

CANNINGTON NEIGHBOURHOOD PLAN

2016-2032

REGULATION 14 (PRE-SUBMISSION) AND COMMUNITY
CONSULTATION DRAFT

CONSULTATION SUMMARY LEAFLET



GUIDING THE FUTURE DEVELOPMENT, REGENERATION AND
CONSERVATION OF CANNINGTON

April 2021



Introduction

This leaflet explains what a Neighbourhood Plan is, what has been done to date and how you can see and comment on the draft Plan. It summarises the Plan's areas of focus and a brief summary of the planning policies it contains.

The full draft version of the Plan can be viewed online on the Parish Council website (<https://www.cannington.org.uk/links/neighbourhood-plan/>) or you can request access to a copy (see the "Where can I find out more?" section).

We have decided not, at this time, to hold any public events or meetings about the Plan due to the Covid-19 pandemic.

What is a Neighbourhood Plan?

A Neighbourhood Plan is a planning strategy produced for local areas. It is produced, typically, at the parish level. Once the Plan has gone through the required processes and tests, it carries statutory "weight" in the planning system and has to be taken into account by Sedgemoor District Council, alongside national planning policies and "material considerations", when considering planning applications. When finalised it will form part of the "development plan" alongside the adopted Sedgemoor Local Plan.

The Plan must only have policies which relate to land-use planning and development matters. It should not repeat other planning policies and should add local detail not already provided by Local Plan policies. Those actions, programmes and projects which do not typically require planning permission or are not about the use of land or buildings will not have policy coverage, although they can be referenced in the Plan if they help to convey wider issues of importance. The Plan must pass tests set by the Government, including conformity with national and District planning policies and undergoing public consultation.

What area does the Plan cover?

The Plan covers the Parish Council area, denoted by the red line below.



Crown Copyright and Database right. All rights reserved (100054284) 2018

What have we done so far?

Work started on the Neighbourhood Plan in 2014 when the Parish Council formed a Steering Group to discuss key issues facing the parish and develop a community survey to gather information on key issues. The Group comprised members of the community and Parish Councillors. Work started on drafting a Plan in 2016.

Since that time, we held community consultation to help us understand and confirm the key issues of importance locally and sought to finalise a Plan by 2018 with 2-3 years being an average length of time that most Neighbourhood Plans seem to take to develop. However, with limited local volunteer, Councillor and Parish Clerk time to complete the Plan for consultation meant that we were not in a position to consult on our first full version of the Plan until the start of 2020.

We were “ready to go” when the Coronavirus pandemic hit us! We took the decision at that point to pause work on the Plan with the Parish Council focusing on helping to support the community and getting used to working in a less than normal way. At the start of 2021 we took the decision to re-start work and are now ready to share the draft Plan.

What is this consultation about?

This is the community’s first chance to see the full draft of the Neighbourhood Plan. It is particularly important for you to comment given the time that has elapsed during the Plan’s development and since our original survey. However, we are confident that the issues highlighted by the Plan remain current.

This consultation is formally called the “Regulation 14” or “Pre-submission” consultation. We are required by the Localism Act to consult a prescribed list of statutory and strategic consultees as well as the local community. This includes the local authority, Government agencies and other bodies and organisations with an interest in the Plan’s content. The full list is available to see online via <https://www.gov.uk/guidance/neighbourhood-planning--2#consulting-on-and-publicising-a-neighbourhood-plan-or-order> which sets out the requirements we are following.

What is the focus of the Plan?

The focus of the Plan has been based on what we have been told by the community during the Plan's development and our appreciation, as the Parish Council, of the key issues. The key issues have informed the Vision for the Plan which is as follows:

Vision Statement

Cannington Parish is driven, and will continue to be driven, by the community for the community.

By 2032 Cannington will achieve all the minimum targets as set out in the Local Plan as a Tier 2 Settlement by successfully integrating the new proposed developments to a high standard of design.

The rural characteristics and open spaces must be retained as a key requirement of the community.

The existing infrastructure and utility infrastructure networks have been greatly enhanced and the Parish will continue to respond to any other requirements with equal commitment.

The Plan's objectives flow from this and provide direction for the policy content in the Plan. The objectives are as follows:

1. To ensure that Cannington develops at an appropriate rate and scale based on its role and function.
2. To revitalise and enhance existing open spaces and to help facilitate greater public access to the countryside.
3. To safeguard the rural characteristics of the approaches to the village.

4. To support the delivery of new housing at a rate which meets local needs, minimum targets and role and function of Cannington in the Local Plan as a Tier 2 Settlement.
5. To support the delivery of Affordable Housing to meet the needs of Cannington residents.
6. To strengthen the resilience of the existing transport and utility infrastructure networks.
7. To help sustain and improve village facilities for existing and future residents.
8. To protect existing greenspaces, the countryside setting and to support nature conservation.
9. To require all new development to be of the highest design quality and to ensure it respects the existing built form.

What are the main topics and policies in the Plan?

The main topics and policy headings which respond to the Vision and Objectives are set out below. We have not reproduced policy wording due to limitations on space in this leaflet and we encourage you to take a look at the draft Plan to view them in full. However, we have included a brief synopsis of each policy so that you have an idea of that each policy is about.

Housing and Development

Policy DEV01: Development in Cannington Village – identifies preferences for types of site which can come forward for new development within the village settlement boundary (built extent).

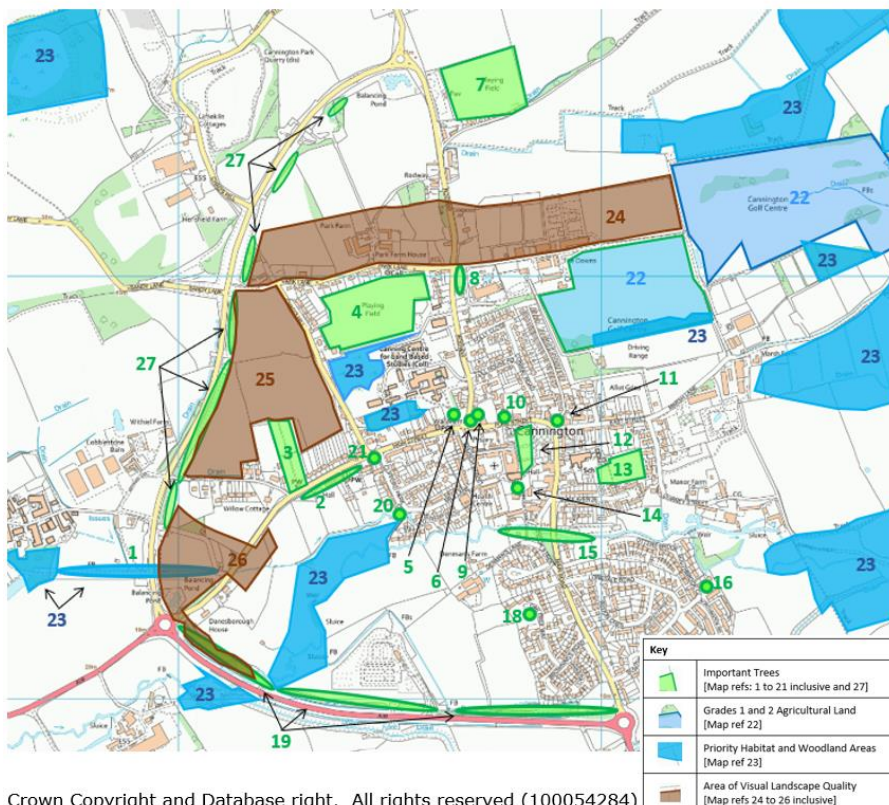
Policy DEV02: Development Proposals on the Edge of the Settlement Boundary – identifies criteria against which development proposals would be considered suitable on the edge of the settlement boundary.

Policy DEV03: Local Lettings of Affordable Housing – identifies priority order for which types of household in housing need should occupy new affordable housing in the parish.

The Natural and Built Environment

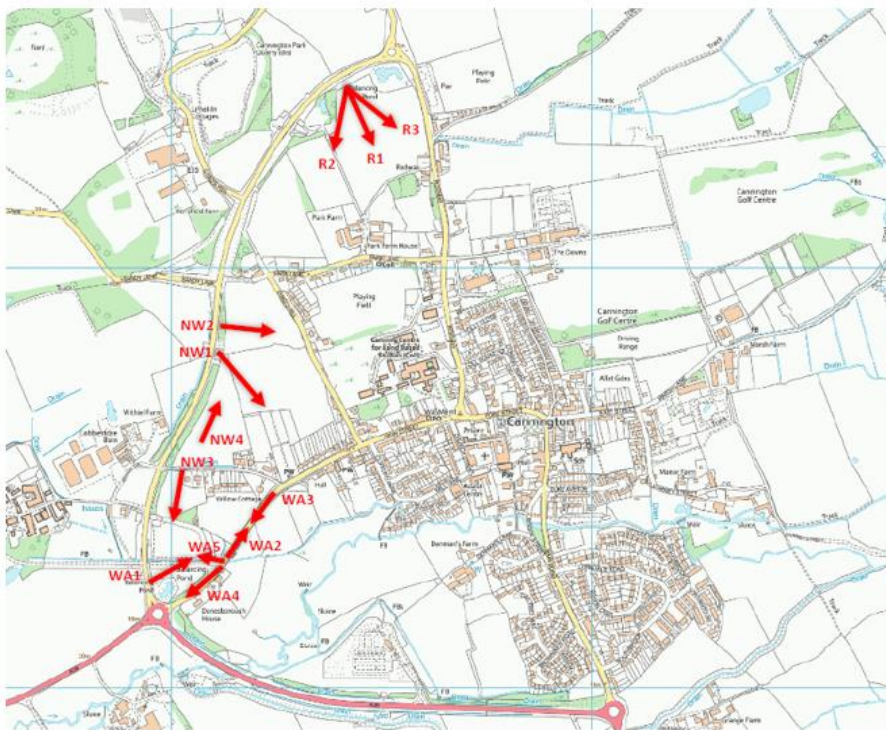
Policy ENV01: Landscape and Natural Environment – seeks to protect areas of landscape in and around the village which require protection from inappropriate development. Figures 13 and 14 from the Plan are reproduced below. The names of each area in Figure 13 can be viewed in the Plan.

Figure 13: Location of Important Landscape Features



Crown Copyright and Database right. All rights reserved (100054284)

Figure 14: Areas of Visual Landscape Quality / Important Views



Crown Copyright and Database right. All rights reserved (100054284) 2019.

Source: Cannington Visual Landscape Study, 2019

Key: R1-3 Park Lane (Ridgeline); NW1 High Street, NW2 Chads Hill, NW3-4 Withiel Drive (North-western Slopes); WA1-5 Western Approach

Policy ENV02: The Built Environment, Character and Heritage Assets – introduces parameters which would make development “high quality” design in the Cannington context. The Plan is accompanied by a Design Guide which illustrates some of the design features in Cannington which should guide the “look and feel” of new development. The policy also seeks to protect several local heritage assets, which do not already receive protection through national listing, reproduced from the Plan below.

Table 5: Important Listed Buildings and Local Heritage Assets

Local Heritage Assets (and reason / value)		
1	Cannington Grange	Locally significant historic value and contribution to the local built form and character.
2	Cannington Gardens and enclosed stone walls	Locally significant historic value and contribution to the local built form and character. Village amenity. Grade II listed (walls only).
3	Cannington Cemetery chapel and surrounding stone boundary	Locally significant historic value and contribution to the local built form and character.
4	Natural stone walls along High street west of the village centre (on the south side, starting below the scout hut and proceeding past Withiel Drive down to the agricultural access. On the north side, starting at the cemetery down past Withiel drive all the way down to the Lodge)	Locally significant historic value and contribution to the local built form and character.
5	Gurney Manor Mill	Locally significant historic value and contribution to the local built form and character.
6	Cannington United Reformed Church	Place of worship and community amenity.

Policy ENV03: Protecting Community Facilities and Amenities – seeks to protect community facilities and amenities from inappropriate development or loss. Table 6, reproduced from the Plan lists those community facilities the Plan seeks to protect.

Table 6: Important Community Amenities and Facilities

Asset		Reason / Value
1	Cannington Village Hall	Essential village amenity
2	St Mary the Virgin Parish Church and surrounding grounds	Essential village amenity
3	Cannington United Reformed Church	Essential village amenity
4	Brook Street play area	Recreational use Active play for children and families
5	Jubilee Gardens	Recreational use
6	Rodway playing fields	Sport and recreational use

Policy ENV04: Proposals for New, Replacement or Extended Community Facilities and Amenities – supports changes to community facilities and amenities subject to various criteria.

Transport

Policy TRANS01: Transport and New Development – identifies parameters for major development to be acceptable in transport and accessibility terms.

Business and the Economy

Policy ECON01: Loss of Premises which Provide Employment and Conversion and Change of Use of Buildings to Support Local Employment – seeks to prevent loss of employment uses where planning permission is required for change of use.

Education and Training Facilities

Policy EDU01: Additional and Improved Education Facilities – provides support in principle for additional and improved education facilities.

Community Projects and Aspirations

Policy COM01: Community and Village Projects – provides support in principle for the development of identified new community facilities, infrastructure and projects.

How can I respond?

A comments form is available on the website here <https://www.cannington.org.uk/links/neighbourhood-plan/> and is also printed at the end of this leaflet. We would appreciate it if you can use this form to make your comments so that it is easier for us to analyse them. Alternatively, please structure your comments to respond to particular policies, paragraphs, pages or sections of the Plan.

Comments can be posted or emailed to the Parish Council at the addresses below (see “Where can I find out more?” below).

Comments are welcomed by **21st June, 2021**.

Where can I find out more?

You can see a full version of the Plan and supporting documents on the Parish Council website at

<https://www.cannington.org.uk/links/neighbourhood-plan/> .

If you wish to see a paper copy of the Plan, in the interests of accessibility we can make copies available to those who need to see it on paper. We want to minimise the number we have to print off, however, for sustainability and cost reasons. You can ask to see a copy by contacting the Parish Clerk via the email address, phone number or postal address below.

Post: The Parish Clerk, Cannington Parish Council, Community Office, Village Hall, Brook Street, Cannington, Bridgwater, Somerset TA5 2HP.

E-mail: canningtonparishcouncil@cannington.org.uk (please insert "Neighbourhood Plan" in the subject line)

Tel.: 01278 653322

What's Next?

This **consultation on the draft Plan runs from 4th May until 21st June, 2021**. We will then review all comments submitted and consider changes to the Plan as a result.

The Plan will then be **revised over the summer** to take into account the comments and suggestions made.

The Plan can then be submitted to Sedgemoor District Council. We aim to **submit the Plan by the Autumn this year**.

The District Council then runs a final consultation, after which comments and the Plan itself are considered by an independent Examiner at a **Public Examination**. The Examiner will assess the Plan using tests set by the Government. If the Plan passes those tests, it will be finalised and be subject to a **local Referendum** when all eligible residents in the Plan area (parish) will vote on whether to accept the Plan for use in the planning system. If a majority support the Plan it becomes a legal planning document in the planning system, being **"made" (formally adopted)** by Sedgemoor District Council.

THANK YOU. PLEASE HAVE YOUR SAY!

Comments Form

Please use this form to provide comments on the draft Plan. Please state to which page number, section or policy your comment refers, unless it is a general comment about the Plan as a whole.

You can post or drop-off your comments to: The Parish Clerk, Cannington Parish Council, Community Office, Village Hall, Brook Street, Cannington, Bridgwater, Somerset TA5 2HP. Alternatively, you can email the Parish Clerk at canningtonparishcouncil@cannington.org.uk (please insert “Neighbourhood Plan” in the subject line).

The deadline for comments to be received is 21st June, 2021. Thank you.

Name:

**Title / organisation /
business if not an individual:**

Address:

Email address:

*Resp. no.
(office use
only)*

You do not have to give your contact details, although it is helpful for us to understand where in the Parish you live in relation to some comments made and you may wish to provide your details to be contacted in the future about progress with the Plan. Individuals’ comments will be anonymised in the report of comments received which will be made public following consultation. Organisations, agencies, private businesses and consultants etc. will normally be named, but if you are representing one of these, please indicate if you would prefer that your response should be anonymised.

Page no. / section / policy reference	Comments
	<p data-bbox="378 1449 1028 1481">Please continue comments over the page if necessary.</p>

Page no. / section / policy reference	Comments
	<p data-bbox="378 1449 1031 1481">Please continue comments over the page if necessary.</p>

Page no. / section / policy reference	Comments
	<p data-bbox="277 1449 1028 1481">Please continue comments on an additional sheet if necessary.</p>