

The Ilminster Neighbourhood Plan, Submission, Regulation 16 Consultation May to July 2022

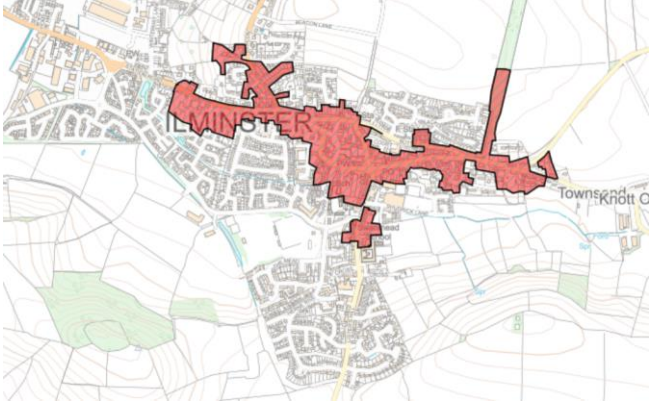
South Somerset District Council Comments

Planning Policy Team, July 2022

Ilminster Neighbourhood Plan

Section /Page Number/ Paragraph/ Policy	District Council Comments
Paragraph 1.1	There are eleven overall aims – “Twelve” should be amended. Additionally the Plan has fourteen policies rather than “fifteen”.
Paragraph 1.3	It is suggested that “..the South Somerset District Council (SSDC) adopted and Local Plan Review” is amended to ‘...the adopted South Somerset Local Plan and emerging Local Plan Review’.
Table 1	Stage 7 - it is suggested that “SSDC” is written in full. Stage 8 – it is suggested that ‘by the Local Planning Authority’ is inserted after “Adopted”.
Paragraph 3.5.1	It is suggested that “South Somerset District Council (SSDC) Adopted and Local Plan Review” is amended to ‘...the adopted South Somerset Local Plan and emerging Local Plan Review’.
Paragraph 3.7	This paragraph has been deleted and paragraphs 3.8 and 3.9 now need to be re-numbered in the final version of the Plan.
Paragraph 4.4.2	“Figure 3” should be revised to ‘Figure 2’.
Table 4	The dates of the HRA and SEA will need to be updated in the final version of the Plan.

Paragraph 5.3.1	It is suggested that “...the Adopted and Local Plan Review...” is amended to ‘...the adopted South Somerset Local Plan and emerging Local Plan Review.’
Paragraph 6.3.1	There are 11 aims listed.
Paragraph 7.2.1	There are 11 aims listed.
Figure 3	<p>The Green Corridor annotation appears to be missing or is incorrectly shown on the key.</p> <p>“ILM3: Designated Local Green Space ..” it is suggested this is amended to ‘Local Green Space designations and Green Corridor assets’ as not all the areas denoted by the map are Local Green Space as defined by the NPPF.</p> <p>“...Fig 5..” should be Fig 4.</p>
Policy ILM1	<p>The Council considers that criterion e. does not read well with the introductory text to Policy ILM1. To address this it is suggested that criterion e could be included as part of d as follows:</p> <p>d) Conserve and enhance local landscape character and features, including trees, hedgerows and waterways by:</p> <p>i) ensuring all new development includes a strategic landscape plan and associated management for the whole site to include hard and soft landscaping which enhances the local landscape.</p>
Figure 4	The full extent of the Ilminster Conservation Area is not shown. The designated Conservation Area is as shown below:

	 <p>Some elements denoted on the map extend beyond the Neighbourhood Area (NA). To address this it is suggested that there should be a caveat/disclaimer included at the bottom of the map to acknowledge that some elements are outside the NA but influence environmental assets within the NA.</p> <p>It is suggested that “Local Green Space” is revised to ‘Local Green Space and Green Corridor assets’. This will address the fact that not all the assets are LGS as defined by the NPPF.</p> <p>It is unclear what the dark blue line that extends beyond the NA denotes.</p>
<p>Policy ILM2</p>	<p>Criterion a. SSDC have published evidence on Tree Canopy cover in the District https://www.southsomerset.gov.uk/media/5325/ssdc-tree-canopy-cover-report-2021-final.pdf It is suggested that it would be more appropriate to reference the TCC aim for between 20% and 30% tree canopy cover on new developments. This aligns with the evidence base. It is also suggested that it may be more proportionate to apply the policy to major development rather than “All development..” .</p>
<p>Paragraph 8.7.2</p>	<p>It is suggested that the final sentence is amended to the following ‘Information pertaining to phosphates including the Somerset Levels & Moors Phosphates Budget Calculator can be found online.’</p>

	<p>The Somerset Levels and Moors Phosphates Mitigation Solutions Report, 2022 has now also been published, https://www.southsomerset.gov.uk/services/planning/phosphates-and-nutrient-neutrality/somerset-levels-and-moors-ramsar-site/</p>
Paragraph 8.7.7	<p>It is unclear to SSDC if it is the intention of Ilminster Town Council to seek all funding options or for local residents to do this this may require the text to be revised to provide clarification.</p>
Policy ILM3	<p>Criterion a. - it is suggested that “.. of designated local green spaces* and well signposted routes..” is revised to ‘designated local green spaces, green linear assets and well signposted routes..’</p> <p>Criterion d. It is suggested that "site allocations" is amended to ‘development proposals’.</p> <p>Table 8: (H) Areas of this LGS extend beyond the Neighbourhood Area which is not appropriate. Part of the proposed LGS includes the track running through part of the area proposed as ILM2 in the Local Plan Review Preferred Options. The supporting Landscape Assessment identifies a central recreation/ riparian corridor. The corridor through Shudrick Valley is not a Public Right of Way, but a permissive route by the landowner. The route is included in the Three Peaks Walks https://www.ilminsterexperience.co.uk/wp-content/uploads/2018/06/Route-Map-2018-v1.0.pdf (P), (Q) and (R) Areas of PROW should be deleted. The PPG states the following: What about public rights of way? Areas that may be considered for designation as Local Green Space may be crossed by public rights of way. There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation. Paragraph: 018 Reference ID: 37-018-20140306 Revision date: 06 03 2014</p>
Paragraph 8.8.1	<p>The reference to the NPPF should be updated to 2021.</p> <p>b. should be paragraph number 8.8.2 - otherwise it reads as part of the NPPF definition of GI.</p>
Paragraph 8.8.6	<p>See comments under Policy ILM3.</p>

Policy ILM4	<p>Policy ILM12 does not allocate sites for development, it applies to all housing development. Currently at SSDC all planning applications for major housing development would be expected to make contributions towards strategic facilities which would include sports halls. An alternative approach would be for the NP to include text to state that a certain percentage of the neighbourhood portion of any CIL receipts would be committed to such a facility. The Indoor Sports Facilities Needs Assessment, 2019 https://www.southsomerset.gov.uk/media/1964/indoor-sports-facilities-needs-assessment-final.docx notes that there is no sports hall provision within Ilminster. The key strategic recommendations include to “Retain a watching brief in respect of ensuring that sufficient daytime access is available to indoor sports and other facilities across the district.” https://www.southsomerset.gov.uk/media/1970/leisure-facilities-strategy-feb-2019.pdf</p>
Table 9	<p>It is suggested that Table 9 could include the Tree Canopy Cover in South Somerset 2021 study if relevant aims and targets are included in ILM2 as suggested.</p>
Paragraph 8.10.2	<p>It is suggested that “...has been agreed through a planning application for employment land.” is amended to ‘is being addressed through a planning application for a mixed use scheme on Station Road’.</p>
Policy ILM5	<p>Criterion b. - it is suggested that this should be more inclusive so it is clear that it applies to a wide range of economic development including business hubs.</p>
Policy ILM6	<p>As currently written the Policy does not flow. It is suggested that the opening paragraph it is suggested that it should state ‘Applications will be supported where they support the retention and enhancement of existing entertainment venues, and improve Ilminster's profile and performance as a:....’. Criterion g. can then be deleted.</p>
Policy ILM7	<p>Not all development proposals will require an archaeological evaluation. It is suggested that criterion h. is amended as follows to reflect the approach taken by SSDC's archaeological advisor:</p> <p>In recognition of Ilminster's archaeological resource, development proposals within the Area of High Archaeological Potential or that are likely to have an impact on a heritage asset of archaeological interest identified on the Historic Environment Record will be required to provide an archaeological assessment where appropriate.</p> <p>It is suggested that the following text is included in the supporting text - perhaps between paras 9.6.3 and 9.6.4 of the Plan:</p>

	Where a proposal is likely to affect a heritage asset with archaeological interest, the application will be referred to the Local Planning Authority's archaeological advisor and, where appropriate, archaeological assessment may be required in advance of determination of applications (in line with the requirements of the NPPF paragraph 194).
Policy ILM8	This policy will not be applicable to all developments therefore it is suggested that it commences with 'Where appropriate new development will.....'
Policy ILM9	This policy will not be applicable to all developments therefore it is suggested that it commences with 'Where appropriate new development will.....' Should "adjacent" be 'access' otherwise it does not make sense? Suggest that reference to Policy ILM10 is deleted - see comments in relation ILM10.
Policy ILM10	Proposals a.-g. are unlikely to be used in the determination of planning applications, they are strategic aims and may be more appropriately listed separately in an appendix as 'Projects' to be overseen by the Town Council. If the Examiner is minded to retain the Policy then it is suggested that the opening paragraph could be amended to read: 'The Town Council through its own strategies and work with partners will improve the following Ilminster gateways and road junction as identified in Figure 1 of the Ilminster neighbourhood Plan Proposals Map – this includes.....'
Policy ILM11	It is suggested that 'Development' is inserted as the first word of the policy prior to "Proposals". It may be more appropriate to state 'contribute to' instead of "provide" given the context of this policy.
Paragraph 10.9.3	"Table 11" should be revised to 'Table 12'.
Policy ILM12	SSDC has now published the Local Housing Needs Assessment 2020 link and the Update, 2021 link . These documents do support the provision of some M4(2) and self-build homes. Paragraph 17 of the 2021 document states: The evidence supports the need for a target of 25% of all housing to meet M4(2) standards, with an additional 10% of dwellings needing to be delivered to M4(3) standard. However, we would note the

	<p>government consulted in 2020 around the future of the technical standards and it may be that all new dwellings will be required to be M4(2) standard in the future, but the outcome of the consultation is still awaited.</p> <p>With regard to self-build the document recognises that SSDC are meeting their legal requirements in this area and that the system is working well for those seeking bespoke properties. However, paragraph 20 of the 2021 document notes that within this group there are likely to be some households who are seeking to help design their own house, often from customising the interior or set exterior, meanwhile other households will be seeking affordable homeownership dwellings where they can be heavily involved in the building of their final property. It is for these two groups that South Somerset could see to work more proactively.</p> <p>It is suggested that the * note regarding sites of less than ten dwelling may cause uncertainty for decision-makers and applicants. It is suggested that it would be more appropriate to apply the policy to major development (10 or more dwellings).</p> <p>As written it is unclear if the “20 or more dwellings” applies to the mix of house types and sizes. It is suggested that this could be resolved by re-ordering paragraphs 2 and 3.</p>
Paragraph 11.5.1	<p>The Development Area as shown on the INP inset map reflects the adopted SSLP. The Canal Way site is identified as a Direction of Growth in the adopted SSLP (Policy PMT3). It is suggested that text is amended to state: The Development Area for Ilminster as defined in the adopted South Somerset Local Plan 2006-2028 and replicated in the INP provides the potential for more infill and windfall development provided it is in accordance with the other Development Plan policies.</p>
Paragraph 11.7.1	<p>“Table 12” should be revised to ‘Table 13’.</p>
Paragraph 11.7.3	<p>“2. Until a Neighbourhood Plan reaches an advanced stage or is adopted, all planning applications will need only to be determined against the NPPF.”</p> <p>This statement is not accurate. Until a neighbourhood plan reaches an advanced stage planning decisions should be in accordance with the Development Plan unless material considerations indicate otherwise, which includes the NPPF.</p>
Paragraph 11.7.4	<p>The Brownfield Register was updated in 2021 and now includes 6 sites in Ilminster. Details can be found here.</p>

Glossary	<ul style="list-style-type: none"> • Adopted South Somerset Local Plan (2016-2028) – date of Plan is 2006-2028 • Infrastructure Funding Statements – it is suggested that the description is amended to ‘An IFS is a document that must be published each year by a “contribution receiving authority”. A contribution receiving authority is any authority which issues a Community Infrastructure Levy (CIL) liability notice or receives money or in-kind works from a Section 106 agreement.’ • Local Plan Review (2020-2040) - It may be useful to note that two rounds of Reg 18 consultation on the Local Plan Review have taken place. However, in the context of Local Government Reorganisation and the move to a new unitary Somerset Council on 1 April 2023 the existing councils will no longer be progressing new plans through the statutory process based on their individual geographies. Existing county and district councils are working closely to scope the content and timescales for new Development Plan(s) to be prepared in the future as part the single unitary council. Further information can be found here . • National Planning Policy Framework (NPPF) – suggest the addition of ‘most recently’ prior to “updated”.
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Appendix C - The Design Guide

Section /Page Number/ Paragraph/ Policy	District Council Comments
Paragraph 1.5	Reference to NPPF needs to be updated to 2021.
Paragraphs 1.6-1.7	<p>The 2018 reference to the PPG is now out of date the Design section was updated in 2019.</p> <p>It might be useful to reference the 2021 NPPF section on Achieving well-designed places and the emphasis on creating high quality, beautiful and sustainable buildings and places.</p>
Paragraph 1.11	Points 5 and 6 are repeated.
Paragraph 2.1	This paragraph refers to “general characteristics of Ilminster”, characteristics are mentioned in Policy ILM7 - there needs to be clarity in the policy and the correct links between the policy and the design guide to ensure intentions are clear for applicants and decision makers.

	It is suggested that The Ilminster Conservation Area Appraisal (2016) and The Ilminster by Design (2001) are added to the list in paragraph 1.11.
Paragraph 2.4	Should “Inter-dispersed be ‘interspersed’? “century” should have a capital ‘C’. The full-stop is missing at the end of the paragraph.
Paragraph 31.	“...sometimes follow contours...” the ‘ing’ is missing from the end of “follow”.
Street scene features in Ilminster, page 22	Bottom left photograph – “The low wall defines a clear boundary...” suggest this is amended to ‘The low wall and railings defines a clear boundary...’ Bottom middle photograph – the ‘s’ is missing from the end of “side”.
Neighbourhood Plan Identifications	Please see comments above on the Neighbourhood Plan regarding the map.
Paragraph 37	“CO” should be CO ₂
Page 50 (document)	It is suggested that the “Biodiversity” section could include a reference the implementation of Biodiversity Net Gain through the Environment Act 2021.
Page 51 (document)	It is suggested that “Sustainable Drainage Systems such as ...” is revised to state ‘Sustainable Drainage Systems include measures such as..’.
Page 51 (document)	“Green” should have a lower case ‘g’.
Page 52 (document)	Passive solar gain: the full-stop is missing at the end of the section. Energy efficiency: the ‘e’ from the end of “reduc” is missing - image may have obscured some words.

	Renewable technologies: “bei..” should be ‘being’ – image may have obscured some words.
3.8 Biodiversity, trees and green infrastructure	First line: “have” should be ‘has’. It is suggested that “the green chain” is amended to ‘the green corridor’.