

Dear Everyone

Neighbourhood Plan notes for this month

Revised National Planning Policy Framework (NPPF)

The boring bits first. The government has just published a revised version of its Planning Policy Framework, the top level policy document (the Neighbourhood Plan is the third and bottom level). A significant change is that more control will (or rather should) be given to Neighbourhood Plans over the fine details of planning such as what houses should look like and where they should be. But not over what they now call 'strategic issues' like how many. The fly in the ointment is that to the people who actually exercise this power will still be our South Somerset Planners and Councillors. How this will work out we must wait and see.

Meanwhile, if you feel like an exciting read, [the new NPPF is here](#).

Latest Planning Applications

A lot this month; applicants like submitting them when everyone is off on holiday.

There is a new application to replace **Brooks Garage**. It is actually a resubmission of an earlier one. It will almost certainly be accepted by SSDC and the Parish, as before, has tried to exert control over what it looks like by recommending a number of conditions (like use Hamstone) and making some suggestions such as lowering the roof line to make it appear less dominant.

The detailed plans for the extension to the new **Orchard Way** have been submitted. Outline permission has already been granted with quite a number of conditions attached (such as retaining trees and managing the flow of Bower Hinton Brook) which were imposed largely as a result of many of our earlier objections.

Outline permission for a very big house in the **Manor Garden** over the fence from the surgery was approved, against the wishes of the parish. A key element in the argument around this case was that it is outside the Conservation Area. The proposed Conservation Area revision will include this field but this is too late to have any influence.

A new application has been made to replace the old **Burfield Glove factory** with housing. This was withdrawn in 2016 because the planners suggested that not enough effort had been made market the site for commercial activities and also the heritage value of the buildings had not been adequately assessed. Both these have now been done. If you want to comment on this the application number is 18/01967/FUL on the SSDC planning site.

Green Spaces

Green Spaces are special places in a settlement that should not be developed because people would like them to remain as they are. There are two kinds. There are those that satisfy a number of rigorous criteria and can be officially registered. These cannot be touched without a very rigorous planning process.

There are also those spaces that people like but don't satisfy all the criteria. But even being mentioned on a list that has been accepted by the Parish gives quite a lot of protection.

We now have a list of both kinds that have been submitted by villagers and evaluated. 11 out of the 22 submitted have passed the test to become a registered green space and these will be proposed to the Parish for further submission to SSDC. [All details are here.](#)

South Somerset has designated an officer to produce policies and build a database of green spaces of both kinds and we are working with her to get all ours noted. If anyone has a favourite place that isn't yet on the list please tell us.

Neighbourhood Plan First Consultation Draft

This has just been produced and it will first go for comment to the relevant policy planner at SSDC for her comments because it is important that it does not contradict any SSDC policy. We hope to be able to publish it for comment by the end of September. More in the next Newsletter.

[Views, and Conservation Area and Listed Buildings](#)

A lot of research and data collection has been done on topics such as these. Finally I have been able to start putting all this into a form that can be published on the website. Clicking on the title will open its webpage. There are further links from these pages to maps that show the details. Please send comments. And thanks to all who have contributed data.

Cartgate Nature Area (a Neighbourhood Plan spin-off)

This area, through the big gate on the left as you enter Cartgate Picnic Area, that I mentioned last month, is now getting off the ground. It was created when the 303 was dualled and doubles as a flood protection zone which can hold back a lot of water from the village. [More about it here on the website.](#)

An enthusiastic team has started bringing it back to its former glory following an agreement between Highways England and the Parish on the tedious bits like safety and insurance.

If you like the idea of being so covered in stinking mud that a Southern Hawker (great big dragonfly to you and me) thinks your ear is a good place to lay eggs in, please join in. Tuesdays at 5pm seems a popular time for an hour or so. Just drop in - preferably let me know beforehand. (There are also non-mud tasks)

There will not be a Neighbourhood Plan stall at the August Farmers' Market this week. But we'll be back in September

Have a good August

Andrew