

# We want to hear from you!

The consultation period is from **Saturday 26 June 2021, 9am to Monday 9 August 2021, 5pm.**

You can view the Iminster Neighbourhood Plan, the supporting documents, a small exhibition and complete a questionnaire at the following places during this six week period:

## Online

- [www.ilminster.gov.uk](http://www.ilminster.gov.uk)
- [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)

## Iminster Library

- Tuesday 9.30am-4.30pm
- Wednesday 9.30am-12pm
- Friday 9.30am-4.30pm

## Our open days and events:

- **Iminster Experience (IMEX):**
  - Saturday 26 June 2021, 9am-3pm - Silver Street
  - Sunday 27 June 2021, 10am-3pm - Recreation Ground
- **Town Council Office**
  - Saturday 10 July 2021, 11am-3pm
- **Presentation of the INP, with Q&As:**
  - Wednesday 30 June 2021, 6pm-8pm - Shrubbery Hotel, Station Road
- **Market House Iminster**
  - Saturday 24 July 2021, 11am-3pm

## What is the Iminster Neighbourhood Plan (INP)?

The INP is a community-led, land-based plan, which will guide future development, regeneration and conservation within the town from adoption to 2036.

## Development of the Iminster Neighbourhood Plan

The INP boundary was designated by South Somerset District Council (SSDC) on 1 June 2017 and follows the Parish boundary. Iminster Town Council is the qualifying body for leading the INP and in January 2019, the INP Development Group was established as a sub-committee to lead the preparation of the Plan. This group includes local residents, businesses and Town Councillors. The Iminster Town Council approved the INP on 23 March 2021 and agreed for it to go to consultation in accordance with Regulation 14 of the Neighbourhood Planning Regulations.

## The INP is your Plan

The INP provides the community of Iminster with an opportunity to influence and determine the future development of the parish of Iminster. This pre-submission consultation draft is a call to action to everyone who lives, works or has an interest in Iminster, to read the Plan and provide feedback. When adopted, the INP enables people of Iminster to have a direct input into the future development of its parish, and planners and developers must consider the INP when examining new development proposals.

## What does the INP include?

The INP includes a vision, aims and 15 policies, and follows four themes:

- Environment and Leisure
- Economy, Tourism and Heritage
- Access and Movement
- Homes and Places for Living.

With supporting information provided in four Appendices:

- (A) The Character of Iminster
- (B) Basic Conditions Statement
- (C) The Iminster Design Guide
- (D) Consultation Statement.

Evidence supporting the INP development includes consultation with the community and the following documents:

- Iminster Housing Needs Assessment
- Iminster Neighbourhood Plan, Site Allocations Assessment Report
- Iminster Parish Housing Needs Survey
- The Habitats Regulation Assessment
- The Strategic Environmental Assessment.

**Iminster Neighbourhood Plan 2020 2036 & Iminster Design Guide**

**Regulation 14 Consultation 26 June - 9 August 2021**

This leaflet tells you how you can be involved in shaping our neighbourhood plan; do not miss this important opportunity.

[www.ilminster.gov.uk](http://www.ilminster.gov.uk)  
 @Iminstertowncouncil



# Iminster Neighbourhood Plan (INP)

## What are the INP's policies and themes?

There are 15 planning policies under four themes:

### Environment and Leisure Theme

The surrounding beautiful countryside and hills are visible from many parts of the town and historic centre and **Policy ILM1** seeks to 'conserve and enhance Iminster's historic landscape setting' and identifies 20 important views. **Policy ILM2** requires at least one new tree to be planted for each new bedroom built and for biodiversity to be conserved and enhanced. **Policy ILM3** proposes a 'Green Chain' of designated local green open spaces and well-signposted routes between them for enhanced walking and cycling. **Policy ILM4** requires planning applicants to contribute towards the delivery of new recreation facilities adjacent to Canal Way.

### Economy, Tourism and Heritage Theme

**Policy ILM5** allocates an area of land to the west of Iminster for an Environmental Enterprise Zone, to strengthen our local economy: Small business units, sports and leisure facilities, hotels and camp sites are encouraged alongside improvements to cycling facilities. **Policy ILM6** seeks to enhance Iminster's economy, tourism and heritage by promoting improvements to our historic buildings and spaces and to attract more visitors. High quality design is promoted in **Policy ILM7** in keeping with Iminster's historic buildings which are unique and highly valued by the community.

### Access and Movement Theme

To encourage shoppers and visitors, **Policy ILM8** seeks to improve the pavements, cycle paths, bus stops and parking in the town centre. In **Policy ILM9**, safe and interesting walking and cycling routes are supported in all development proposals. To welcome people to Iminster, **Policy ILM10** allocates six road junctions on the edge of the town, as 'gateways' for improvement and to be made safer. **Policy ILM11** promotes the preservation and enhancement of the historic town centre with high quality road and pavement improvements, including a new shared surface for vehicles and pedestrians with better parking.

### Homes and Places for Living Theme

To meet South Somerset District Council (SSDC) requirement for 839 new homes in Iminster between 2016 and 2036, **Policy ILM12** allocates 14 sites for new homes. Some of these sites already have planning permission, such as South West of Canal Way. The location of these sites is shown on the map above. In accordance with the Iminster Housing Needs Assessment, **Policy ILM13** specifies a mix of housing types and sizes in developments with over 20 homes: 25% bungalows and 5% self-build homes. **Policy ILM14** requires high standards of design in accordance with the Iminster Design Guide. **Policy ILM15** is a specific design policy for the large, strategic development sites, such as South West of Canal Way.

## The Iminster Design Guide

This Guide complements the INP with guidance on high quality design, considering buildings and the spaces around them. All developments will be required to comply with the design parameters of the Iminster Design Guide, for example installation of certain styles of roofs and windows, use of specific building materials, such as stone and new homes to have sustainable design features, such as solar panels.

Please read the INP, its Appendices and supporting documentation, and tell us what you think by completing the questionnaire on the Iminster Town Council web site [www.ilminster.gov.uk](http://www.ilminster.gov.uk).

Figure 1: Plan Proposal Map

