood Hill to the east of Ilminster, Mitchells Hill to the west of Ilminster and Beacon Hill to the north of Ilminster.

**5.3.3** Specifically views from Canal Way towards Mitchells Hill. A mutual view between Listers Hill and Beacon Hill was identified on the map. Also Beacon Hill towards the Conservation Area.

**5.3.4** Views from the A303 were considered to be important as they along with the other main roads were the first impression of the town.

**5.3.5** Views from New Road and Winterhay Lane into the valley between were important. As well as views beyond towards the River Isle.

**5.3.6** Views from Blackdown View across Shudrick Valley. Also views of the Shudrick Valley from Shudrick Lane, Love Lane and Bay Hill.

**5.3.7** An unusual characteristic identified numerous times included rooftops. This specifically was the slate roofs, thatch and chimney pots. The roof tops are particularly prominent due to the raised hill top landform surrounding the valley in which the town sits.

**5.3.8** Negative views identified were of Ile Court as it can be seen from all directions and is considered to look like an uninviting prison.

**5.3.9** The Tesco roof scape was mentioned as being negative and the comments included putting green roofs in its place.

**5.3.10** In conclusion, the town has a rich abundance of views from the hill tops into and out of the town. This allows for views of the rooftops making the materials used for these elements of any development very important.



View from Listercombe Cross towards Ile Court



View of Herne Hill from Canal Way



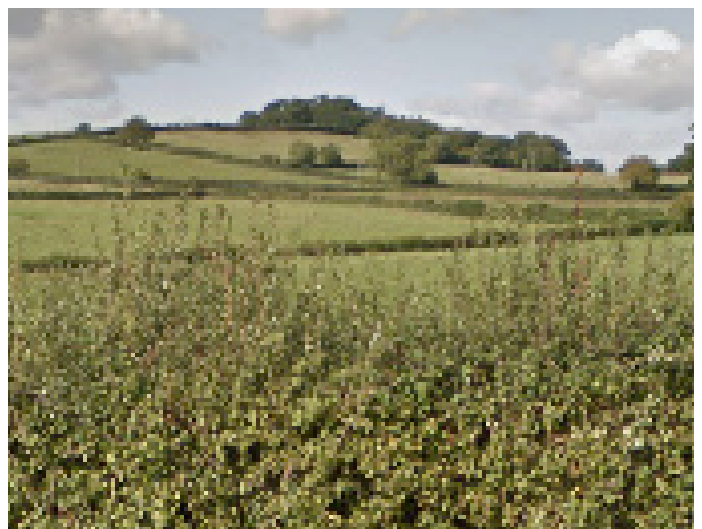
View of Shudrick Valley



View of River Isle from New Road



View of Pretwood Hill from New Road



View of Herne Hill from Listers Hill

**D6**

# **Design Workshop Two**

**21 November 2019**

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## 6.1 Introduction

**6.1.1** There were two tasks undertaken in the Design Workshop Two.

**6.1.2** Task 1 involved each group having 10 photos and each of the photos needed to be placed in order of preference. This task looked into what is liked and disliked in Ilminster.

**6.1.3** Task 2 looked into layout and densities in Ilminster. The task sought to highlight the appearance of the various densities in the town. This was achieved by testing four case studies found in Ilminster within a table. The table sought to highlight the different design features and their preferences for each site.

### 6.3 Task 1

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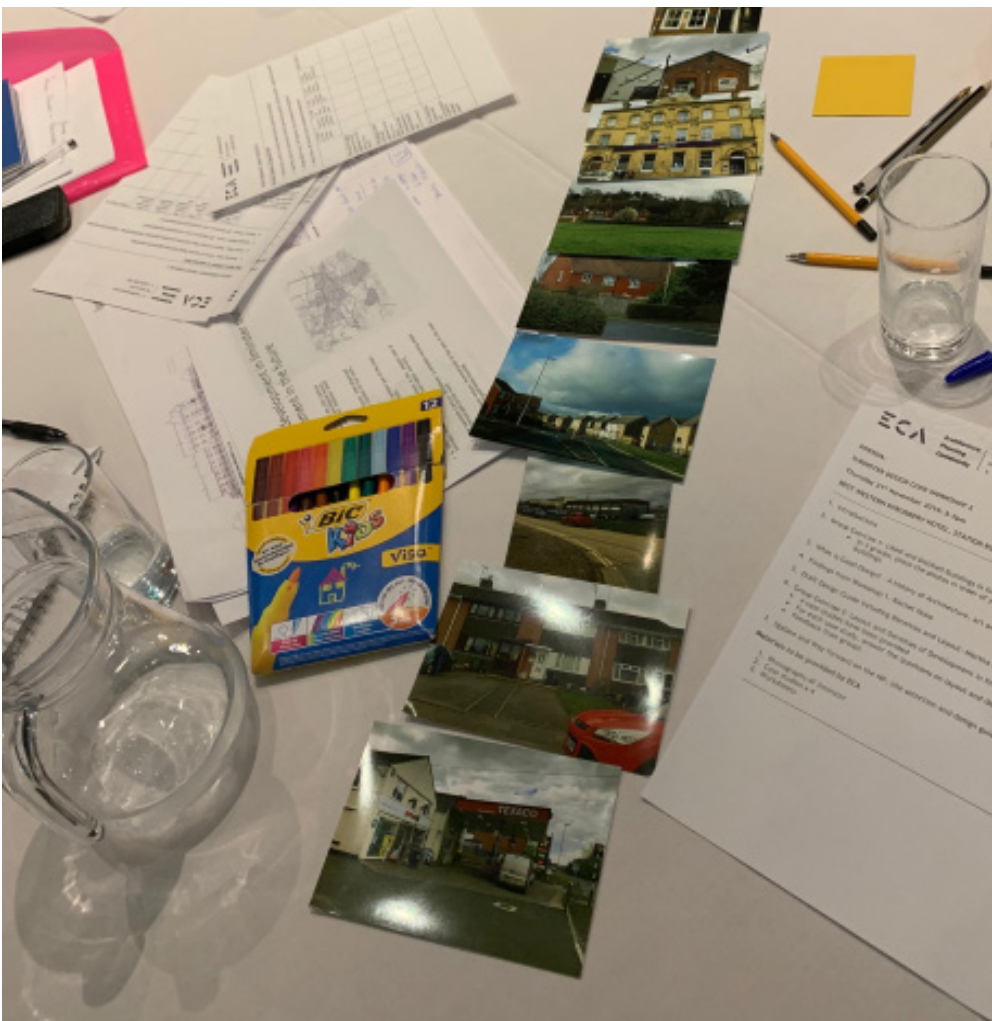
**6.3.1** Group 1 identified a number of historic buildings at the top of their list. An attractive shop front of a florists within the centre of Ilminster at 8 East Street, as well as the Market House which is an iconic listed structure in the centre of town, 33a East Street which is an historic shop front and the Balti House on Ditton Street in Ilminster which is a former shirt factory. These historic buildings are then followed by the George Maker Court which is a modern higher density gated scheme with communal areas. Drucers barber shop follows this which is a single storey historic structure in the Conservation Area. These are followed by late 20th/Early 21st Century family homes and flats. In the last three places are the youth centre which is a mid-century building and mid-century housing estate. Last place has been given to Ile Court which is considered to be an eyesore in the town and looks like a “prison”.

**6.3.2** Group 2 identified The Minster, 27 East Street which is a Georgian property in the conservation area, 33a East Street, and The George which are all properties in the historic core. They further identified The Carpet Shed which is a historic industrial building near to the old train station on Station Road. Following this the Natwest bank which is an historic building in the centre within the Conservation Area. Following this properties on Winterhay Lane were thought quite highly of followed by the family homes on Canal Way. The Daido site which is an unattractive industrial building

scored slightly better than the mid-century terraces. However, in last place was the Texaco garage.

**6.3.3** Group 3 identified The Market House, The Arts Centre and a Georgian building in the historic core. As well as this they identified the old station which is now a pet shop and a Victorian villa B&B on Station Road. Properties at Greendale were considered attractive next then the new development on Shudrick Lane. Following this was an historic but dilapidated garage with flat above. In second to last place was a modern development with flat above. In last place was a park home development.

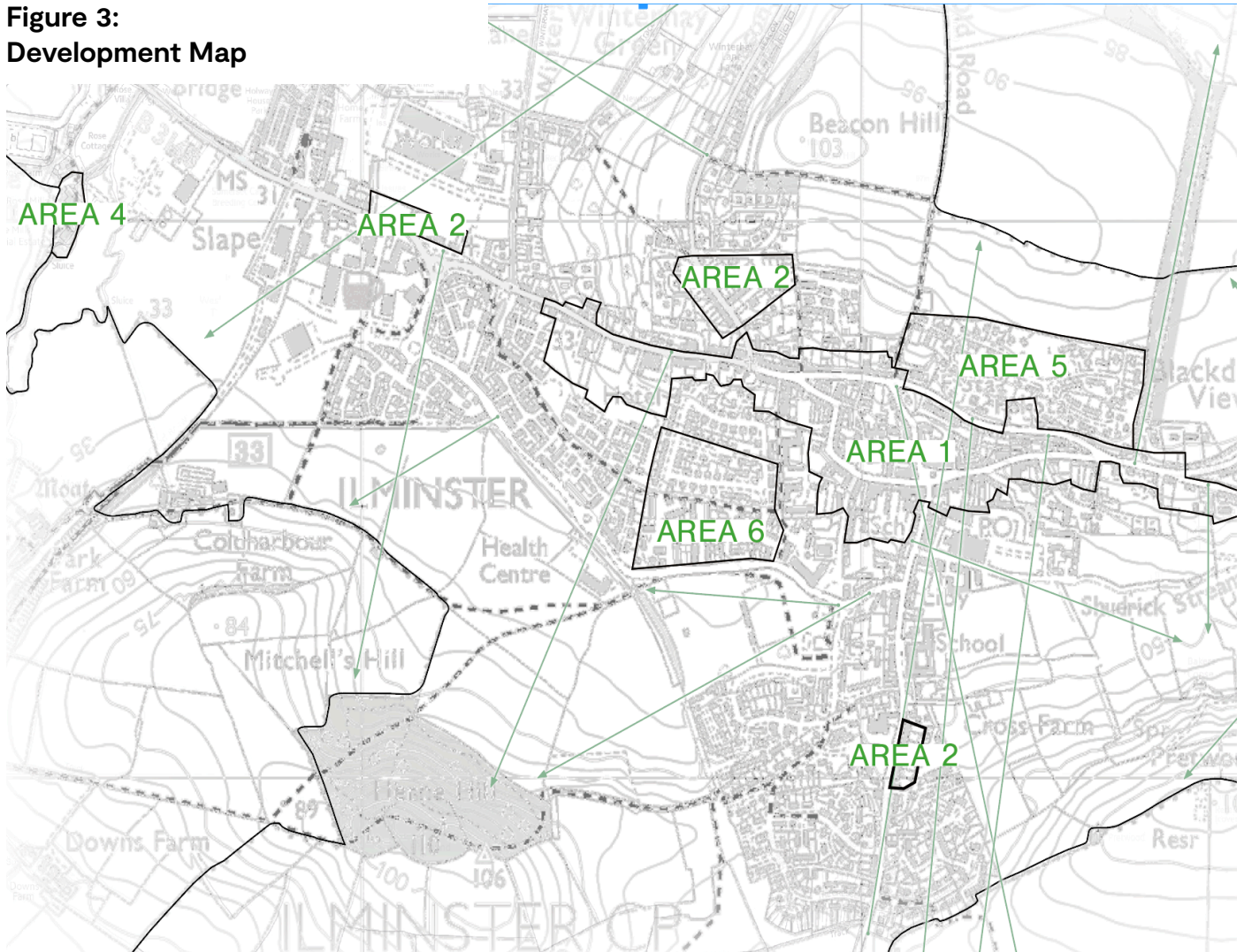
**6.3.4** In conclusion, properties that scored highly were historic buildings in the core this was based on design, layout and general atmosphere reflecting the character of Ilminster. Following this the mid-century and late-century family homes were considered to be important but it was felt that some schemes worked better than others although none were thought of overly highly. In last place were modern industrial buildings and park homes which have not had any thought put into the design and are purely functional and lacking in planting. Also scored badly were featureless buildings that did not reflect the historic character and did not provide nice family living accommodation.



Design Workshop

## 6.4 Task 2

**Figure 3:  
Development Map**



**6.4.1** Task 2 tested four case studies found in Ilminster against certain design criteria against the previously identified six different types of development in Ilminster. The table sought to highlight the different design features and the groups preferences for each site.

**6.4.2** The six different types of development currently located within Ilminster are as follows:

**a. Historic pre-19th Century centre:** Dating from the 15th Century with mixed use buildings, including The Minster and Market House, laid out on a north-south, east-west axis with medieval street patterns. An average of 36 dwellings per hectare (DPH) which is relatively high and it is mixed use. Limited

defensible spaces and limited parking unless in car parks or courts.

- b. Victorian and Edwardian residential terraces:** Inter-dispersed across the town outside the historic core (located to the north, south and west). They have an average 21 DPH linear form with small defensible spaces to the front and large rear gardens. They have on street parking with some having rear garages.
- c. Villas:** Of varying ages, mainly in the northern part of the town, set within spacious plots with a larger scale. An average 23 DPH in groups of 10. Originally dwellings some are now converted to flats or B&B's.





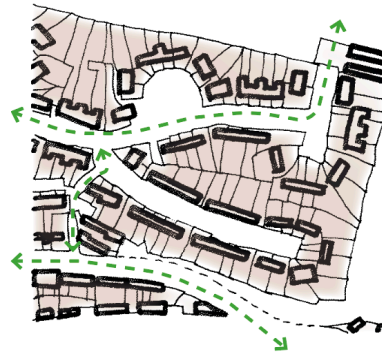
1. Historic pre-19th Century centre



4. 19th Century Industrial



2. Victorian and Edwardian residential terraces



5. Late 20th Century Blackdown View



3. Villas



6. Late 20th Century Summerlands

**d. 19th Century Industrial development:**

In the western side of Ilminster, including historic former train station and mills. Courtyard style high density.

**e. Late 20th Century:** Blackdown View is a complete housing estate with generous plots to the north. An average 21 dph consisting of semi detached or terraces. Generous communal spaces of roads and verges.

**f. Late 20th Century:** Summerlands to the west of the town centre has small good family housing. It has a suburban character. Good layout that allows for views into and out of Ilminster. An average 27 DPH.

The four sites identified for assessment were or are current planning applications. They are:

- a. Horlicks Site, north of Station Road
- b. Canal Way, south west of Canal Way
- c. George Maher Court, off Shudrick Lane
- d. Walnut Place, off Shudrick Lane.

**6.4.3 Site One**

Horlicks Site identified 19th Century and late 20th Century layouts to be the most appropriate. Notes made were to make use of the river frontage. Also to have a mix of development types to include terracing. High densities were considered to be appropriate here.

### 6.5 Task 2 (continued)

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**6.5.1** The proposal was considered to relate to the late twentieth century designs the most with little landscaping, similar to the Victorian and Edwardian terraces.

**6.5.2** There was a mixed response to the adequacies of the gardens and landscaping. Parking was considered to be similar to the twentieth century models and was not considered to be permeable or to encourage walking.

**6.5.3** There was a feeling amongst the groups that the development site was an opportunity for sustainable housing and ecohomes. Experimental housing that is innovative.

#### **6.5.4 Site Two**

Canal Way did not have a consensus on what would be appropriate. Some sited terracing and villas, others stated it should be like the 20th Century housing and others said that it should be a mixture. Suggested densities ranged from 21 dph to 35 dph.

**6.5.5** The existing development was considered to resemble late 20th Century housing but not necessarily the same as the examples given. Landscaping and parking was considered to be lacking, particularly in communal areas. Cycling and walking was not considered to be encouraged by the design. Furthermore the layout, density and lack of variety was considered to be poor.

#### **6.5.6 Site Three**

George Maher Court was considered to require a similar layout to the pre-19th century developments in the town. High densities of 53 dph were also considered to be appropriate here. Further small courtyard gardens were considered to be acceptable in order to increase densities.

**6.5.7** The provision was largely considered suitable in terms of styles, access, parking and garden provision. Overall participants felt that this was a good quality example and appropriate in this location.

#### **6.5.8 Site Four**

Walnut Place was identified as being most appropriate to higher density development of a late 20th Century style although one group suggested this should be mixed with bungalows. Landscaping was considered to be lacking by most, deeming them too small. The site was impermeable for cars with dead-ends and no driveways. Although overall the parking was just about sufficient. Cycling was considered to be inadequate. The scheme was overall bland and lacking in innovation with houses orientated in a way that did not make the best use of light.



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