

CANNINGTON NEIGHBOURHOOD PLAN

2016-2032

REGULATION 14 (PRE-SUBMISSION)
AND COMMUNITY CONSULTATION DRAFT



**GUIDING THE FUTURE DEVELOPMENT, REGENERATION AND CONSERVATION OF
CANNINGTON**

March 2021



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Photographs: we would like to thank Mr George Pope LRPS and Rose Allen for letting us use their images of Cannington.

1. FOREWORD

- 1.1 *We (the Parish Council) began the journey of making a Neighbourhood Plan in 2016 with help from members of the local community who were not Parish Councillors. 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. During the process, we engaged consultants to help us move the Plan forward and sought the informal views of officers at Sedgemoor District Council on our draft policies in the Plan. 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.*
- 1.2 *We were "ready to go" when the Coronavirus pandemic hit us! We took the decision at that point to pause work on the Neighbourhood 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 the Plan and re-engaged consultant support again to update the Plan with almost a year having passed since we paused work.*
- 1.3 *We would like to thank all of those who have committed time and energy into developing this Plan and have got it to the point it has now reached. In particular we would like to thank Cannington Neighbourhood Plan Steering Group and Stuart Todd Associates for their invaluable help. We encourage residents to comment on this Plan and will welcome all comments. This consultation will also seek the views of various statutory consultees and other interested organisations, businesses and bodies.*

Colin Allen

Chairman, Cannington Parish Council, March 2021

2. INTRODUCTION

- 2.1 Neighbourhood Development Plans (Neighbourhood Plans) are planning documents introduced as part of the Coalition Government's approach to planning which sought to give local people and communities more say about how their area changes and develops. These changes were defined by the Localism Act which was enacted in April 2012.
- 2.2 Neighbourhood Plans are a formal part of the planning system, are governed by a legal framework, and must comply with the "*Basic Conditions*". They must:
- Have regard to national planning policies and guidance;
 - Contribute to achieving sustainable development;
 - Be in general conformity with the strategic policies of the development plan (the Sedgemoor Local Plan); and,
 - Be compatible with European Law¹ and Human Rights obligations.
- 2.3 The Cannington Neighbourhood Development Plan (the Plan) seeks to guide the future development, regeneration and conservation of Cannington Parish, and presents a series of policies to do this. How these policies comply with the basic conditions is set out in the Basic Conditions Statement, which is available via www.cannington-neighbourhoodplan.info.
- 2.4 A Consultation Statement provides an overview of the consultation undertaken during the preparation of the Plan².
- 2.5 Together, the Consultation Statement and Basic Conditions Statement demonstrate that this Plan fully accords with the requirements of the Localism Act and of the Neighbourhood Planning (General) Regulations 2012.

¹ As transposed into UK law.

² A draft of the Consultation Statement is available to view on the Neighbourhood Plan pages of the Parish Council website at <http://cannington-neighbourhoodplan.info/evidence-base/consultation-and-engagement-backup/>. This Statement will be updated following this Regulation 14 / Pre-submission and Community Consultation stage.

Structure of the Plan

2.6 The Plan is structured as follows:

- Chapters 1 to 4 outline the background to and vision for the future development of Cannington Parish;
- Chapters 5 to 12 present with the Neighbourhood Plan policies community, actions and other local guidance. The policies seek to guide and shape development and are used in the determination of planning applications by Sedgemoor District Council. Community actions are commitments by the Parish Council to respond to community ambitions. They will help support the Parish in its delivery of the wider strategic vision, but are not part of the Plan for the purposes of the formal legal process.

2.7 The Plan takes account of, and is informed by, supporting documents which together form the Plan's evidence base³, such as land-use designations, policies, constraints and consultation responses.

2.8 When submitted for Public Examination, the Plan will be accompanied by a separate Consultation Statement which records the consultation process and results throughout the Plan's preparation and a Basic Conditions Statement which sets out how we consider the Plan to meet the basic condition tests which will be applied by the independent Examiner during the Examination. We are also required to submit a statement of reasons for not undertaking a Strategic Environmental Assessment (SEA) given that we have been advised by Sedgemoor District Council that the Plan does not require such an assessment to be carried-out.

How the Neighbourhood Plan relates to the Planning System

2.9 The Government wants to enable local people to have a greater say in the future development proposals for their area. However, the proposals must be in line with national planning policy as set out in the National Planning Policy Framework (NPPF) and the strategic policies contained within the Sedgemoor Local Plan.

³ Our evidence base material can be found on our website at <http://cannington-neighbourhoodplan.info/> and key parts are also reproduced in this Plan where necessary.

- 2.10 Neighbourhood Plans must also be in line with European Regulations⁴ on strategic environmental assessment and habitat regulation issues.
- 2.11 The Plan enables local people to have greater power to decide the parameters for where new housing and employment development should go and how they want the parish to change. In the absence of the Plan, Sedgemoor District Council would make planning decisions with less local input.
- 2.12 The Neighbourhood Plan (once 'made', or adopted) together with Sedgemoor District Council's Local Plan form what is known as the 'development plan' for our area.

Determination of Planning Applications

- 2.13 The Sedgemoor Local Plan comprises 'Strategic' and 'Development Management' policies, both of which will continue to be used by Sedgemoor District Council in the determination of planning applications proposed within Cannington. Our Plan contains local planning policies specific to Cannington and once the Plan is 'made' these will also need to be considered when Sedgemoor District Council determine applications within Cannington.
- 2.14 Our policies build upon and dovetail with those of the Local Plan, but importantly they are tailored to address specific local issues which allow us to shape the character of our community. For example, the Plan emphasises the need to retain and enhance the natural environment and landscape around the village and seeks to address long standing traffic and transport issues.

Developing the Cannington Neighbourhood Plan

- 2.15 An application for the designation of the Cannington Parish as a Neighbourhood Planning Area was made by Cannington Parish Council on 10th July 2013 to Sedgemoor District Council. The application sought to designate the entire area of the Parish as the neighbourhood area. Cannington Parish Council considered the whole of the Parish to be the most appropriate area for designation in line with best practice guidance.
- 2.16 Sedgemoor District Council resolved to approve the designation of the whole of the Cannington Parish on 24th September 2013.

⁴ Under the European Union (Withdrawal) Act 2018 they will translate into UK law when the UK leaves the European Union

Figure 1 – Cannington Neighbourhood Plan Area⁵



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⁵ Source: Sedgemoor District Council

Consultation and Engagement

- 2.17 Consultation and engagement with parish residents and businesses has underpinned the formation of the plan, and has included surveys, questionnaires and drop-in events. 'Hard-to-reach' groups were targeted separately, including children and young people and businesses. The detail of how consultation was undertaken and the responses given are set out in the consultation reports and analysis and summarised in the Consultation Statement⁶.
- 2.18 Views and ideas gathered during the consultation have formed the basis of the Plan. Key concerns expressed by parishioners centred on the potential impact of new dwellings and the need to improve parking and road safety in the village of Cannington. The objectives identified for the Plan, as set out below, have been developed in response to these and other concerns and opinions expressed during the consultation.

Steering Group

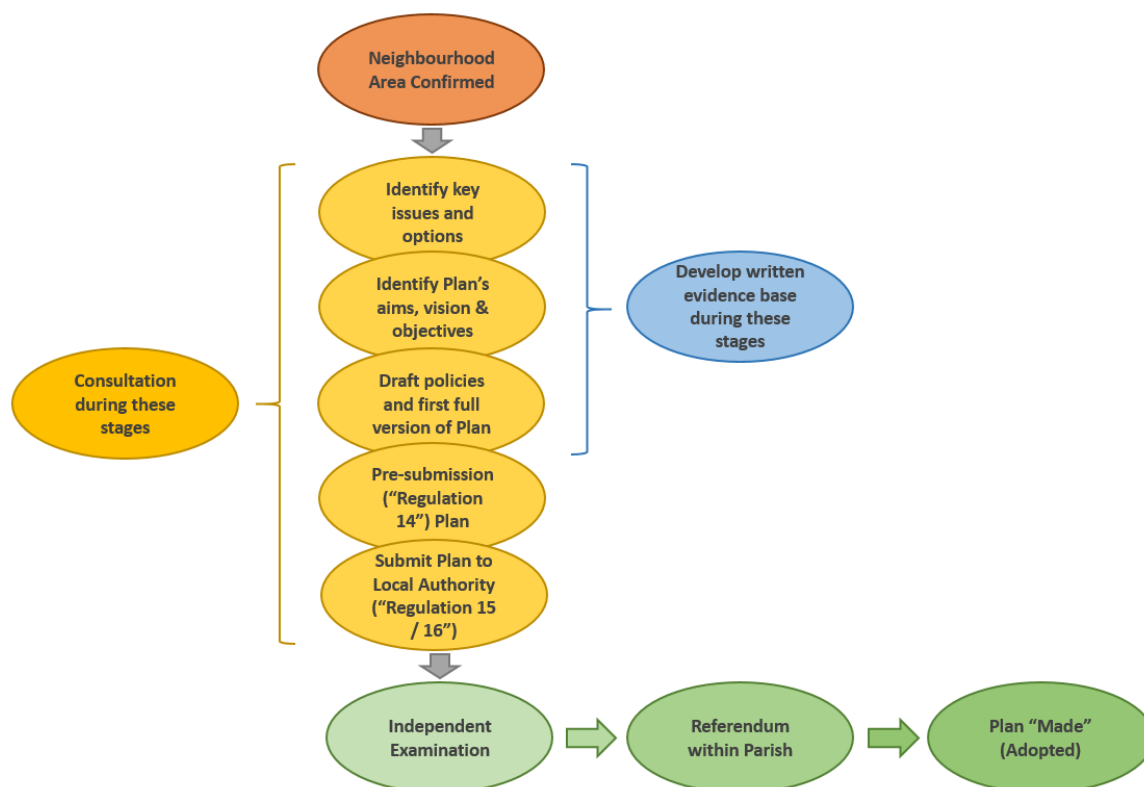
- 2.19 An initial questionnaire was delivered to all homes in November 2013. The results collated and reported back to an open meeting in January 2014. Volunteers from that meeting were invited by the Parish Council to form the Neighbourhood Steering Group which has led to the production of this Neighbourhood Plan.
- 2.20 The Terms of Reference for the Steering Group were approved in February 2014 by the Parish Council.

The Plan Process

- 2.21 During its development, the Plan will have gone through each stage illustrated in Figure 2 below. Following the successful completion of each of these stages the Plan is 'made' and becomes part of the 'development plan' for Sedgemoor. The policies it contains will be used when Sedgemoor District Council makes future decisions on planning applications within the Parish.

⁶ A draft of the Consultation Statement is available to view on the Neighbourhood Plan pages of the Parish Council website at <http://cannington-neighbourhoodplan.info/evidence-base/consultation-and-engagement-backup/> . All consultation analysis reports are available to view on the website via the same weblink.

Figure 2 – Flowchart illustrating Neighbourhood Plan development



- 2.22 The Neighbourhood Plan covers the period 2016 to 2032 to correspond with the Sedgemoor Local Plan which runs until 2032.

Cannington Parish

- 2.23 The Parish of Cannington lies within the County of Somerset and in the District of Sedgemoor. The Parish is located to the north west of Bridgwater and shares a border with the Parishes of Fiddington, Otterhampton, Spaxton and Bridgwater Without.
- 2.24 The area covered by the Plan is Cannington Parish, as shown by the map on page 5. Cannington Parish lies approximately 3 miles North West of Bridgwater in Somerset, stretching from the River Parrett in the north-east to the foothills of the Quantocks in the south. The village of Cannington, which lies roughly in the centre of the Parish, has a population of approximately 2,300. It is an attractive village with an historic core protected by a conservation area, together with areas of post-war housing.
- 2.25 For a village of its size it has a wide range of services and facilities, including (Doctor's surgery, five public houses, convenience store, butcher's, bakery, hairdressers and newsagents, builders' merchant, landscaping business, garden machinery business and farm sales business). It is also home to Cannington Primary School, Brymore Academy,

a state agricultural school, and Cannington Centre for Land-Based Studies, which, as part of Bridgwater & Taunton College including the National College for Nuclear Studies, is one of the key further education facilities in Somerset.

- 2.26 Cannington is on the main route between Bridgwater and Hinkley Point, site of two existing nuclear power plants (A & B Stations) and one under construction (Hinkley Point C). As one of the closest sizeable villages to the new development, the impacts on Cannington are expected to be considerable. The need to manage these impacts for the benefit of the local population has been a key driver in the decision to develop a neighbourhood plan.

The village is a short distance from the M5 and the associated strategic road network and is reasonably well located relative to Bridgwater railway station. However, as the village is only accessible via the A39 this is a significant constraint should accidents occur within that part of the network.

Parish Socio-economic Profile

- 2.27 The total population of the Cannington Parish was 2,271 at the last census in 2011 which represents approximately 2% of the total population (114,588) of the District. The village of Cannington is by far the largest settlement in the Parish and accounts for 88% of the Parish population (2,002 based on 2011 census).
- 2.28 Table 1 below summarises the demographic profile of the Parish against the District, regional and national profile.

Table 1 Population summary⁷

Age Group	Percentage			
	Cannington	Sedgemoor	South West	England
0-17	23	20.7	20	21
18-29	10.2	12.5	14.7	16.3
30-44	14.8	17.5	18.8	20.6
45-59	21.3	21.4	20.1	19.4
60-64	7	7.4	6.8	6.0
65-74	12.2	10.9	10.1	8.6
75-84	8.7	6.8	6.6	5.5
85-89	1.9	1.9	1.9	1.5
90+	1.1	0.9	1.0	0.8

- 2.29 As can be seen from the demographic profile contained within Table 1 above, the profile for Cannington is broadly similar to that of both Sedgemoor and the wider South West. However, there are some notable differences.
- 2.30 Cannington has a bigger percentage of its population within the age categories above 60 years of age when compared to Sedgemoor. By consequence it has a lower percentage than Sedgemoor for the groups of working age 18-59.
- 2.31 One age group that is perhaps surprising is the percentage of school aged individuals given the previous comments regarding other age categories. This demographic profile should be considered when devising policies for the Plan.

⁷ Source: 2011 census, ONS

A History

- 2.32 The village of Cannington lies approximately three miles west of Bridgwater on the busy A39 Bridgwater to Minehead road and is the gateway to the Quantock Hills.
- 2.33 The name of Cannington first appears in the Saxon Charters circa 880 as Cantuctone. Cantuc was a British name for a ridge and ton a village so the meaning of the name is Quantock Village (the Quantocks being the nearby range of hills). By Saxon times the settlement had moved to the present village site. There are no Saxon structures remaining, though it is possible the present church is on the site of a wooden Saxon church. The spelling "Cannington" as it is today appeared around 1641.
- 2.34 The settlement in the Cannington area almost certainly first occurred on Cannington Hill which is a limestone outcrop to the north of the present-day village which is now being quarried and part of the area known as Cannington Park. On the top of the hill is an Iron Age fort and there is also evidence of Romano-British occupancy. Much of the historical information about the village is found in the Domesday Book, the statistical survey of England in 1086.
- 2.35 The Norman invasion of England in 1066 by William the Conqueror led to upheaval in the country. The De Courcy family, lords of nearby Stogursey, established Cannington Priory (later Cannington Court). The manor and church were given by Robert De Courcy in 1138 as the main endowment for a house of Benedictine Nuns.
- 2.36 In the 14th Century there is some evidence of corruption in the Priory and by 1536 the Nunnery was dissolved. The priory was one of the first in the area to be affected by the dissolution of the monasteries. The lands were returned to the Crown until the land was given to Edward Rogers one of Henry VIII favourites.
- 2.37 Edward later became a Member of Parliament for Somerset and both he and his descendants were influential in Cannington life until the line died out. The last heir, Henry



St. Mary's Church

Rogers, was instrumental in the building of The Almshouses in High Street which today still play an important part in Cannington life.

2.38 In the early 1800's there were many varied businesses suggesting that the village was effectively self-sufficient. The businesses included grocers, bakers, florist, general stores, blacksmith, wheelwright, saddle and harness makers, boot makers, a variety of mills as well as a strong farming community.

2.39 The Parish Council was formed in 1899 and the village continued to develop throughout the next century. During the 1920's six council houses were allocated to Cannington by the Rural District Council.

2.40 In 1931 the village had a Working Man's Institute (the Village Hall), a golf club, the Cottage Home for Children (Cannington House) and even had its own Tax Collector! Businesses at the time included saddle and harness makers, wheelwright, seedsman, Alvis car agent, bicycle agent, farrier, as well as a grocer and shopkeeper.



Cannington House and War Memorial

2.41 At this time eight council houses were erected past the Rose and Crown and electric light was brought to the village. Houses were built in Brymore Lane (now known as

Withiel Drive) and a village by-pass was planned. Later in the 1930's four council houses were built on part of the allotment land at the end of East Street.

2.42 During the 1940's further council houses were built in East Street and Southbrook and areas of the village saw the introduction of streetlights. During the 50's, 60's and 70's the village saw increased development. Further Council houses were built in Gurney Street, East Street and Brook Street. Crabtree's Caravan Park opened in 1954 for workers constructing the road to the new power station at Hinkley Point and the related harbour improvements in Combwich.

- 2.43 Houses were also built in Priory Close, Grange Close and Northbrook for the Hinkley Point workers and houses were erected in Park Lane for staff at the Farm Institute (now part of Bridgwater College).
- 2.44 Further Council houses were built in Church Street (Bowling Green) and further houses were built at the bottom of Rodway Hill.
- 2.45 As a result of the increasing traffic to Hinkley Point discussions were held with Somerset County Council over road improvements. Subsequently Rodway Hill and the road to Combswich were widened and straightened. The properties on Lonsdale Road, Rydon Crescent and Teals Acre were built during the 1960's and the development of a large estate of houses off Rodway Hill in the 70's (Conway Road, Folly Close, Toll House Road). Properties on Mill Close and Belverdere Close were also built.

- 2.46 A large estate of houses was built in the 1990's off Main Road and Cannington Bypass was built on the south side of the village. More recently a small development of housing at Court Orchard. The most recent residential development was an affordable housing scheme at Rose Villas, Chads Hill. A development of 16 houses off Main Road and a scheme adding 2 (net additional) dwellings in Gurney Street have also recently been completed.



Church Street from the Church Tower

- 2.47 Although not itself located within the Parish, Hinkley Point C (3200 MW nuclear power station) was granted a Development Consent Order (DCO) in March 2013. The DCO also allows for the construction of a park and ride as well as a by-pass around Cannington.
- 2.48 At the end of 2015 a one-mile (1.6 km) road was opened which links the roundabout on the A39 Cannington southern bypass with the C182 which leads to Hinkley Point.

National Planning Policy

2.49 The National Planning Policy Framework sets out planning policy to which all neighbourhood plans must have regard. Its guiding principle is a 'presumption in favour of sustainable development', and plans must show that they do not hinder development provided that it is sustainable. Sustainable development is often defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. In the planning context, the Government defines a "presumption in favour of sustainable development"⁸ which, for 'plan-making', means that:

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area ; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. The definition continues for 'decision-making'.

The National Planning Policy Framework identifies three objectives necessary to achieve sustainable development: economic, social and environmental. Each policy in the Plan has been appraised against these sustainability objectives to help ensure that it contributes to sustainable development.

Local Planning Policy and Key Constraints

2.50 The Plan also needs to be in general conformity⁹ with the strategic policies of the Sedgemoor Local Plan.

⁸ See National Planning Policy Framework, 2018, paragraph 11 at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

⁹ The Government's definition of this can be seen on the following website - <https://www.gov.uk/guidance/neighbourhood-planning--2#General-conformity-with-strategic-policies>

2.51 The Local Plan identifies the village of Cannington as a 'Tier 2' settlement. Tier 2 settlements are considered "...to still have a good range of services that meet the needs of both the settlement itself but also close neighbouring smaller settlements. Compared to other rural settlements further down the hierarchy they are also relatively unconstrained by key environmental constraints, such as flood risk."¹⁰ Table 4.6 in the Local Plan states that the scale of development in Tier 2 settlements should:

"Focus for housing and employment growth appropriate to the settlements scale and character;

Retention of existing and provision of new key local services/facilities and retention of existing employment opportunities;

Delivery of dwellings on existing committed sites with planning permission (approximately 170 dwellings);

Maximising development opportunities within the existing settlement through appropriate infill and redevelopment opportunities;

New strategic allocation(s) in sustainable locations outside but well related to settlement boundaries (minimum of 570 dwellings across all 6 settlements), to be identified through subsequent site allocations Development Plan Document or Neighbourhood Plans;

Releasing small scale self-build and custom build schemes well related to settlement boundaries that meet demand."

2.52 Between 2011 and 2032, Tier 2 settlements¹¹ should accommodate a minimum of 816 dwellings, which, when commitments and completions to 2015 are counted, reduces to a residual amount of 576 dwellings. In Cannington specifically, the Local Plan (in Policy T2a) requires a minimum of 150 dwellings to be allocated, with a further 13 already committed to be delivered. The Local Plan has made housing allocations for Bridgwater, Burnham-on-Sea/Highbridge and Tier 1 settlements but has not done so for Tier 2 settlements where the Plan has an interim criteria-based policy (Policy T2a) to be used to determine the appropriateness of housing sites until the Council prepares an additional Site Allocations Local Development Document for the Tier 2 settlements for those places where neighbourhood plans do not allocate sites. Part of the policy sets out criteria as

¹⁰ See Table 4.1, Local Plan, <https://www.sedgemoor.gov.uk/LocalPlan>

¹¹ Which, as well as Cannington, include Axbridge, Nether Stowey, Puriton, Wedmore, and Woolavington

follows: *"...In the interim until sufficient sites to meet at least the minimum levels of growth set out in Table 5.1 either identified in a neighbourhood plan or allocated in a subsequent allocations document, proposals outside of the settlement boundaries that meet all of the following criteria will be supported: Sites should normally be identified as opportunity sites within the Council's Strategic Housing Land Availability Assessment (updated annually); The scale of development should be appropriate to the size, accessibility, character and physical identity of the settlement taking into account the minimum levels of growth above; The development should be well related to and complement the existing built form of the settlement, providing opportunities for walking and cycling to local services and facilities; Development that is likely to have a significant transport impact will be supported by appropriate assessments as referred to under Policy D15; Support where appropriate access to local job opportunities, including retention of existing local job opportunities as well as on-site provision; Contribute to local infrastructure including education, service provision, accessible open space and community facilities; Maintains and where appropriate incorporates enhancements to the local environment, landscape, and historic environment, including where appropriate habitat creation and community woodland planting. Provide affordable housing in accordance with the Council's requirements. Meaningful and robust engagement and consultation with local stakeholders including Parish or Town councils will be encouraged."*

- 2.53 Figure 3 below is an extract from the Sedgemoor Local Plan (Inset Map 9) and shows Cannington's policy context with the development boundary edged in dark green.
- 2.54 The village also has a Conservation Area (edged in pink on Figure 4 below) which was formally designated by Sedgemoor in 1991. The Conservation Area is focussed around the historic core of the village. As noted within the history section below there is an identified Iron Age hillfort at Cannington which was built around 2,500 years ago. There is also a wider Area of High Archaeological Potential identified on the Local Plan Inset Map.

2.55 Other main designations of note for the village are the two areas of designated "Countryside Around Settlements" (Policy D31), "Open Areas Protected from Development" (Policy D32), "Informal Outdoor Space" (Policy D33) and "Formal Outdoor Space" (Policy D33)

providing protections for land-uses and landscape value in and around the settlement. The "Countryside Around Settlements" areas relate to open land near the Cannington Brook which make an important landscape character



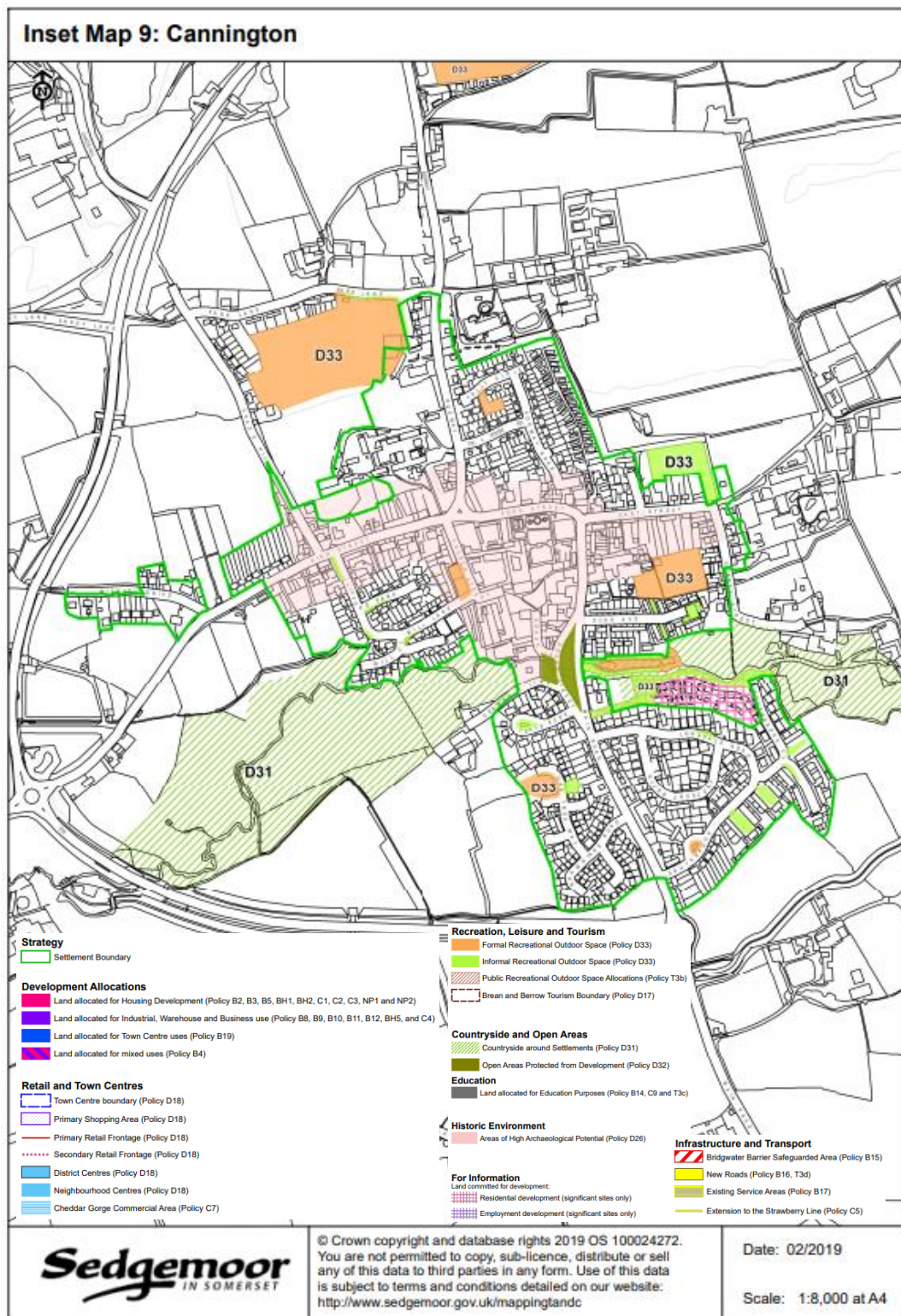
View of Cannington and its setting

contribution to the

settlement. The wedges are also accessible and well used as public footpaths and add to the setting of the historic core and worthy of protection.

2.56 The other significant constraint for the village is that of flood risk and this is shown on the Environment Agency extract at Figure 5 below.

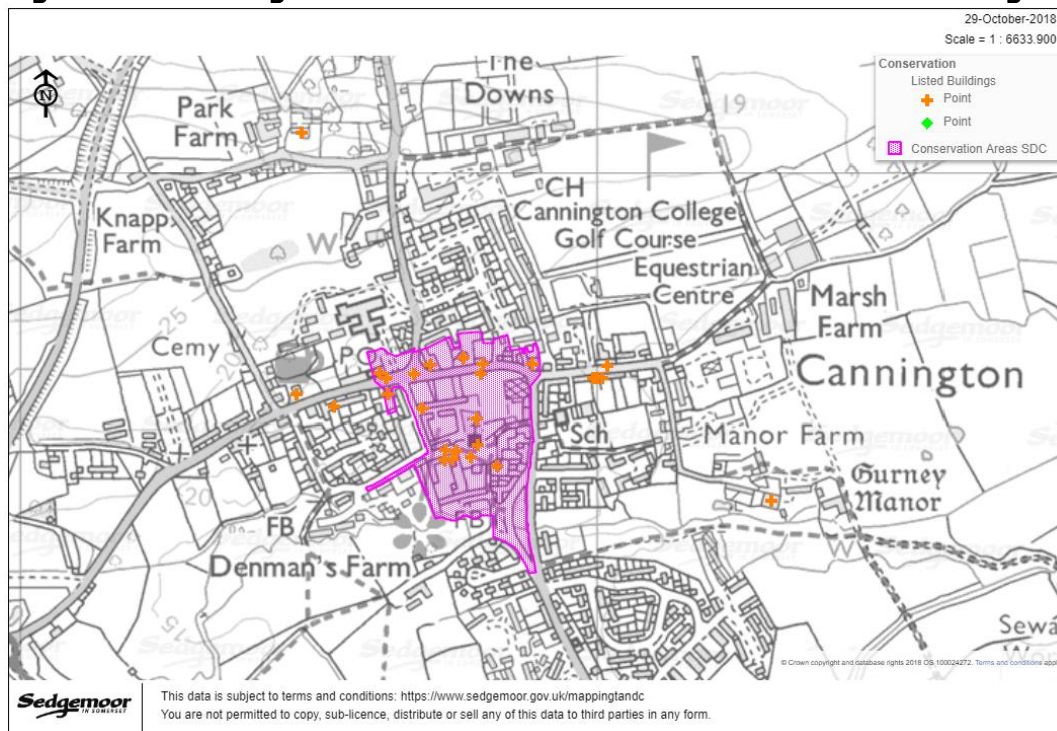
Figure 3- Cannington Local Plan Policies Inset Map¹²



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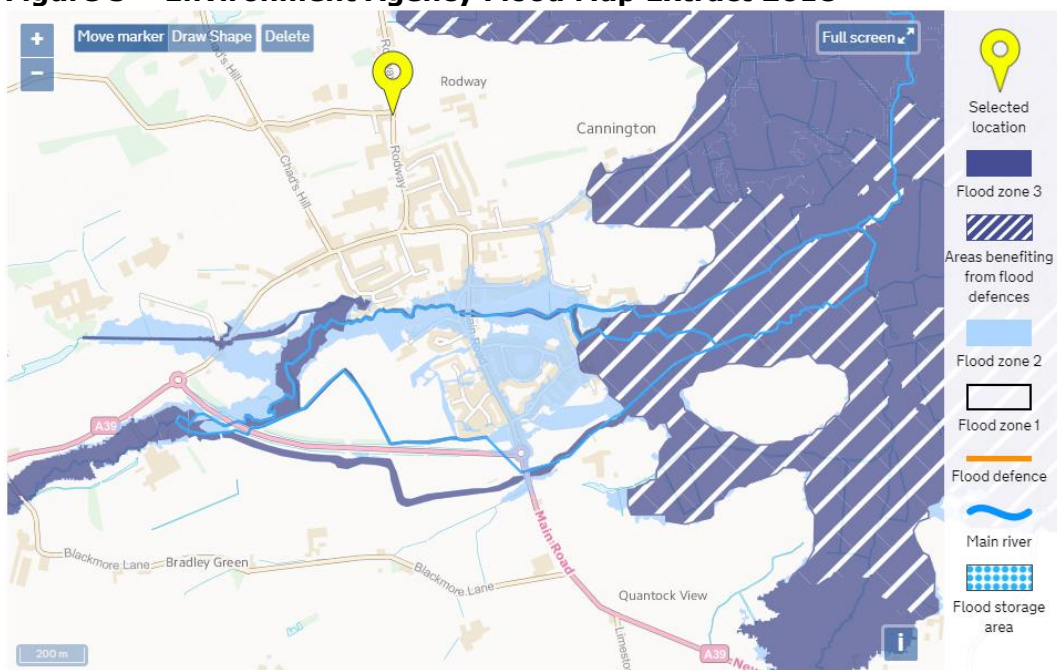
¹² Source: Inset Map 9, Adopted Sedgemoor District Council Local Plan 2011-2032,
<https://www.sedgemoor.gov.uk/LocalPlan>

Figure 4 – Cannington Conservation Area Extent and Listed Buildings



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Figure 5 – Environment Agency Flood Map Extract 2018¹³



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- 2.57 The extract shows the watercourses identified in dark blue single lines. It also shows that significant parts of the eastern and western ends of the village (shaded in dark blue) are

¹³ Source: Environment Agency, <https://flood-map-for-planning.service.gov.uk/>

located within Flood Zone 3 which is at a high probability from flooding. The lighter blue indicates medium probability from flooding.

- 2.58 Cannington has a history of flooding which has led previously to the construction of an earlier flood alleviation channel in 1984 as part of the southern by-pass scheme. Despite this the village has seen significant flood events in 2000, 2002 and most recently in 2012. It is understood that the events in 2012 affected approximately 50 homes and 1 business internally causing damages of around £900,000¹⁴.
- 2.59 Given the significance of the risk, the Environment Agency submitted an application (13/15/00009) in March 2015 for the construction of a flood relief channel along the south of the bypass. The scheme was given delegated approval on 12th June 2015 and was completed in Autumn 2017.
- 2.60 The scheme includes a flow control structure to limit the flow of the Cannington Brook, approximately 2km long flood diversion channel as well as raising land in selected locations adjacent to the diversion channel.
- 2.61 Now completed the level of flood risk has been reduced to over 200 properties in the Cannington area. 55 properties will move out of the significant or very significant flood risk band and the A39 (part of critical road network) will be protected from flooding and instances of sewer flooding will be reduced.
- 2.62 Clearly the implementation of this scheme will have a significant positive impact for the village and reduce development constraint.

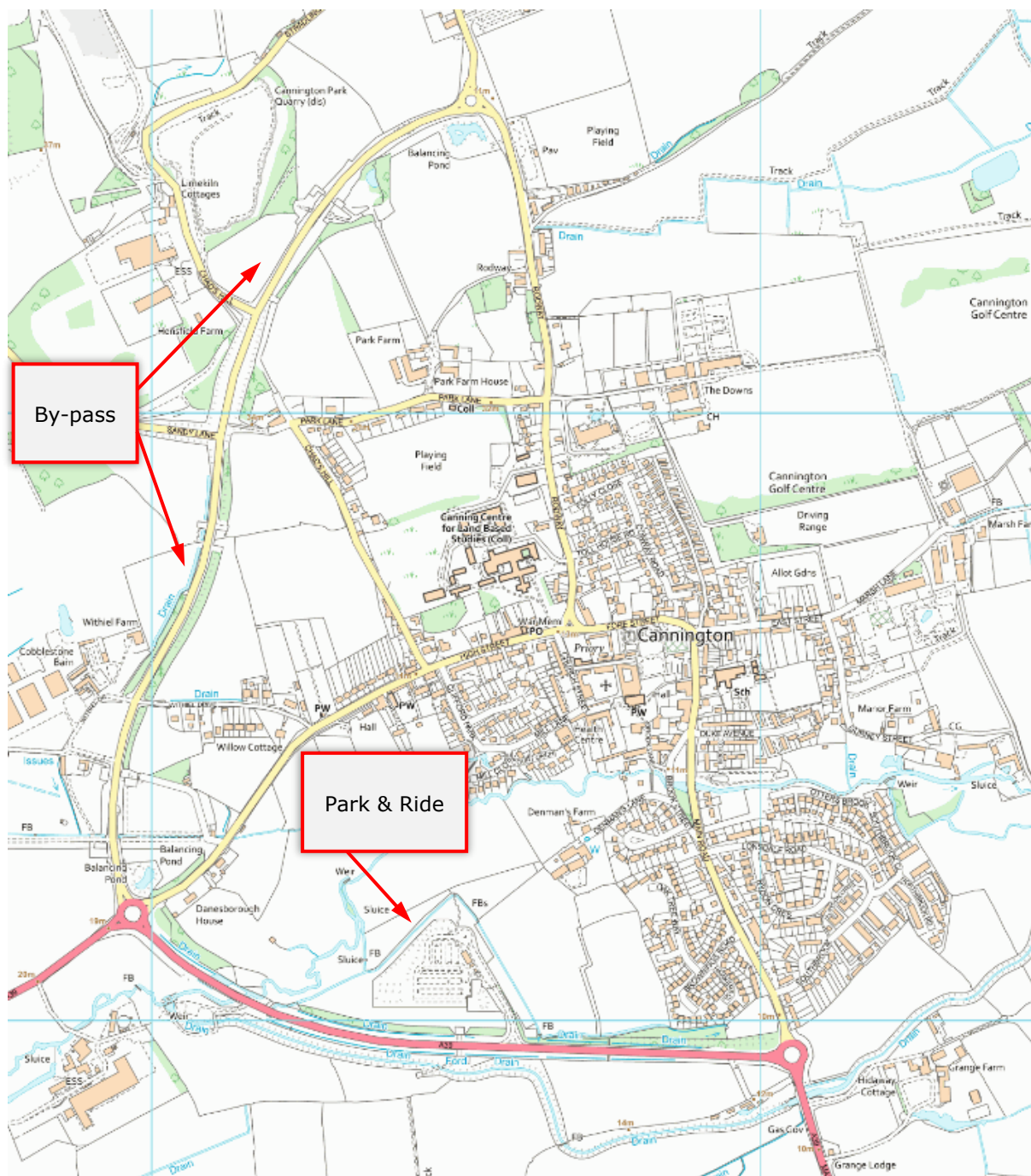
Cannington's Future

- 2.63 While the Local Plan sets out the position in terms of the expectations of housing growth in the period to 2032, the shape of Cannington's future will continue to be heavily influenced by the development of Hinkley Point C. A development of this size at Hinkley Point will have significant implications for the village, in terms of opportunities but also pressures. Despite the increased traffic and congestion issues associated with the build operations, the rural village of Cannington remains a Tier 2 settlement where only a relatively small scale of growth will be permitted.

¹⁴ Cannington Flood Defence Scheme: Planning, Design & Access Statement by Environment Agency 11th March 2015

2.64 As noted above the bypass associated with the Hinkley Point C development has already been constructed and is now operational. The village is also hosting a park & ride which is needed to support the construction phase. Figure 6 below shows the park and ride site and alignment of the western bypass associated with Hinkley Point C.

Figure 6 – By-pass Alignment and Park & Ride Site



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- 2.65 This neighbourhood plan seeks to add detail to Local Plan policies to manage development in a way most appropriate to local circumstances and local opinion.
- 2.66 The Plan contains policies that are targeted at helping to shape development proposals that come forward within the village. Equally the village has many aspects that are worthy of protection including the rural approaches, the amount of greenspace within, some noteworthy playing and sports pitches as well as a diverse housing stock. The village is, as noted above, subject to constraints associated with transport infrastructure, flood risk and landscape vulnerability. As such the proposed policies aim to steer development to locations or require that proposals do not exacerbate or detract from the aforementioned characteristics of the village.

3. GLOBAL ISSUES WITH LOCAL IMPACT

Climate Change

- 3.1 The planning system has a key role to play in sustainability, as set out above, and within that context has a significant part to play in reducing our impact on climate change, helping us mitigate impact and adapting to the changes which are already occurring.
- 3.2 While nationally, a target has been set for the country to be “net zero” in relation to carbon emissions by 2050, in Sedgemoor, the target has been brought forward through a climate emergency being declared by Somerset County Council and its constituent District Councils, including Sedgemoor, with an aim of working towards net zero carbon emissions by 2030.¹⁵ At the national level, legislation is being introduced to “green” policy and proposed changes to the



¹⁵ The Somerset Climate Change Strategy can be seen here - <https://www.somerset.gov.uk/climate-emergency/> The strategy, while not a Development Plan Document in the planning system, is nonetheless a material consideration to be taken into account when considering planning applications.

planning system also follow this “direction of travel”.

- 3.3 These will all contribute at a strategic level or, in some cases, at a more local level, with projects which are designed to have a positive impact or response. While a wide range of measures (both “carrots” and “sticks”) will need to be introduced across society and sectors, the planning system can play an important part in responding to the climate and ecological emergencies.
- 3.4 This Plan can play its part in helping to reach targets set nationally to reduce carbon emissions and also at the county and district levels through its local policies where those policies can encourage development proposals to exceed standards set in planning and building regulations. This means both encouraging the reduction of emissions but also looking to mitigate and adapt to the changing climate, for example, in terms of a response to flood risk or “greening” of the environment and increasing biodiversity, encouraging local initiatives and enabling change which can be introduced outside of the planning system, or helping to ensure that development does not exacerbate problems linked to climate change.
- 3.5 While not an exhaustive list, in Cannington, the key issues of concern facing the Parish at the local level in relation to climate change include the following:
- flood risk from increased rainfall and high intensity periods of rain;
 - a need to increase the energy efficiency of older buildings; and,
 - the impact of current levels of traffic on carbon dioxide emissions.
- 3.6 Rather than try to design a single planning policy about climate change and how mitigation and adaptation measures can be supported (which would need to cover a long and varied set of issues and criteria), we have sought to consider our policies (and community actions and projects) through a “climate change lens” within each topic. This means that the response to the changing climate, through the planning system and this Plan, is a “golden thread” running through policies. As climate change is a “cross-cutting” issue which affects and can be affected by so many topics, policies have been designed to apply criteria, where relevant, to help mitigate impacts or adapt to our changing climate.

Community Resilience

- 3.7 The current global Coronavirus Covid 19 pandemic has demonstrated that action within the community at the local level are critical in helping us to cope with and manage our way through unknown “shocks” which can impact on how we live and work. We cannot

guarantee that this type of event will not happen again in the short to medium term and we see it as the planning system's duty, alongside many other measures in other sectors to try to draw positives from what has occurred, learn lessons and plan for a future which could help to soften the impact, socially and economically, at the local community scale. The pandemic profoundly changed our lifestyles and we need to recognise the opportunities that the experience now gives us and the need for proactive measures to be taken that it now presents. To not grasp these and act on them would be a failure to learn to create better environments.

- 3.8 While there are limitations of our Plan in relation to the policies or measures we can introduce which are either not already being set in train by changes to national planning or other policies and regulations or are not within the remit of the planning system to influence, our Plan seeks to introduce policies which can help our economy and environment to adapt to changes where necessary.

4. WHAT DOES THE NEIGHBOURHOOD PLAN AIM TO ACHIEVE?

Vision

- 4.1 The chief aim of the Cannington Neighbourhood Plan is to guide the future development, regeneration and conservation of Cannington, in accordance with the following objectives.
- 4.2 This Neighbourhood Plan seeks to build upon the foundations laid down by the Cannington Village Plan approved in 2005. New evidence has been collected and the views of residents together with other stakeholders in the comprehensive consultations for Hinkley Point C have been taken into account in the formulation of this Plan. We have developed a Vision Statement for the Plan which reflects the keys issues in the parish identified through consultation and what we would like the parish to be like by 2032.

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

Objectives

4.3 Following consultation with the community¹⁶ the following objectives were agreed by the Parish Council:

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.

Topics and Policies

4.4 Within the context of these objectives, the Plan presents policies in several topics. In summary these are as follows:

Housing and Development

Policy DEV01: Development in Cannington Village

Policy DEV02: Development Proposals on the Edge of the Settlement Boundary

Policy DEV03: Local Lettings of Affordable Housing

¹⁶ In 2014 and 2015, see <http://cannington-neighbourhoodplan.info/evidence-base/consultation-and-engagement-backup/> for further details.

The Natural and Built Environment

Policy ENV01: Landscape and Natural Environment

Policy ENV02: The Built Environment, Character and Heritage Assets

Policy ENV03: Protecting Community Facilities and Amenities

Policy ENV04: Proposals for New, Replacement or Extended Community Facilities and Amenities

Transport

Policy TRANS01: Transport and New Development

Business and the Economy

Policy ECON01: Loss of Premises which Provide Employment and Conversion and Change of Use of Buildings to Support Local Employment

Education and Training Facilities

Policy EDU01: Additional and Improved Education Facilities

Community Projects and Aspirations

Policy COM01: Community and Village Projects

5. INTRODUCTION TO POLICIES

- 5.1 The Steering Group, through the consultation feedback¹⁷ and in the evolution of the nine objectives identified in Section 3, realised that given the surrounding uncertainties the preferable approach was to identify a series of policies which could be used to assess and steer development proposals, as opposed to seeking to identify specific development sites.
- 5.2 It is recognised by the Steering Group that recent development and growth of the village has happened organically and at a very modest rate and all the policy indications at present would suggest that there is not likely to be a step change in this regard. Accordingly, policies contained in this Plan seek not to constrain development but to ensure that it is delivered so as not to place undue pressure on known constraints within the village particularly transport, parking and flooding.
- 5.3 With this in mind a criteria-based approach is proposed which seeks to establish a sequential based assessment of development proposals. This policy accounts for; and takes due account of; the qualities of the village and seeks to retain these and where possible enhance them.
- 5.4 The following policies therefore seek to shape the future development of the Neighbourhood Plan area. The proposed policies will ensure that any sites that are developed within the village are developed sustainably with appropriate consideration given to areas of green open space, limited landscape impact, the delivery of supporting facilities and ensuring that the proposals do not result in any additional adverse impacts in relation to transport (particularly highway safety and car parking).
- 5.5 These policies respond directly to concerns and issues raised during the community consultation process and seek to deliver the identified plan Vision and associated objectives.

¹⁷ In 2014 and 2015, see <http://cannington-neighbourhoodplan.info/evidence-base/consultation-and-engagement-backup/> for further details.

6. HOUSING AND DEVELOPMENT

Context

- 6.1 The total number of dwellings within Cannington (as of 2011 Census) was 973. The following table provides an analysis of household size and compares this to those of the District as a percentage comparison.

Table 2: Household size

Number of Bedrooms	Cannington (%)	Sedgemoor (%)
1 Bed	7.5	8.3
2 Bed	23.9	25.8
3 Bed	47.6	41.8
4 Bed	17.2	18.5
5+ Bed	3.7	5.6

- 6.2 Table 2 shows that there are some noteworthy differences between the house size profiles of Cannington and Sedgemoor, although these perhaps are not surprising. As can be seen Sedgemoor has a larger percentage of houses with the smallest number of bedrooms (i.e. 1 and 2 bedroom) whilst Cannington has bigger number of 3-bedroom properties.
- 6.3 The overwhelming majority of dwellings in Cannington (71%) are privately owned and owner-occupied (as shown in Table 3). This is like the rest of Sedgemoor and slightly higher than the average for England. There is a modest private rented sector at 13.9%, while the affordable housing stock is slightly higher than the District average at just over 15%. This equates to 141 affordable homes, the majority of which are rented.

Table 3: Household Tenure Census 2011

Tenure	Cannington %	Sedgemoor %	England %
Owner occupied	71.05%	71.30%	63.40%
Private rented	13.90%	16.00%	18.10%
Affordable	15.05%	12.70%	18.50%

- 6.4 A housing needs assessment undertaken in 2018 by Sedgemoor District Council identified an affordable housing need for 32 households in Cannington (and there are a further 43 potentially in housing need which are identified on the Homefinder Somerset housing list but who did not respond to the housing needs survey).
- 6.5 In 2018, Cannington, with an overall average purchase price of £228,777 was more expensive than nearby Bridgwater (£181,289). The assessment report states that "Using

“real house price data” and taking a conservative view on the average sold price of houses in the parish. [*sic.*] The price at which someone could buy a property (entry level at which it would be feasible to get onto the housing ladder) has been taken to be circa £175,000 for a 2-bed property & circa £218,100 for a 3-bed property. These are average figures based on sold prices from Rightmove and are only a guideline. A comparison of house prices with neighbouring and the broader market area suggests Cannington is a relatively expensive village. Prices are higher or in line with nearby villages and above the average in the Sedgemoor District Council area. Data tends to be less robust for smaller areas as it contains fewer records. This particularly applies to one-bedroom properties in rural areas.”¹⁸ Despite the impact of coronavirus on the economy, at the time of issuing this draft Plan for consultation (early 2021), the housing market seems to have remained relatively buoyant in the local area¹⁹.

- 6.6 There is one small residential care home in the village which is Local Authority owned. Bridgwater & Taunton College provide 116 onsite rooms for students at the Cannington Centre. In addition, there is the Henry Rogers Almshouse which provides accommodation for those individuals who cannot afford market housing but have a tie to the parish of Cannington.
- 6.7 The unusual combination of the quarry, large educational establishments, a golf course and the proximity of a Hinkley Point A & B as well as construction of C Station, together with traditional farms have been influential factors in the way Cannington has evolved.
- 6.8 The location of the Parish, on the road network to the nearby nuclear power stations, is of growing significance as plans for Hinkley Point C proceed.
- 6.9 The approved Village Statement, set out in the Cannington Parish Plan 2005²⁰, had eight points, including the following five relating to housing development:
1. Affordable Housing is a requirement targeted at local people and at new and existing employees in local jobs.
 2. An in-depth study and survey should be planned for suitable site/sites for affordable housing to be identified. This would enable the village youth to stay in the village where they grow up, will sustain the economic growth of the village and will encourage local businesses to stay in the area.

¹⁸ Cannington Housing Needs Assessment, 2018, p.4

¹⁹ Based on review of summary data on Right Move and Zoopla websites.

²⁰ Can be found at <http://cannington-neighbourhoodplan.info/wp-content/uploads/2019/04/Village-Statement-from-Parish-Plan-2005.pdf>

3. No large-scale house building should take place.
4. Any future building development should have off-road parking facilities.
5. The visual presentation of the village should be improved without losing the rural aspect.

- 6.10 Detailed work was undertaken at the time, by a dedicated group of local people to secure affordable housing sites but this failed to result in the construction of any new affordable homes.
- 6.11 The subsequent consultations for the third nuclear power station and its associated off-site works lasted several years prior to the Development Consent Order receiving approval in 2013.
- 6.12 The Parish's preference expressed through representations to that process was that any potential development near the village should be limited to a temporary use of land south of Cannington Brook for a Park and Ride Site was accepted by the Secretary of State.
- 6.13 In 2014, consultation with the community on key issues to which the Neighbourhood Plan should respond²¹ re-affirmed the preference of residents for Cannington to play its then accepted role set out in the Sedgemoor Core Strategy²² as a "key rural settlement", with residential development being allowed within the village's Development Boundary and with no allocation of large sites for residential development. Since that time, the role of the village (in planning policy terms) has changed in the new Local Plan, as noted above, to a Tier 2 settlement which will see a minimum of 163 dwellings delivered in the period to 2032²³.
- 6.14 As noted above, this Neighbourhood Plan seeks to add detail to Local Plan policies to manage development in a way most appropriate to local circumstances and local opinion. It sets out criteria-based policies to help steer development to the most appropriate locations. When work started on this Plan, Sedgemoor District Council had intended to develop a Site Allocations Development Plan Document (DPD) to allocate housing sites. However, as most Tier 2 settlements have seen sites come forward or allocated in Neighbourhood Plans under Local Plan policy T2a and minimum housing numbers have been reached in many Tier 2 settlements as a result, the District Council is no longer

²¹ See <http://cannington-neighbourhoodplan.info/evidence-base/consultation-and-engagement-backup/> for further details.

²² See <https://www.sedgemoor.gov.uk/corestrategy>

²³ Or, when completions and existing commitments at April 2015 are excluded, 150 dwellings according to the Local Plan.

going to produce this DPD. Cannington has not currently met this minimum with a recent planning application being refused on a technical highways matter (although the applicant has lodged an appeal)²⁴.

- 6.15 Sedgemoor District Council is required to maintain a 5-year supply of potential housing sites, based on a “call for sites” (where landowners can suggest sites which they consider to be appropriate for development) and a technical assessment²⁵ which examines their suitability for development. This does not give planning permission to the sites which would still be necessary for houses to be built. The “call for sites” exercises in recent years have produced an array of potential sites around Cannington and will be used to inform Sedgemoor District Council’s allocation of a site or sites.
- 6.16 There are two additional factors which will influence the location of housing development in the Parish:
- the new western by-pass opened in 2015; and,
 - the Flood Alleviation Scheme which was constructed in 2016 on the southern side of the village.
- 6.17 When comparing the number of new net housing commitments and completions in the Parish to date, the remaining minimum number of dwellings that should be delivered in the period to 2032 is currently 61 for the purposes of Local Plan policy T2a²⁶. Of particular note is outline permission granted for 73 dwellings on Land to the North of Grange Farm (application reference 13/18/00040). While the proposal for 165 dwelling at Land off Oaktree Way (reference 13/19/00043) has been refused, at the time of drafting this Plan it was subject of a planning appeal lodged by the applicant.

Our Approach

- 6.18 The Local Plan does not seek to make any land allocations at Tier 2 settlements such as Cannington and proposes what is considered to be only a modest level of additional growth of approximately 11 dwellings per annum across the plan period (equating to the minimum of 150 in the period to 2032, if the number of completions and commitments at April 2015 are excluded from the Local Plan figure of a minimum of 163 dwellings). As noted above, the Local Plan states that the Site Allocations DPD will allocate specific sites (if required) and if our neighbourhood plan does not, where the minimum number of

²⁴ Land off Oaktree Way (reference 13/19/00043)

²⁵ The assessment is called the Strategic Housing Land Availability Assessment or SHLAA. See here for further details <http://www.sedgemoor.gov.uk/1274>

²⁶ Based on Sedgemoor District Council figures for completions and commitments at 10th March 2021.

dwelling has not been built or received planning permission by the time it is adopted. However, it is understood that at the current time, that plans by the District Council to produce a Site Allocations DPD may be revisited given the rates of delivery in the District.

- 6.19 The Neighbourhood Plan Steering Group spent some considerable time studying whether it was appropriate to recommend a site allocation approach which would be specific about the sites on which this growth should take place or to develop criteria by which potential sites for residential development can be assessed to help guide development to appropriate locations. It was considered that, from the technical information available at the time, that it would be very difficult to decide which, from many possible sites with development potential identified in the District Council's strategic housing land availability assessment (SHLAA), would be best suited to development over another. From the information available, we could not determine the most favourable site or sites.
- 6.20 At the time of writing, there is continuing uncertainty about the likely long-term impact on the local housing market of the construction of Hinkley C. However, most evidence seems to indicate more impact in the private rented sector than on demand for owner-occupied homes (for example, in the Sedgemoor Strategic Housing Market Assessment 2016²⁷). Given the uncertainty and the lack of evidence for any particular impact in Cannington, the Neighbourhood Plan does not include policies specifically to deal with this issue. However, the criteria-based policy below will help to mitigate the impacts of any housing development, whatever the driver.
- 6.21 Parishioners believed that development should be in keeping with the existing built form of the village which is almost exclusively either single or two storey development.
- 6.22 With the emergence, since our last consultation, of the new adopted Local Plan, we also now consider that, alongside this Plan's policies, the Local Plan's interim criteria-based policy T2a could provide sufficient protection from inappropriate scales and locations of development until such time if and when the Sedgemoor DPD is adopted. However, to give additional confidence, certainty and be locally specific, our policies below and those in the Natural and Built Environment section set out criteria to guide the design of development appropriate to Cannington should the DPD not deal with such issues, not allocate a site or sites on the edge of Cannington village or the DPD not be produced.
- 6.23 There are various advice and guidance documents and standards that development should take fully into account where feasible, relevant and viable which are referenced in the Natural and Built Environment section.

²⁷ See <https://www.sedgemoor.gov.uk/shma>

- 6.24 There are also locally produced guidance documents which should be taken into account by proposals including:
- The Cannington Local Views / Visual Landscape Study (which illustrates the areas of landscape and views which are of high value locally)²⁸; and,
 - The Sedgemoor Landscape Assessment and Countryside Design Summary Supplementary Planning Document which provides district-wide guidance on the consideration of landscape matters in new development²⁹.
- 6.25 Our policies which define the parameters within which we would find housing proposals acceptable also apply to other types of development, as it is the impact of development (whatever type) that is a key concern, not only new housing.

Summary of Policy Justification

- 6.26 In summary, the justification for policies DEV01: Development in Cannington Village, DEV02: Development Proposals on the Edge of the Settlement Boundary and DEV03: Local Lettings of Affordable Housing are as follows:
- We are not seeking to allocate development sites in the village and therefore need to set criteria-based policies to help determine whether proposals which come forward are appropriate.
 - Our evidence base has helped to identify areas around the village which should receive policy protection by virtue of the quality of the landscape³⁰, importance to habitat / biodiversity and / or character that they contribute to the village. The Natural and Built Environment section in this Plan also helps to set this out alongside our Housing policies.
 - While we support development in Cannington, we need a structured approach to help steer that development to appropriate locations. The policies support development within the settlement boundary in principle, subject to other planning policies. In the interests of responding positively to the climate emergency and associated concerns on degradation of habitats and ecology, development on infill and previously developed sites should be a priority, even though national policy prevents a sequential approach to development sites with such sites being used before greenfield sites come

²⁸ See Appendix 2.

²⁹ See <https://www.sedgemoor.gov.uk/article/1216/Landscape-Assessment-and-Countryside-Design-Summary>

³⁰ Please see figures 11 and 12

forward. The development on the edge of the boundary will be assessed against the criteria set out in the Plan. We are keen to ensure that the new “hard line” made by the bypass does not represent a new default settlement boundary.

- We wish to prioritise affordable housing provision for people who live within the parish or locally outside the parish prior to inviting people in to live in Cannington who have no local connection to the area. This will help to fulfil identified local needs first.
- Feedback from public consultation had identified the issues set out in policy criteria in this and other policies relating to development as being key considerations for future development of the village³¹.

6.27 Policies DEV01, DEV02 and DEV03 seek to respond positively to the Plan’s following objectives:

- To ensure that Cannington develops at an appropriate rate and scale based on its role and function.
- To support the delivery of new housing only at a rate which meets local needs, minimum targets and role and function of Cannington in the Local Plan as a Tier 2 Settlement.
- To support the delivery of Affordable Housing to meet the needs of Cannington residents.
- To require all new development to be of the highest design quality and to ensure it respects the existing built form.

POLICY DEV01: DEVELOPMENT IN CANNINGTON VILLAGE

The Cannington Settlement Boundary area is reproduced in Figure 3 (and is consistent with that in the adopted Local Plan). For development to take place which is appropriate to Cannington’s role, function and character and to allow the village to absorb new development in an incremental organic way, the defined Settlement Boundary area is the preferred location for new development. Development proposals within the Settlement Boundary will be supported in principle. Preferred sites will be:

- i) On previously developed land; or,***

³¹ Please see <http://cannington-neighbourhoodplan.info/wp-content/uploads/2019/04/Consultation-Feedback.pdf> and <http://cannington-neighbourhoodplan.info/wp-content/uploads/2019/04/Feed-back-from-event-29th-October.pdf> for examples of evidence

- ii) On an infill site.***

POLICY DEV02: DEVELOPMENT PROPOSALS ON THE EDGE OF THE SETTLEMENT BOUNDARY

1. Within the context of Local Plan Policy T2a, development proposals on the edge of Cannington's defined settlement boundary will only be supported where they:

- i) are well-related to the development boundary and are preferably infilling or rounding off the settlement extent;***
- ii) are of a scale, density and massing in-keeping with that of surrounding buildings within the site's setting and are no more than two storeys in height respecting the built character of the village;***
- iii) retain key features of the landscape and established trees and hedgerows;***
- iv) do not compromise the locally valued landscape and natural environment features and areas identified in Policy ENV01 and setting of the village of Cannington;***
- v) do not cause significant cumulative adverse environmental effects (for example on biodiversity or habitats) or such impact can be satisfactorily mitigated;***
- vi) do not harm the amenity of the area or adjoining land uses; and,***
- vii) do not add to the risk of flooding and introduce sustainable drainage systems (SuDS) accompanied by a maintenance / management programme to ensure long-term viability and effectiveness.***

2. The following assessments will be used as reference points to help assess the impact of proposals:

- i) Sedgemoor Landscape Assessment and Countryside Design Summary Supplementary Planning Document; and,***
- ii) Cannington Local Views / Visual Landscape Study.***

3. Proposals should maximise opportunities to create a positive transition between development and the open landscape character and setting of

Cannington as part of the proposed scheme, for example, through landscape or public open space buffers with, if necessary, planting appropriate to the local landscape setting and habitat.

4. Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals take into account both this Plan's aims and objectives and the views of the local community.

POLICY DEV03: LOCAL LETTINGS OF AFFORDABLE HOUSING

1. Any new affordable housing unit provided in the neighbourhood plan area should have regard to the Homefindersomerset housing policy and rules (or any subsequent replacement) and be allocated to eligible households in accordance with the following priorities.

2. For any new affordable housing unit in the Neighbourhood Plan area, initial priority (and subsequent future allocation of the affordable home) will be given to eligible households who are in housing need (as defined below in 3.) and who have the following local connection with the Cannington neighbourhood plan area:

- i) Priority Category 1: Currently live in (and have done so for 5 years or more) the Cannington neighbourhood plan area;***
- ii) Priority Category 2: Previously lived for 5 years or more (within the previous 10 years) in the Cannington neighbourhood plan area;***
- iii) Priority Category 3: Work 16 hours or more a week in the Cannington neighbourhood plan area;***
- iv) Priority Category 4: Have immediate family (who currently live in, and have done so for 5 years or more) the Cannington neighbourhood plan area - means grandparent(s), parent(s), child(ren) or sibling(s);***
- v) Priority Category 5: Provides or received care for immediate family in the parish (immediate family as defined above);***

- vi) Priority Category 6: Should any affordable homes be left unallocated after exhausting the above list, the unallocated affordable homes will be allocated in accordance with the Homefindersomerset housing policy and rules (or any subsequent replacement).**

3. For the purposes of the Cannington neighbourhood plan area, a household is considered to be in housing need if it is assessed as being an emergency, gold or silver band household in accordance with Homefindersomerset housing policy and rules (or any subsequent replacement), plus applicants with no dependent children and are lodging with friends or family or living in accommodation with shared living facilities.

7. THE NATURAL AND BUILT ENVIRONMENT

Context

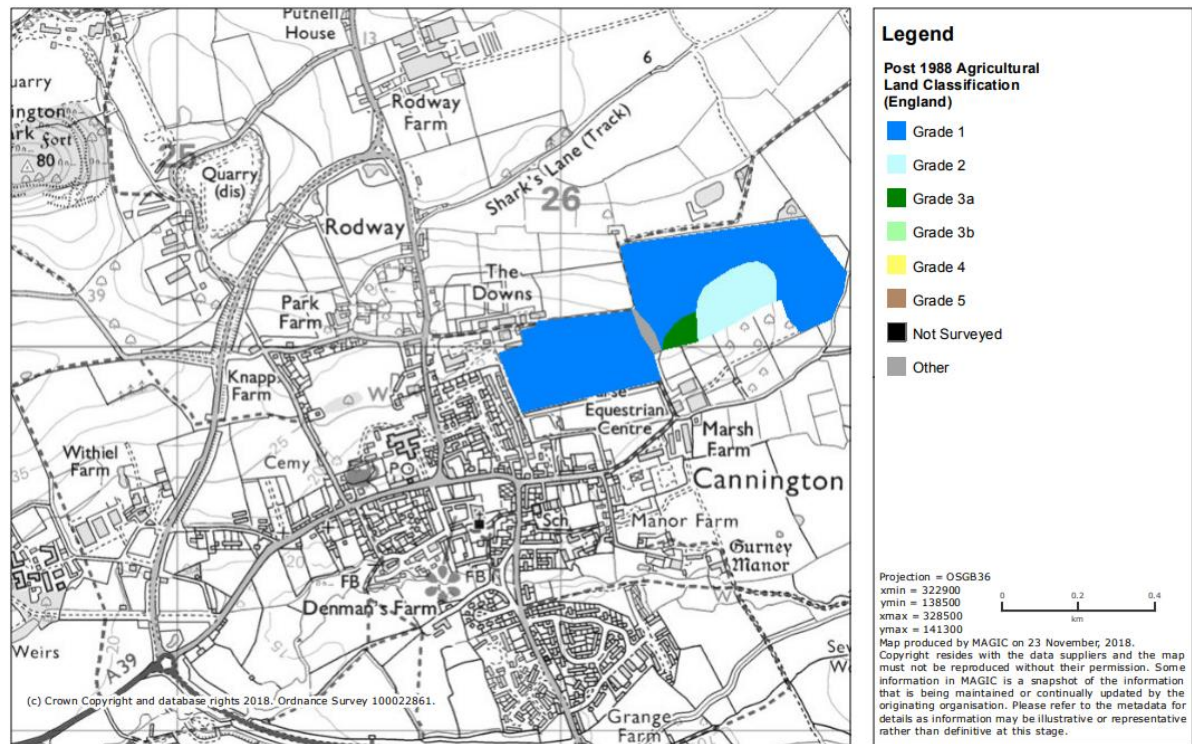
- 7.1 Cannington is a rural settlement, where the surrounding environs are dominated by agricultural uses and green landscape, as Figures 7 to 10 below show. Accordingly, the approaches to the village are green in nature and the village is well separated from the neighbouring settlements of Bridgwater and Combswich.

Figure 7: Cannington Village Environs (aerial image)



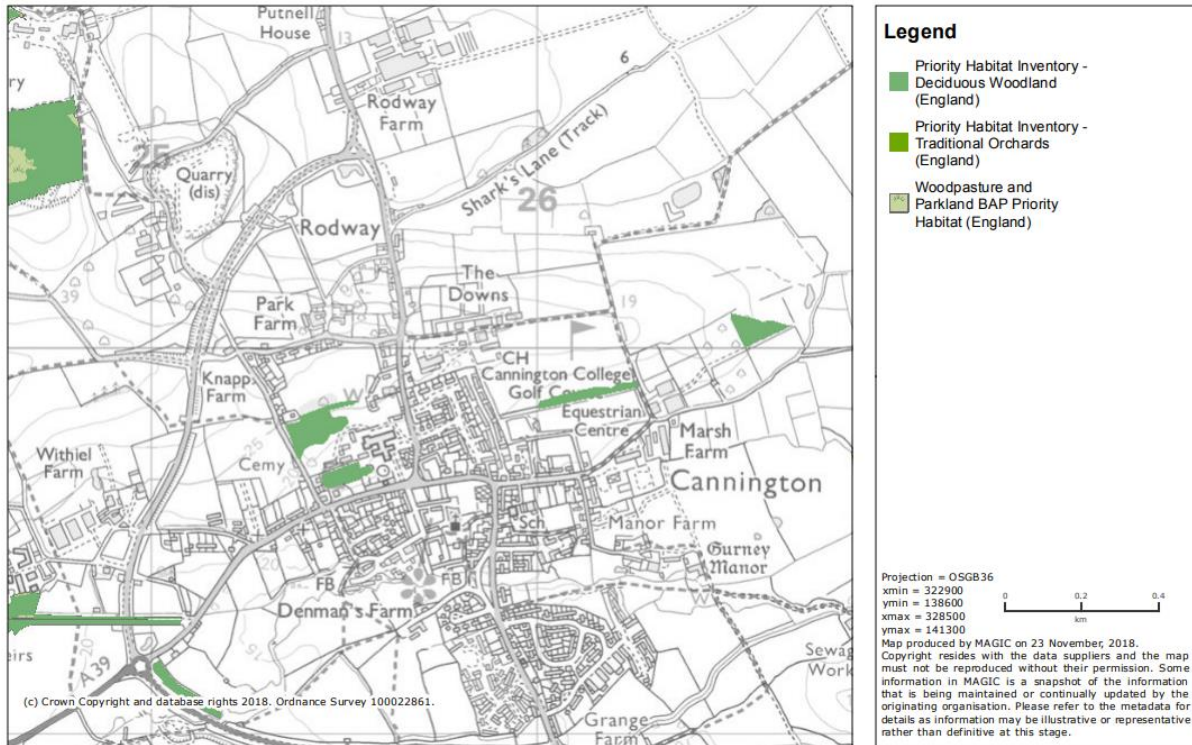
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Figure 8: Cannington Village Environs (agricultural land classification)



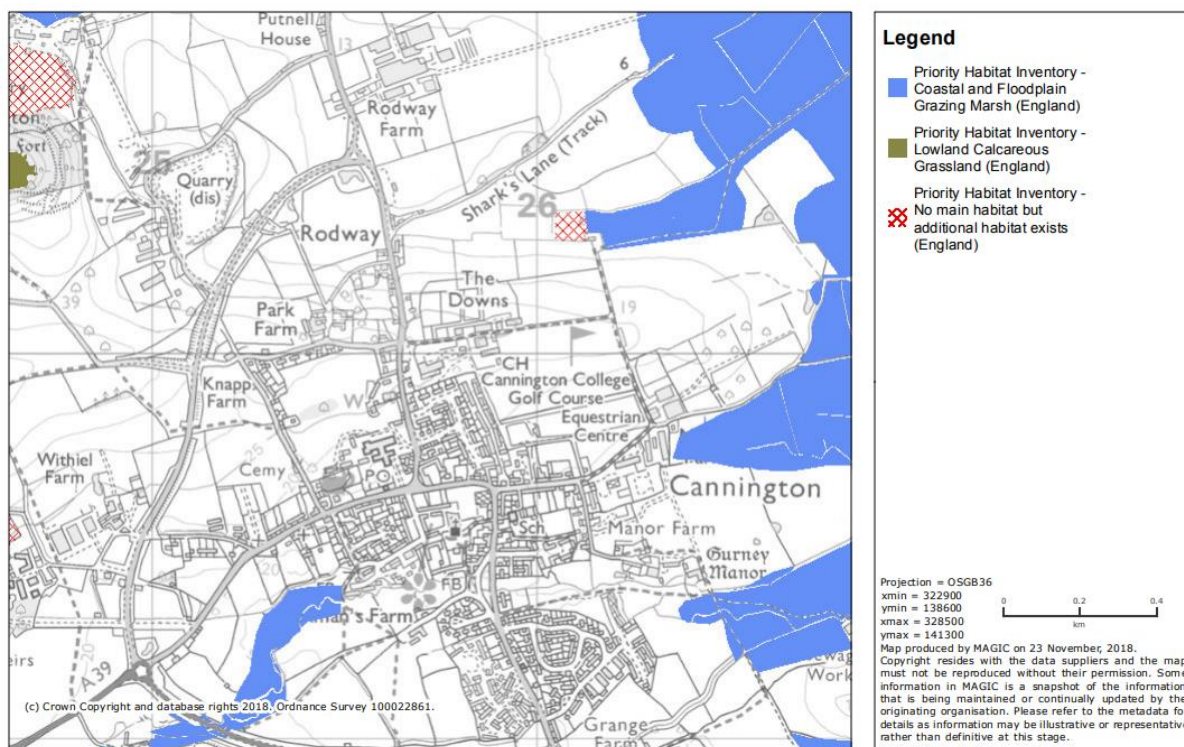
Crown Copyright and Database right. All rights reserved (100054284) 2018. Source: MAGIC, Natural England, <https://magic.defra.gov.uk/MagicMap.aspx>

Figure 9: Cannington Village Environs (Woodland)



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Figure 10: Cannington Village Environs (Important Habitat)



Crown Copyright and Database right. All rights reserved (100054284) 2018. Source: MAGIC, Natural England, <https://magic.defra.gov.uk/MagicMap.aspx> Priority Habitats definition: <https://data.gov.uk/dataset/4b6ddab7-6c0f-4407-946e-d6499f19fcde/priority-habitat-inventory-england>

- 7.2 In addition, the northern part of the village is located on rising land where limited amounts of development have taken place. However, this rising land is particularly vulnerable from further development that would be highly visible from the local footpath network and the surrounding environs. As such there is an expectation that the existing ridgeline of Cannington will be protected.
- 7.3 Most of the existing development is understandably located at the base of Chads Hill with more sparse development located beyond. Key areas of public open space such as the Golf Course, the sports fields and children's play areas also contribute to the landscape and village's overall character.
- 7.4 As previously noted (and seen in the Local Plan Inset Map 9) the village has two designated areas of "Countryside Around Settlements" (Local Plan Policy D31) which, in effect, form two 'green wedges' located centrally within the village. Their designation is a form of protection of key landscape and open space areas within the central part of the village. Some formal and informal areas of open space are also protected in the Local Plan through "Open Areas Protected from Development" (Policy D32), "Informal Outdoor Space" (Policy D33) and "Formal Outdoor Space" (Policy D33). The areas outside of the

village's settlement boundary are afforded some protection from inappropriate development through Local Plan policies such as S2: Spatial Strategy for Sedgemoor and T12: Countryside. For example, part of policy S2 states that "In the Countryside proposals for new development will be appropriately controlled, reflecting the challenges faced in terms of environmental constraints, accessibility to key services and sustainable transport opportunities. Development will be supported only where it accords with relevant policies in the Local Plan which provide for sustainable and appropriate scales of development in the Countryside, including where such a location is essential. To meet the needs of rural communities' consideration will be given to appropriate small scale residential infill opportunities within smaller villages and hamlets, the appropriate expansion and remodelling of existing businesses, and the appropriate reuse of brownfield sites. Unless special circumstances apply isolated homes in the countryside will be resisted, in accordance with the NPPF...". Policy T12 states that "To actively manage patterns of growth and focus significant development in locations which are or can be made sustainable proposals for new development outside of identified settlements (as defined in the spatial strategy Policy S2) will be appropriately controlled in accordance with national policy. This reflects the environmental and landscape constraints, more limited local services

and fewer opportunities for sustainable transport in many countryside locations.

Development will be supported where it accords with other relevant policies contained in the Local Plan that provide for development in the countryside to enhance or maintain the vitality of rural



View on the Edge of Cannington

communities and support a prosperous rural economy. Where development proposals in the countryside are not addressed by other policies of the Local Plan, new development must demonstrate that there are specific countryside needs, such as those of the local agricultural industry and local food producers, enhancement of the environment or where a countryside location is essential or more sustainable."

- 7.5 The feedback from all the public consultation events was clear³² in that additional protection should be given to the rural approaches to the village as they are particularly valued and provide the village with its rural setting. This is additional to the Local Plan's D31 (Countryside Around Settlements) policy and further development creep onto existing greenspaces should be avoided. We have identified several existing areas of green space/landscape value, open space and sports pitch provision within the village which are important to the community and should be protected to help maintain the rural nature and character of the village, provide sport and recreation opportunities for residents and help to ensure an enjoyable and pleasant environment for visitors.
- 7.6 Our policies should also be considered within the context of the Sedgemoor Landscape Assessment and Countryside Design Summary Supplementary Planning Document³³. While produced in 2003, it remains valid and adopted as guidance (in 2013) and continues to be utilised by the District Council. The document sets out Cannington's landscape type and character, landscape sensitivity to development and settlement and building form (including key principles for new development).

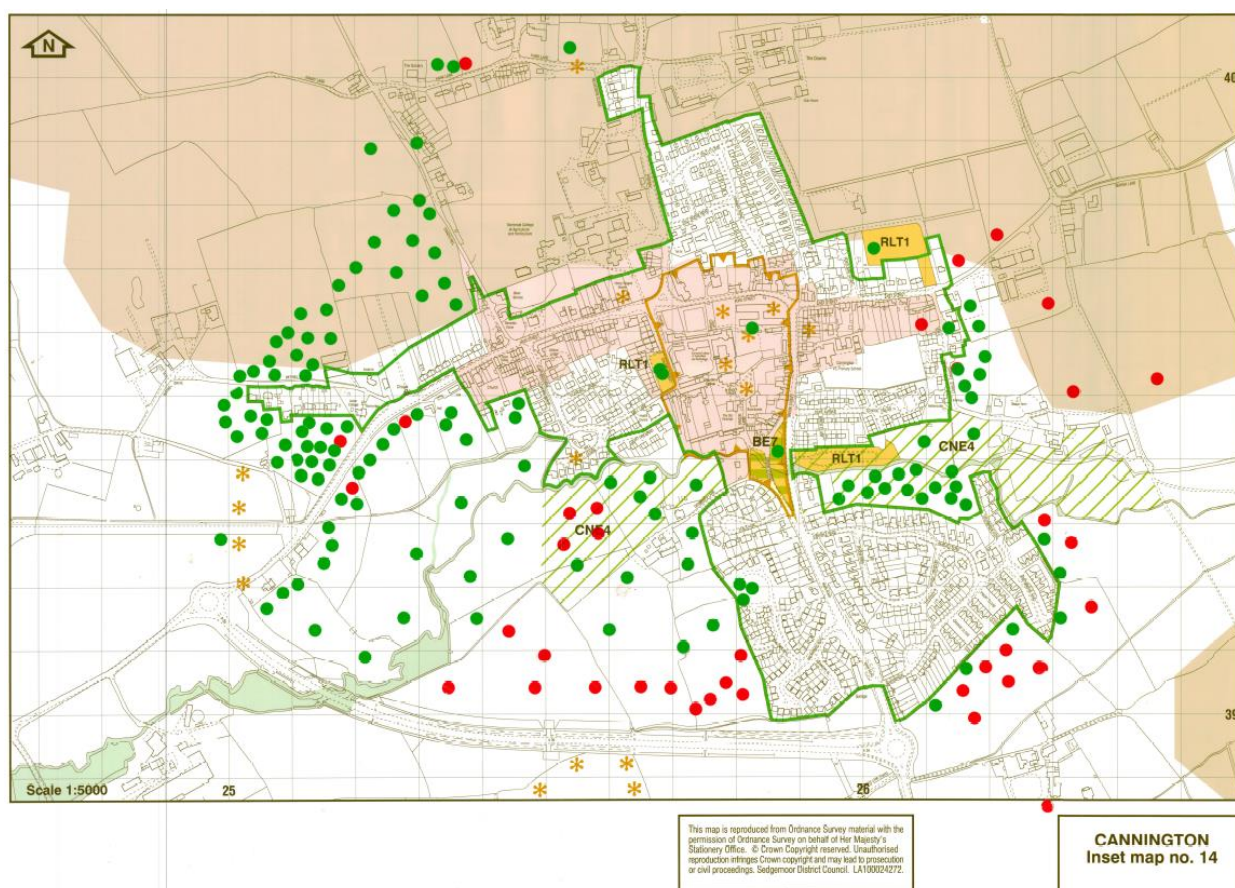


³² See <http://cannington-neighbourhoodplan.info/evidence-base/consultation-and-engagement-backup/> for further details. For example, see Figures 11 and 12 below from consultations in 2018.

³³ See <https://www.sedgemoor.gov.uk/article/1216/Landscape-Assessment-and-Countryside-Design-Summary>

7.7 Concern was also raised during public consultation about the consequences of the provision of the new western bypass to the village. It should not be a 'fait accompli' that this new road forms a new hard boundary to the extent of the settlement allowing complete build-out between the existing boundary and the road. The land between the bypass and the existing development edge of the village is highly visible within the local landscape and we consider that this wider landscape setting plays an essential role in defining the character of the village. Consultation suggested that there is significant support to protect the integrity and rural landscape setting of the village (see Figures 11 and 12 below). We would thus prefer for development proposals to be delivered in alternative locations on the edge of the village rather than in-filling the area of separation between the village and new bypass on the western and north-western sides of the village.

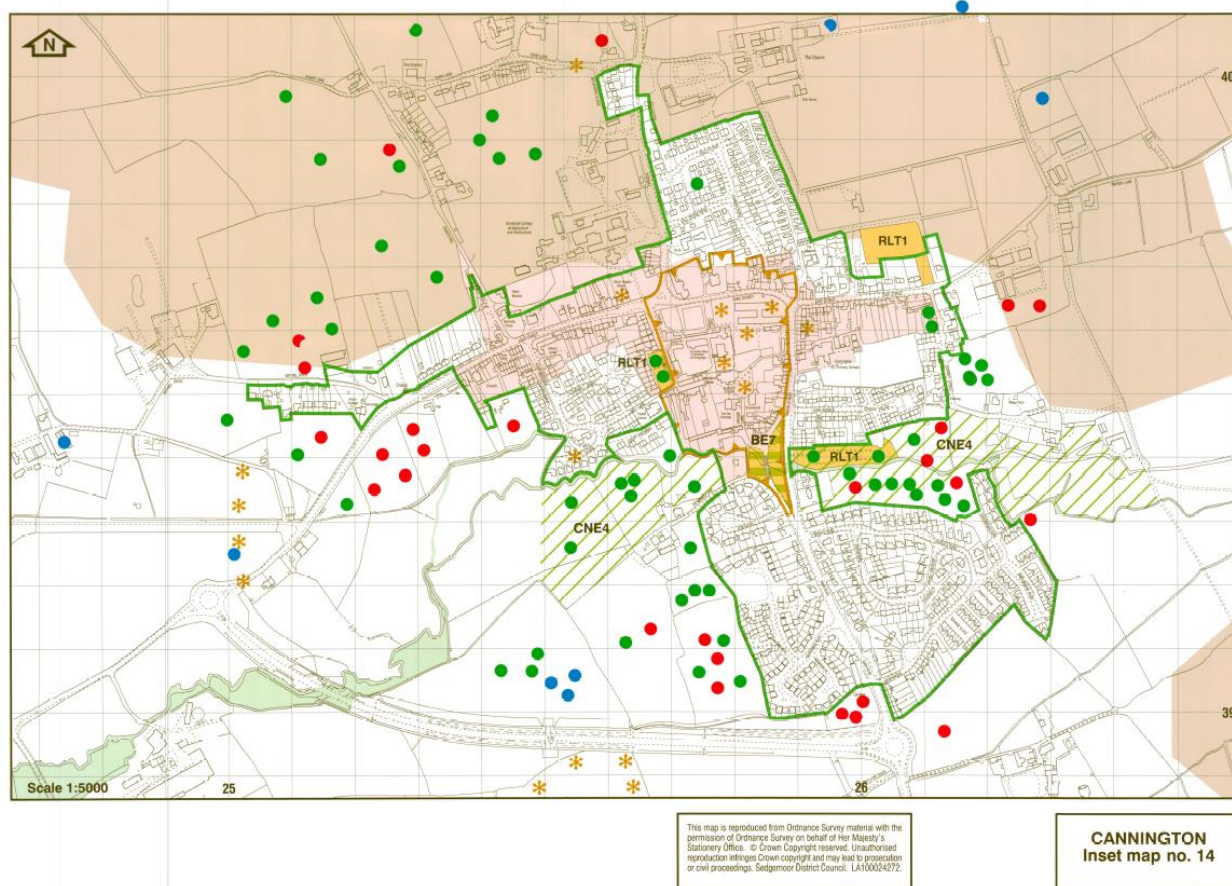
Figure 11: Landscape Areas Identified in Consultation (October 2014) worthy of Protection (green dots) and those with Potential for Housing Development (red dots)



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Notes: Map is out of date as new bypass to west of village now in place and new Local Plan inset map has replaced this version

Figure 12: Areas Identified in Consultation (November 2014) worthy of Protection (green dots), those with Potential for Housing Development (red dots) and with Potential for Commercial Development (blue dots)



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Notes: Map is out of date as new bypass to west of village is now in place

- 7.8 The other parts of the village are not designated or afforded protection under any landscape policy at either the local or national level.
- 7.9 Table 4 below identifies key landscape features which we have identified as significantly contributing to our network of green infrastructure, biodiversity and habitats, and character of the village and wider Parish. Their locations are also identified in Figure 13, while Figure 14 captures important views and their settings within which many of the important features sit (the latter defined in the Cannington Visual Landscape Study in Appendix 2). There is an expectation that our valued landscape features should be retained and protected given their contribution to a sense of place. Where we have identified trees which do not have existing Tree Preservation Orders (TPOs) we will discuss additional TPO designation with Sedgemoor District Council.

Table 4: Important Landscape Features (Trees and Landscape Areas / Views)

Map ref	Feature / Location	Importance
1	Avenue of trees leading to Brymore School	Important Trees (important to green infrastructure, biodiversity / habitat, public realm, air quality and character)
2	Connecting groups of trees on the southern side of High Street	
3	Yew trees at Cemetery	
4	Bridgwater and Taunton College – rear grounds	
5	Bridgwater and Taunton College – front forecourt	
6	Oak adjacent to War Memorial	
7	Trees at Rodway Playing Field	
8	Trees on the ridgeline on Rodway opposite the junction with Park Lane	
9	Red Copper Beech at the corner of East Street	
10	Trees within the grounds of the Walled Gardens	
11	Trees within the grounds of Cannington primary School	
12	Yew trees at Cannington Parish Church	
13	Trees in Jubilee Gardens and following the line of Cannington Brook east and west	
14	Red Copper Beech at Northbrook	
15	Tree belts within the grounds of the Grange	
16	Tree belt on Brownings Road estate	
17	Continuous tree belts to the north and south sides of the southern bypass	
18	Beech trees at the corner of Clifford Park	
19	Scots Pines and Oaks adjacent to Rose Villas	
20	Grade 1 and 2 Agricultural Land (also shown in Figure 8 above)	Important to retain quality of agricultural land
21	Priority Habitat and Woodland Areas (also shown in Figures 9 and 10 above)	Important to biodiversity and habitat
22	Ridgeline (Area of Visual Landscape Quality)	Area of Visual Landscape Quality (important to green infrastructure, landscape
23	North-western Slopes (Area of Visual Landscape Quality)	

Map ref	Feature / Location	Importance
24	Western Approach (Area of Visual Landscape Quality)	value, views, setting, biodiversity / habitat, public realm, air quality and character)
25	Trees on new by pass	Important Trees (important to green infrastructure, biodiversity / habitat, public realm, air quality and character)

Figure 13: Location of Important Landscape Features

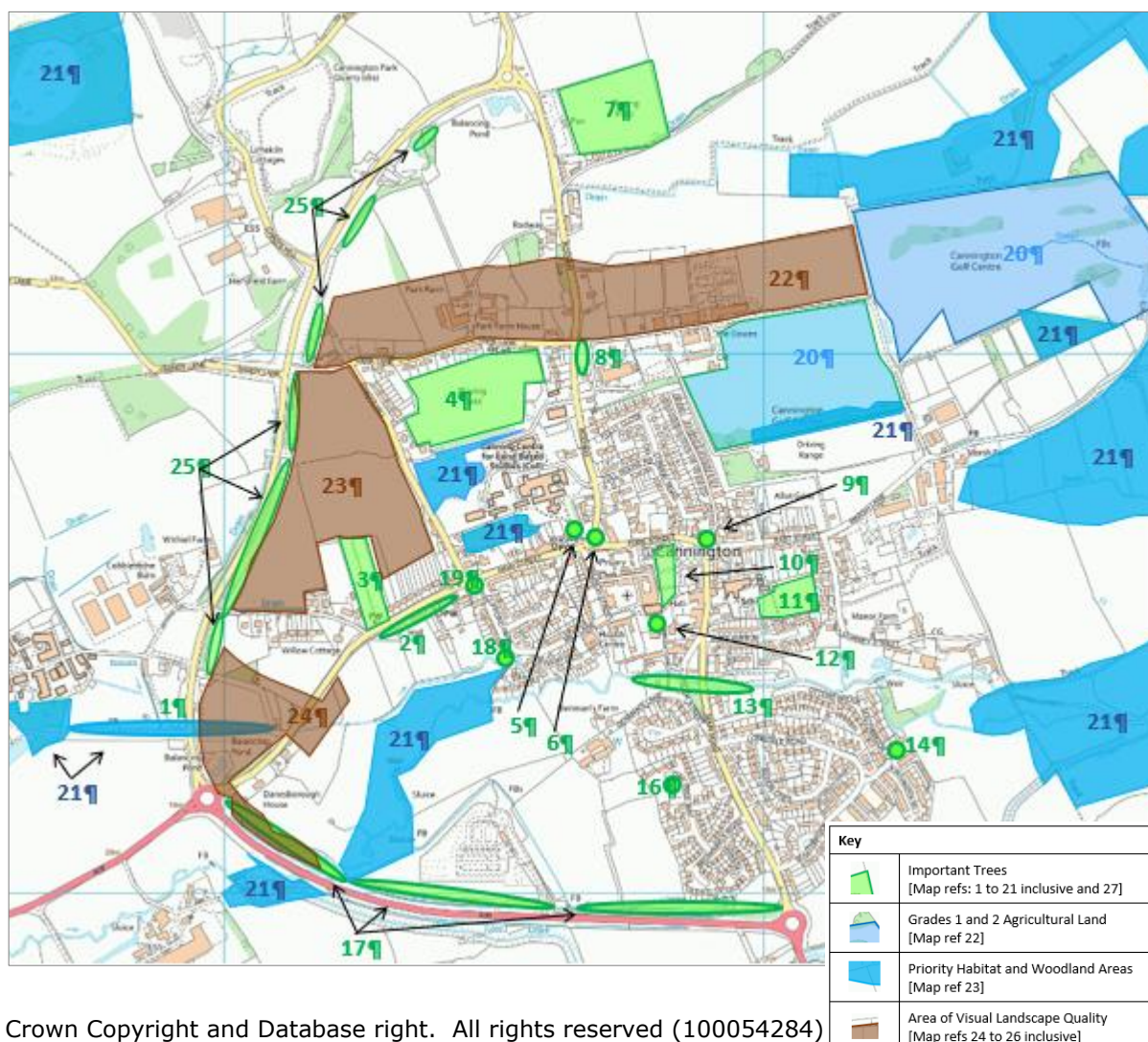
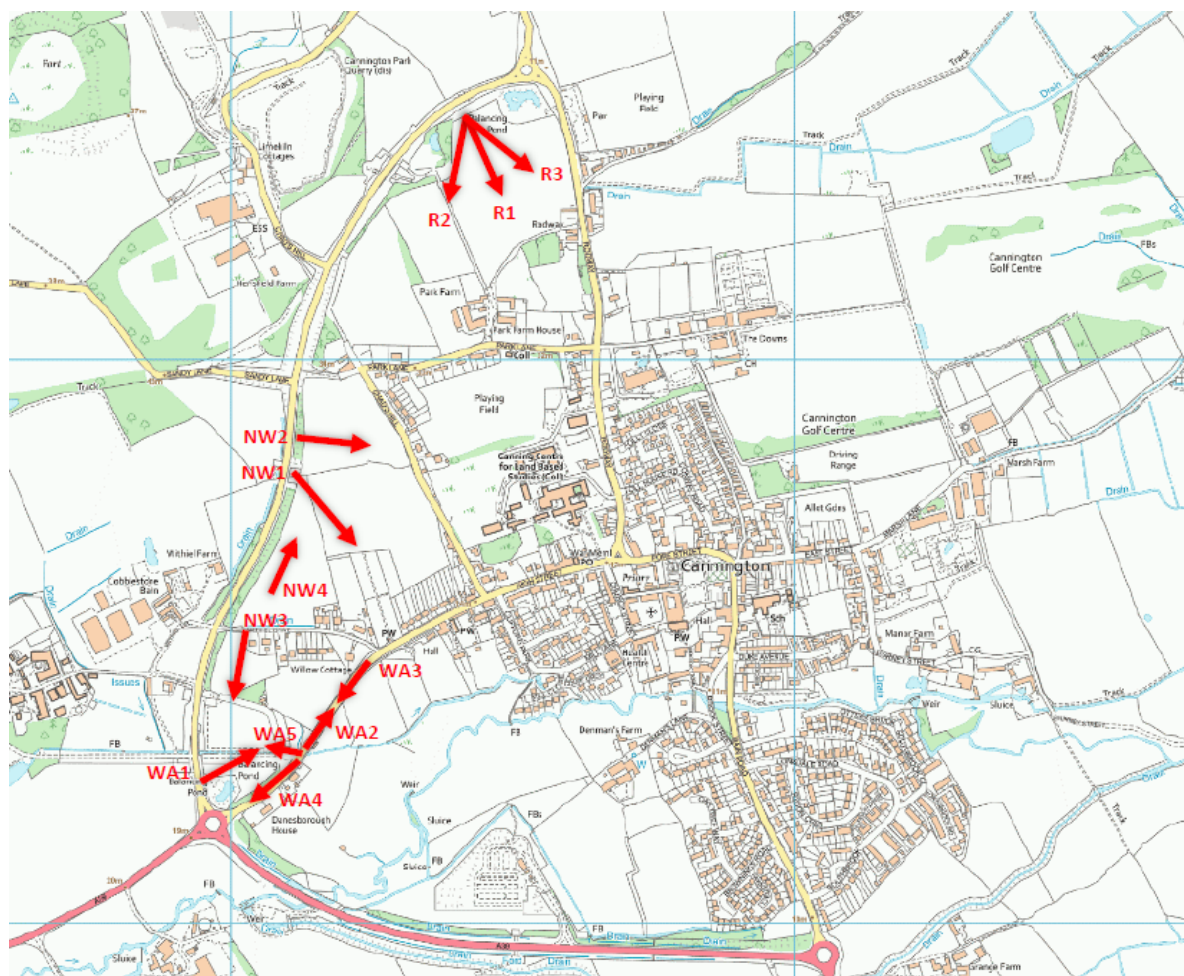


Figure 14: Areas of Visual Landscape Quality / Important Views



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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

- 7.10 As noted previously the village has a Conservation Area located centrally within the village. The village also has a number of heritage assets, some of which already receive a degree of protection through Listed Building status or by virtue of being within the Conservation Area. There are also other buildings that are valued locally, despite not having Listed Building status. These are listed below in Table 5 and identified in Figures 15 and 16. Together, these assets valued by the community are at the heart of what gives Cannington its distinct character and appearance and which are worthy of protection both in their own right and in the wider context of their setting. We will seek to include

the locally identified assets on Sedgemoor District Council's "local list" to help ensure they receive protection in addition to that which can be afforded by our neighbourhood plan policies, subject to consultation with owners where in private ownership³⁴.

Table 5: Important Listed Buildings and Local Heritage Assets

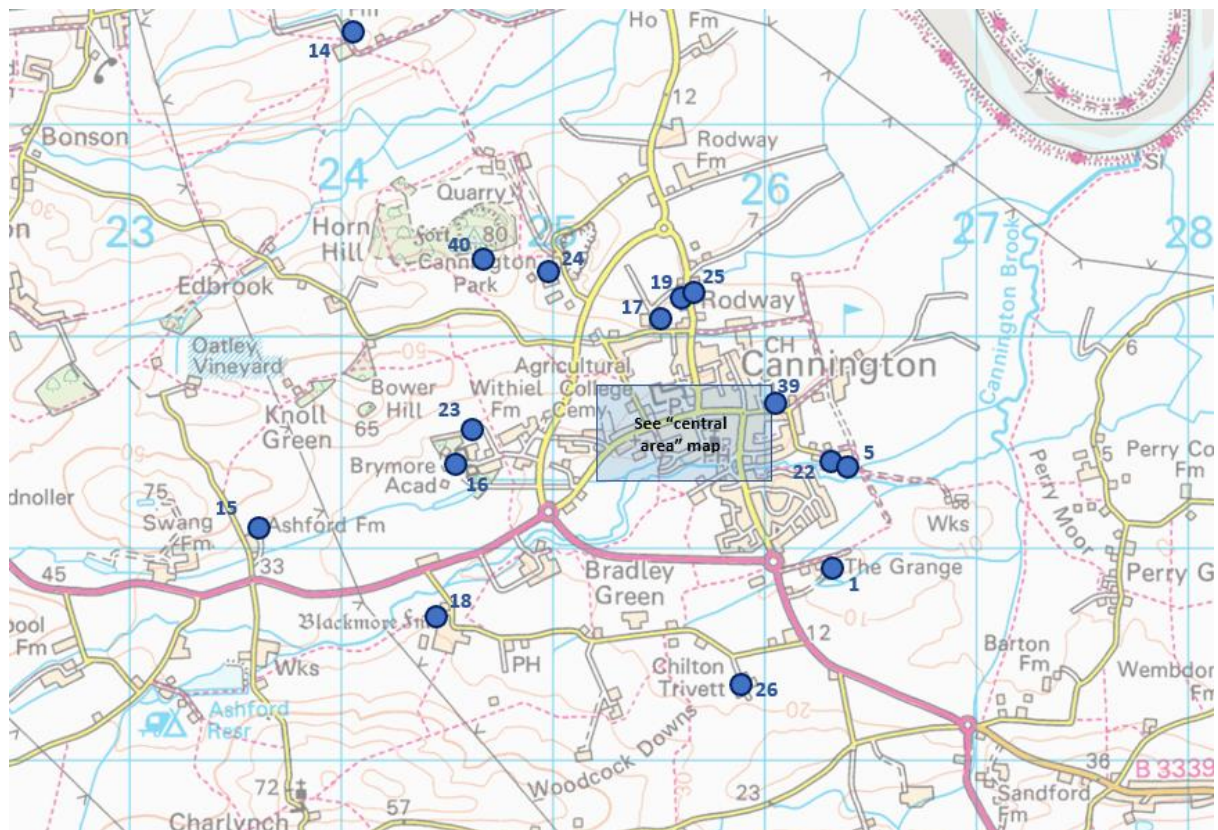
Local Heritage Assets (and reason / value)		
1	Cannington Grange	Locally significant historic value and contribution to the local built form and character.
2	Cannington Gardens and enclosed stone walls	Locally significant historic value and contribution to the local built form and character. Village 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.

³⁴ Through this current consultation on the draft Plan.

Listed Buildings and Scheduled Monuments (protected through law)		
7	Cannington Court	Grade I
8	Court House	Grade II
9	Henry Rogers Alms House	Grade II
10	Priory	Grade II
11	Cannington House	Grade II
12	St Mary the Virgin Parish Church and surrounding grounds	Grade II
13	The Red House	Grade II
14	Beare Manor Farmhouse	Grade II*
15	Ashford Farmhouse	Grade II
16	Brymore House	Grade II
17	Park Farmhouse	Grade II
18	Blackmore Farmhouse	Grade I
19	Rodway Farmhouse	Grade II
20	War Memorial	Grade II
21	K6 Telephone Kiosk, High Street	Grade II
22	Gurney Manor	Grade I
23	Walled garden about 70m north-east of Brymore School	Grade II
24	Golf Cottage	Grade II
25	Pair of gate piers on approach to Rodway Farmhouse	Grade II
26	Chilton Trivett Farmhouse	Grade II
27	Outbuildings at right angles to Cannington Court	Grade II
28	Priory Cottage	Grade II
29	Mulberry Cottage	Grade II
30	Gate piers and gates about 20m west of St Mary's Church	Grade II
31	Williams Cole Monument 24m south of St Mary's Church south porch	Grade II
32	Brooklands	Grade II
33	17 High Street	Grade II
34	Ruscombe House	Grade II
35	Cosy Corner	Grade II
36	19 Fore Street	Grade II
37	28 East Street	Grade II
38	Frog Cottage	Grade II
39	27 East Street	Grade II

Listed Buildings and Scheduled Monuments (protected through law)		
40	Settlement South East of Cannington Park	Scheduled Monument

Figure 15: Location Markers for Important Heritage and Local Historic Assets (outside village centre)



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Figure 16: Location Markers for Important Heritage and Local Historic Assets (central area)



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Note: the extent of asset number 4 is beyond the marker shown - 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.

- 7.11 In order to help protect the built character of Cannington village, we have identified what we consider to be good examples of appropriate architectural features, design, materials, scale and massing of development in the village in Appendix 1 to this Plan. These photographs help to define the character of the village to guide (in addition to the policies in this Plan) what we would consider to be “high quality design”.
- 7.12 There are various advice and guidance documents and standards that development should take fully into account where feasible, relevant and viable. These focus not only on our desire for high-quality design, but also a need for standards to be exceeded to contribute as positively as possible towards the achievement of net zero carbon emissions

by the legal target set to 2050 at least and the aspirational target of 2030 in Somerset³⁵. The key advice and guidance referenced in our policies and should be taken into account (and standards exceeded where relevant and feasible) are:

- the National Design Guide³⁶;
- passiv haus design principles (which encourage design of development to minimise energy required for heating and cooling)³⁷;
- Building for a Healthy Life (which sets out tests to help ensure housing development is as sustainable as possible in relation to dwellings)³⁸;
- BREEAM (advisory standards in relation to commercial development)³⁹; and,
- Active Design principles (guidance issue by the Department of Health and Sport England on making development more sustainable and easily accessible through design)⁴⁰.

7.13 There are also a number of local community facilities and amenities which consultation has shown⁴¹ are of particular importance to the community and where there is demand for their use.

7.14 Given their role in the cohesion and long-term sustainability of the community, we will seek to protect and enhance these facilities and amenities through the planning system where we can. Table 6 lists these and their locations are shown in Figures 17 and 18.

³⁵ See section 3 of this Plan for more detail about the Climate Change Strategy, which while not an adopted Development Plan Document, is nonetheless a material consideration when planning applications are considered.

³⁶ See <https://www.gov.uk/government/publications/national-design-guide>

³⁷ See <https://www.passivhaustrust.org.uk/>

³⁸ See <https://www.designforhomes.org/project/building-for-life/>. Building for a Healthy Life is a government-endorsed industry standard for well-designed homes and neighbourhoods. Local communities, local authorities and developers are encouraged to use it to guide discussions about creating good places to live.

³⁹ See <https://www.breeam.com/>

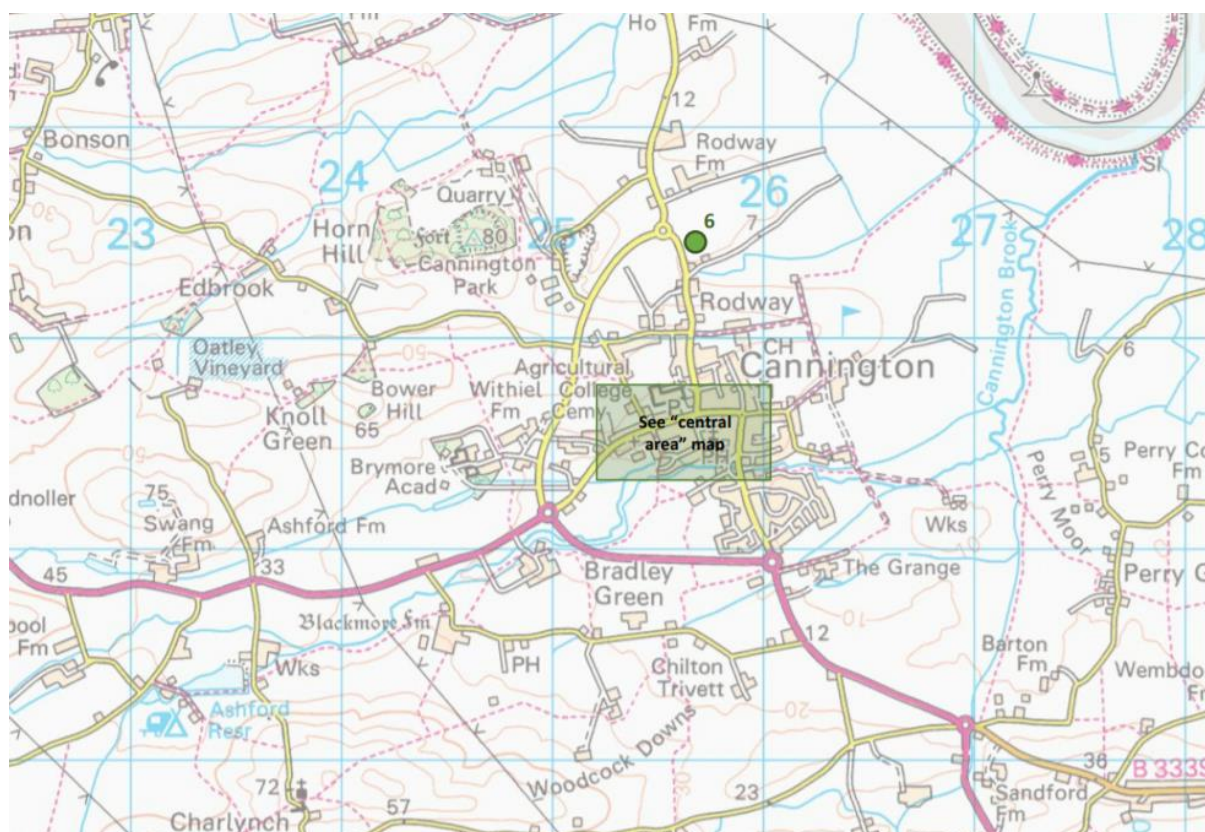
⁴⁰ See <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

⁴¹ See <http://cannington-neighbourhoodplan.info/wp-content/uploads/2019/04/Summary-of-responses-to-Initial-Questionnaire.pdf> and <http://cannington-neighbourhoodplan.info/wp-content/uploads/2019/04/Community-survey-results.pdf> for examples of evidence

Table 6: Important Community Amenities and Facilities

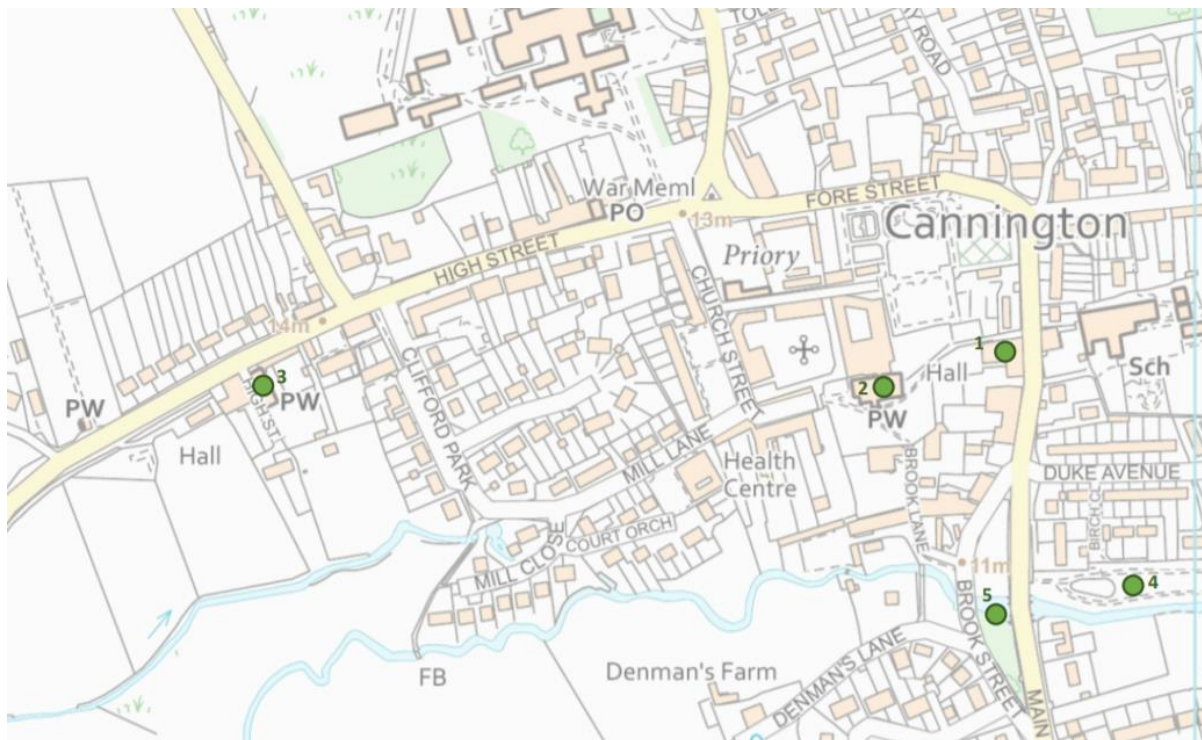
Asset		Reason / Value
1	Cannington Village Hall	Essential village amenity
2	St Mary the Virgin Parish Church and surrounding grounds	Essential village amenity
3	Cannington United Reformed Church	Essential village amenity
4	Brook Street play area	Recreational use Active play for children and families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

Figure 17: Location Markers for Important Community Amenities and Facilities (outside village centre)



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Figure 18: Location Markers for Important Community Amenities and Facilities (central area)



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- 7.15 While we have the opportunity, through the National Planning Policy Framework (NPPF) to designate and protect areas of “Local Green Space” (LGS)⁴² given that the areas we would consider to be worthy of such protection (and which pass the NPPF tests for these areas to qualify) are listed as important community assets above and in our policy below, that the Parish Council either own or are aware of protective covenants on them and that they already receive policy protection in the Local Plan (see Figure 3), we have decided it is unnecessary at the current time to designate them as LGS.

⁴² Local Green Spaces can be designated to protect areas from inappropriate development where they meet certain criteria set in the National Planning Policy Framework (paragraphs 99-101) – see https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf . The criteria for a LGS to be designated are as follows. The proposed space must be: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.

Summary of Policies Justification

7.16 In summary, the justification for policy ENV01: Landscape and Natural Environment is as follows:

- In addition to areas protected in the Local Plan, our evidence base has helped to identify areas around the village which should receive policy protection by virtue of the quality of the landscape, importance to habitat / biodiversity and / or character that they contribute to the village.
- The landscape setting of the village was highlighted as important features of the village which should be further protected.
- It is considered that sufficient land exists outside of these designations to ensure that sufficient levels of housing can still be delivered.
- Feedback from public consultation⁴³ had identified the issues set out in policy criteria in this and other policies relating to development as being key considerations for future development of the village.



Church Street looking towards St. Mary's Church

7.17 In summary, the justification for policy ENV02: The Built Environment, Character and Heritage Assets is as follows:

⁴³ See figures 11 to 18, tables 4 to 6 and <http://cannington-neighbourhoodplan.info/wp-content/uploads/2019/04/Summary-of-responses-to-Initial-Questionnaire.pdf> and <http://cannington-neighbourhoodplan.info/wp-content/uploads/2019/04/Community-survey-results.pdf> for evidence and detail

- We have a wealth of designated and local heritage assets in and around the village which warrant policy protection. These assets form an intrinsic part of the character of the village which we wish to protect.

7.18 In summary, the justification for policies ENV03: Protecting Community Facilities and Amenities and ENV04: Proposals for New, Replacement or Extended Community Facilities and Amenities is as follows:

- The village benefits from a decent range of community facilities and amenities, and the response from villagers has indicated that these should be protected and where possible supplemented by further facilities and amenities which are currently not available within the village.
- Cannington is identified as a Tier 2 settlement in the Local Plan and therefore plays a key role in supporting smaller surrounding villages and settlements in terms of facilities and amenities and it is important that these are maintained to help foster local sustainability in the village and community wellbeing into the future.
- However, growth of new facilities and amenities must take due account of the existing constraints within the village most notably parking and vehicular access.

7.19 Policies ENV01-ENV04 inclusive seek to respond positively to the Plan's following objectives:

- To revitalise and enhance existing open spaces and to help facilitate greater public access to the countryside for all.
- To safeguard the rural characteristics of the approaches to the village.
- To help sustain and improve village facilities for existing and future residents.
- To protect existing greenspaces, the countryside setting and to support nature conservation.



Jubilee Gardens

- To require all new development to be of the highest design quality and to ensure it respects the existing built form.

POLICY ENV01: LANDSCAPE AND NATURAL ENVIRONMENT

1. Our particularly locally valued landscape and natural environment features and areas are identified in Table 4 and Figures 13 and 14.

2. These areas will be protected for the quality of their landscape and role they play in creating the character of the village and / or as areas critical for a wider network of green infrastructure, for habitat and for biodiversity. Their loss will not normally be supported. Trees and hedgerows will be protected.

3. Proposals which result in the unavoidable loss of these areas and their character (in whole or in part) will only be supported where:

- i) The proposal would not have significant adverse impacts on the site's wider setting (with regard to biodiversity, habitat and landscape character) or such impacts can be satisfactorily mitigated; and,***
- ii) The areas (quality, land area and landscape and / or biodiversity value) can be replaced in close proximity to their original location with net gains in biodiversity.***

4. Proposals which retain and improve public access to and within these areas by foot or bicycle and include new public seating and resting places at appropriate locations will be supported where additional or enhanced access will not compromise their special landscape value or character.

5. Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals take into account both this plan's aims and objectives and the views of the local community.

POLICY ENV02: THE BUILT ENVIRONMENT, CHARACTER AND HERITAGE ASSETS

1. All new development should be of high-quality design. In Cannington this means complementing the local vernacular, enhancing visual amenity, minimising any adverse impacts on the built environment and neighbouring amenity, and the sustainability and ability of development proposals to contribute positively to net zero carbon emissions targets. Development proposals should take into account:

- i) the key features of Cannington's built character such as those in the Cannington Design Guide;***
- ii) the tests set out in Building for a Healthy Life (for housing developments);***
- iii) BREEAM standards for commercial buildings, achieving "very good" where possible;***
- iv) the Active Design Guide;***
- v) passiv haus principles, where relevant and feasible; and,***
- vi) the National Design Guide.***

2. The design and appearance of affordable housing shall be indistinguishable from the market housing where provided as part of a mixed tenure scheme.

3. Proposals for dwellings should aim to provide private rear amenity space (gardens) appropriate to dwelling type and size. To inform consideration of the appropriateness of a proposal's suitability in relation to character and the site's setting, applicants should provide an analysis of proposal's plot size(s) and building footprint in relation to garden areas of the dwellings in the surrounding area.

4. Our locally valued heritage assets are identified in Table 5 and in Figures 15 and 16 and the Parish Council will work with Historic England and Sedgemoor District Council to achieve formal designation, where appropriate.

5. All such assets together with nationally recognised heritage assets such as Listed Buildings and Scheduled Monuments will be protected from adverse impact arising from development, alteration or refurbishment and

from adverse impact of other development proposals through avoiding or mitigating such impacts.

6. Where relevant, proposals affecting locally and nationally recognised heritage assets and / or their settings should take into account adopted Conservation Area Appraisal(s) and formal Conservation Area status and are encouraged to have regard to any additional local evidence documenting local historic and heritage assets.

POLICY ENV03: PROTECTING COMMUNITY FACILITIES AND AMENITIES

1. Our particularly locally valued community facilities and amenities are identified in Table 6 and Figures 17 and 18.

2. Existing community facilities and amenities will be protected for such use and their loss will not normally be supported. Proposals which result in the loss (redevelopment or change of use) of locally valued community facilities and amenities will only be supported where:

- i) it can be demonstrated that alternative provision can be made or is already available to satisfy demand for the use, which will benefit the local community;***
- ii) the proposal demonstrates a need for the proposed change;***
- iii) the proposal would not have significant adverse impact on the amenity of nearby residents;***
- iv) the proposal would not have significant adverse impacts on the surrounding local environment (with regard to biodiversity, wildlife habitat and landscape character) or such impacts can be satisfactorily mitigated, for example, through the replacement of spaces, trees / hedgerows and/ or habitats and deliver a net gain in biodiversity; and,***
- v) the proposal would not have unacceptable impacts on the local road network (with regard to additional traffic volume / congestion, demand for parking, and pollution levels).***

3. Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals take into account both this plan's aims and objectives, the needs of users and the views of the local community.

**POLICY ENV04: PROPOSALS FOR NEW, REPLACEMENT OR EXTENDED
COMMUNITY FACILITIES AND AMENITIES**

1. Development proposals for new, replacement, extended and/or improved community facilities and amenities will be supported where they meet all relevant criteria below:

- i) they maintain or enhance the existing use and amenity value of the site;***
- ii) the proposal would not have significant adverse impact on the amenity of nearby residents;***
- iii) the proposal would not have significant adverse impacts on the surrounding local environment (with regard to biodiversity, wildlife habitat and landscape character) or such impacts can be satisfactorily mitigated, for example, through the replacement of spaces, trees / hedgerows and/ or habitats and deliver a net gain in biodiversity;***
- iv) the proposal would not have unacceptable impacts on the local road network (with regard to additional traffic volume / congestion, demand for parking, and pollution levels);***
- v) the proposed use will be dedicated to community use in perpetuity where appropriate (where it uses requires long-term protection, for example, playing pitches); and,***
- vi) if a replacement facility or space, these should be easily accessible to most village residents.***

2. Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals take into account both this plan's aims and objectives, the needs of users and the views of the local community.

8. TRANSPORT

Context

Movements & Parking

- 8.1 Cannington, in terms of transport provision, has, in effect one road in and one road out of the village towards Bridgwater and the strategic road network beyond. It benefits from a dedicated cycle route to Bridgwater.
- 8.2 However, its position in the road network means that it is reliant on the A39 for most of its connectivity with the wider area and as such, when accidents occur at points between Cannington and Bridgwater, this has an impact on accessibility for many residents.
- 8.3 Given the role that Cannington plays within the District the only likely way an issue of this scale can be addressed is through strategic infrastructure investment. Whilst it is understood that Sedgemoor are undertaking a study associated with transport infrastructure options in the period to 2050, it is understood that these (including an option of a northern bypass for Bridgwater) are likely to be explored through a review of the newly adopted Local Plan in several years' time. This Plan would support the exploration of longer-term opportunities which help to improve the resilience and capacity of the road network relating to and serving Cannington.
- 8.4 In the circumstances, only major development proposals are likely to make such an option viable. It was to this end that Cannington Parish Council and many parishioners pushed the developers of the Hinkley Point C development to consider such an option. This was deemed not feasible and not required for the construction of the C Station.
- 8.5 As noted previously the Hinkley Point C proposals have delivered the village a second bypass which allows for construction vehicles associated with the Hinkley Point C project to avoid the need to pass through the centre and historic core of the village. This bypass was delivered ahead of schedule in 2015.
- 8.6 Despite the provision of the second bypass the village will experience significant levels of increased traffic during the construction period. Despite this possibly being "temporary" (albeit for many years during construction), we consider that this should be factored into any assessment for any additional development within the village and there is an expectation that planning applications for major development will be informed by up-to-

date traffic and / or transport assessments in accordance with requirements set out by Sedgemoor District Council and the Somerset County Highways Authority.

- 8.7 The village has also had a park and ride site delivered to the south west of the village's edge which is dedicated to the construction of Hinkley Point C (see Figure 6 for its location). The Development Consent Order (DCO) for Hinkley Point C requires the site to be temporary and returned to its original (agricultural) use when Hinkley Point C has been constructed. The site could, however, present a good opportunity to deliver infrastructure or facilities for the village once its use as a park and ride has finished. However, we consider it premature at this point in time to determine, in this Plan, whether such a change to a return to its original use would be beneficial for villagers and, if so, what best alternative use of the land would be. We are likely to review the Neighbourhood Plan before the temporary use of the site expires and consider that this review will be the most appropriate time to consider the site's future use again and the Parish Council will continue to engage with SDC to understand the most advantageous use of the site in the long-term.
- 8.8 Whilst the village is constrained in terms of access to the wider parts of Somerset, it also suffers from significant lack of parking⁴⁴. The village as noted previously hosts, for its size, a wide range of services and facilities. However, most of these have limited or no dedicated parking associated with them. This includes around the centre of the village and at locations where the village's services are located, most notably in front of the King's Head & Spar shop and then outside the butcher's and bakery. Further, there is no dedicated parking for the Village Hall.
- 8.9 Feedback from all parts of the community was clear⁴⁵ that transport and parking were the biggest issues facing the village. There is a genuine fear amongst several residents as to what would happen to the village should further growth in housing or facilities be allowed.
- 8.10 The Neighbourhood Plan group in consultation with the Parish Council were clear that the Plan by itself cannot deliver the necessary improvements that would be required to resolve the significant parking issues in the village, given that to do this would result in the need for significant third party and highway authority land and some serious engineering works within the centre of the village. Some relief has been gained since 2019 though, with the college car park now available for public use Mondays – Thursdays

⁴⁴ See <http://cannington-neighbourhoodplan.info/wp-content/uploads/2019/04/Community-survey-results.pdf> for evidence

⁴⁵ As footnote 44 above.

from 6pm to 7am and on Fridays from 6pm to Monday 7am with a maximum 4 hour stay⁴⁶.

- 8.11 However, the Plan should seek to support development opportunities which seek to ameliorate this strategic issue. In addition, given that parking remains an issue and the associated highway safety issues that flow as a direct result from this, due consideration must be given to wider traffic calming solutions. To address this is a clear and fundamental priority for the village and without doing so is likely to be a significant constraint to village life. It is also considered from the feedback provided that the greater majority would welcome an enhanced public realm within the centre of the village.
- 8.12 As noted above parking is a fundamental issue for the village and many parishioners do not believe that meeting minimum parking requirements on new developments will be sufficient. Depending on the location of new development, logic suggests that there could be a negative impact on the road network surrounding development sites from additional vehicles used by new residents for both domestic and “work” purposes and by employees of new employment premises where the capacity provided as part of new development is insufficient. While new development cannot directly make up deficiencies for a lack of parking already experienced in the village, we would not wish to see new development exacerbate current parking difficulties in the village.

Walking & Cycling

- 8.13 Responses from the consultations⁴⁷ demonstrate the importance that residents place on the rural environment and associated rights of way and footpaths within and around the parish.
- 8.14 There is a long-held desire by villagers to see significant improvements made to help connect the village better with surrounding settlements, particularly Bridgwater and Combswich. A cycle path between Cannington and Combswich was completed in 2016 with a further cycle path on the Cannington Straight was completed in 2017. We also understand that there is a desire in the emerging Nether Stowey Neighbourhood Plan to see an improved cycle and pedestrian route to Cannington, an ambition we would support.

⁴⁶ The car park at Rodway playing fields could be used for parking if the contract with Cannington Court ceases.

⁴⁷ See <http://cannington-neighbourhoodplan.info/wp-content/uploads/2019/04/Recreation-responses.pdf> and <http://cannington-neighbourhoodplan.info/wp-content/uploads/2019/04/Feedback-from-event-29th-November.pdf> for evidence

- 8.15 Villagers have also identified that new proposals for development should not result in an adverse impact on the existing footpath network and that where possible enhancements and connections into this network should be provided.

In addition to helping to reduce the demand on limited parking capacity in the village centre, there are obvious health benefits of ensuring that new development is within easy and safe walking and / or cycling distance of the village's main services, facilities and amenities, locating new development in accessible locations means that people without access to a private car can easily get to frequent destinations. To this end, we support the concept of 'walkable communities' and the other principles captured by Sport England's "Active Design" guidance⁴⁸ and would encourage developers to consider this guidance and respond positively to it when designing new development.

Summary of Policy Justification

- 8.16 In summary, the justification for policy TRANS01: Transport and New Development is as follows:

- Clear and consistent feedback from the consultation exercises has centred on the need for the neighbourhood plan to ensure that future developments seek to address and not exacerbate a lack of dedicated parking provision and not be detrimental to the existing operation of the road and pedestrian networks.
- While the Local Plan provides a number of transport requirements / criteria relating to new development proposals⁴⁹, there are some which we have identified in the policy which are of specific concern to local residents and which are a reflection of the need to help deal with specific issues facing the village.
- In Cannington many of the issues relating to traffic and parking are amplified by the Hinkley Point C project and the demand placed on the village by our valued education facilities.

- 8.17 Policy TRANS01 seeks to respond positively to the Plan's following objectives:

- To ensure that Cannington develops at an appropriate rate and scale based on its role and function.
- To strengthen the resilience of the existing transport and utility infrastructure networks.

⁴⁸ See <https://www.sportengland.org/facilities-planning/active-design/>

⁴⁹ For example, in Local Plan Policies S3: Infrastructure Delivery and D13: Sustainable Transport and Movement.

- To help sustain and improve village facilities for existing and future residents.

POLICY TRANS01: Transport and New Development

1. *Proposals for major development will be supported where:*

- i) they are planned and designed to minimize the volume and impact of additional traffic passing through the village centre;***
- ii) they are designed to accommodate parking capacity for the proposed use or uses on-site and in dedicated off-street parking spaces to avoid adverse impact on the limited existing capacity for on-street parking in the village and not exacerbate any existing problems in accommodating demand;***
- iii) they demonstrate that they do not compromise highway safety or impacts can be mitigated;***
- iv) they do not compromise up-to-date Highways Authority standards relating to visibility at junctions;***
- v) where appropriate and feasible, adequate bus stops and shelters are provided at convenient locations within easy walking distance;***
- vi) they support the additional infrastructure needs and demand identified in this Plan where relevant, for example, provision of additional parking in the centre of the village or enhancement to public realm; and,***
- vii) safe routes for walking and cycling are provided which conveniently connect with existing networks.***

2. *Proposers of development are encouraged to:*

- i) adopt the principles of Sport England's "Active Design" guidance to help ensure that new development respects the principles of 'walkable communities'; and,***
- ii) provide sufficient spaces for off-street parking and exceed local planning authority and / or County Highways parking standards where feasible and viable. For new dwellings, this means that provision should fit (at least) with the likely household composition and dwelling type / size.***

9. BUSINESS & THE ECONOMY

Context

- 9.1 The village of Cannington is set in a rural location physically dominated by an agricultural landscape. Its impact on the village changes with the seasons and the farming year, transport and farm machinery movement being the main concern.
- 9.2 The majority of residents who live in the village and are economically active are employed in locations outside of the village. This is in part due to the limited range of employment opportunities in the Parish and the close proximity to Bridgwater and the strategic road network (M5) and other major centres such as Bristol, Taunton and Exeter.
- 9.3 Within the village boundary retail (bakery, butchers, convenience store, hairdressers and newsagents) accommodation and refreshment (choice of five public houses) provide the principal business activity. Physically, the business of education dominates, with Bridgwater & Taunton College, the National Nuclear College and the EDF training facility at Cannington Court ever present.
- 9.4 In addition, there is the Cannington Walled Gardens and Café, White's General Store/Florists and Farm Equipment business and Longstones Car Sales.
- 9.5 Elsewhere in the Parish is Blackmoor Farm Shop and holiday accommodation enterprises including The Grange, Gurney Manor and Gurney Manor Mill.
- 9.6 Beyond the village limits but within the parish are larger enterprises, Cannington Grain Store, Castle Hill Quarry, The Creamery, Builders Merchants, light farm machinery sales and a grounds maintenance business as well as numerous farms.



Cannington News Convenience Shop

- 9.7 Currently the village feels economically balanced with many residents engaged at Hinkley Point Power Stations or in the Bridgwater area. While coronavirus and associated restrictions will have undoubtedly had an impact on local business, the village retail shops seem to have remained relatively secure as local shopping gained greater favour during lockdowns in particular. Policies therefore need to protect the local economy as far as possible while providing policy support to help any necessary recovery. National planning policy has seen recent changes to help enable growth and regeneration by loosening policy restrictions on change of use between certain types of building / land use. For example, it is easier to convert some vacant retail and office premises to dwellings and policies in this Plan cannot override these national policy decisions.
- 9.8 The existing retail offer and businesses in general remain buoyant and there is scope for limited expansion. A relatively recent example has seen an Indian restaurant to replace the former Post Office which; has relocated to the convenience store.
- 9.9 There is scope for small scale business development if it can be adapted to blend into the local profile and meets a local economic demand.
- 9.10 For a business to consider establishment it needs to consider four things, cost, size, location and access. Whilst the village can do very little about the first two, location offers possibilities and limitations. Apart from the rentable units noted there is very little land available for business development without the purchase of farmland; that is unless the development is within an existing farm enclosure.

- 9.11 A location may be chosen because it is local to its customer base, again the possible agricultural connection; there are opportunities.



Gurney Manor

Access is very much tied into location in the case of Cannington, as the village is serviced by only one 'A' Class Road. It is in general free running to the west, but to the east and Bridgwater the traffic density increases and with the additional traffic that will come with

the Hinkley Point 'C' build and the decommissioning of 'A and B' stations. This may well be a down-side to any developer.

- 9.12 The village is home to many self-employed both trade and professional offering a choice in the case of many services, this is an area where economic development can be encouraged.
- 9.13 Unemployment in the local area is currently in the order of 3%, Cannington falls well within that limit. In the case of deprivation, claims on local charities are rare.
- 9.14 In general, respondents to the various consultations considered that the level of business offer within the village was sufficient for most of the general daily needs. However, general support was given⁵⁰ for opportunities to improve and add to the existing service provision within the village.
- 9.15 As has been seen in almost every other section, there are associated concerns which would result from future expansion of the business offer within the village and these relate in the main to transport in the form of access and parking provision.
- 9.16 As noted in the context section above, Cannington is somewhat restricted and can become isolated when incidents on the A39 occur which severely hampers access. Thus, the level and quality of infrastructure probably precludes significant business expansion likely in the village.
- 9.17 Another obvious constraint for business related growth is ensuring that sufficient car parking is available to support such expansion. As highlighted in an earlier section, parking within the centre of the village and associated with existing businesses is overall severely limited and opportunities to expand such a provision are heavily linked to possible wider transport solutions.

⁵⁰ See <http://cannington-neighbourhoodplan.info/wp-content/uploads/2019/04/Community-survey-results.pdf> for evidence

9.18 This Plan supports the growth of existing and new businesses provided that such growth is of a scale which is appropriate to the village and its infrastructure constraints. In Cannington, this will often relate to change of use and



Farm Shop at Blackmore Farm

conversion of existing buildings to make them suitable for different types of business. The planning system categorises land use through the 'Use Classes Order'⁵¹ and while not all such types of change are subject to a need for planning permission, we have set out a supportive policy for development which does require permission to help enable these types of changes to take place with ease where necessary, but subject to meeting certain criteria so as not to compromise the overall quality of life in Cannington. For example, it will be fundamentally crucial for such proposals to ensure that they do not exacerbate existing parking problems within the village and there will be a general expectation that such proposals will exceed minimum parking provision where feasible, particularly when located centrally within the village.

9.19 Through our policy below, the Plan also seeks to enable existing business to expand and where appropriate relocate to more suitable locations within the Parish.

Summary of Policy Justification

9.20 In summary, the justification for policy ECON01: Loss of Premises which Provide Employment and Conversion & Change of Use of Buildings to support Local Employment is as follows:

- We wish to support the role, function and continued level of sustainability of the village and encourage and support small scale growth in the local economy.

⁵¹ See https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use for a description of use classes

- The village benefits from a decent range of services, facilities and amenities, many of which provide employment and the response from villagers have indicated that these should be protected and where possible supplemented by further services, facilities and amenities which are currently not available within the village.
- Cannington is identified as a Tier 2 settlement in the Local Plan and therefore plays a key role in supporting smaller surrounding villages and settlements in terms of services, facilities and amenities and providing employment opportunities and it is important that these are maintained.
- However, growth of new services, facilities and amenities must take due account of the existing constraints within the village most notably parking and vehicular access.

9.21 Policy ECON01 seeks to respond positively to the Plan's following objectives:

- To ensure that Cannington develops at an appropriate rate and scale based on its role and function.
- To help sustain and improve village facilities for existing and future residents.

**POLICY ECON01: LOSS OF PREMISES WHICH PROVIDE EMPLOYMENT AND
CONVERSION & CHANGE OF USE OF BUILDINGS TO SUPPORT LOCAL
EMPLOYMENT**

1. Where planning permission is required, the loss of use of Class E (a, b and c) premises (such as retail, business services, restaurants and pubs classed as sui generis) and E(g), B2 and B8 units (such as offices, light industrial and storage) to other uses will only be supported where evidence is provided which demonstrates that:

- i) a genuine marketing exercise has been undertaken at market values / rents to let or sell the premises for its existing use or other uses within its use class; or,***
- ii) where the whole building is not to be changed to an alternative use, it is demonstrated that redevelopment of existing space to accommodate the existing use(s) helps to retain its business or retail use.***

2. Where planning permission is required, development proposals (not subject to permitted development rights) which convert or change the use of existing buildings to use classes E (a, b and c), pubs classed as sui generis and E (g), B2 & B8 which result in employment use will normally be supported where they have no adverse impact on:

- i) the character of the built environment (including but not limited to the setting of listed buildings and the Conservation Area);***
- ii) the character and setting of the landscape and natural environment;***
- iii) residential amenity (for example, hours of operation or odour);***
- iv) traffic generation;***
- v) noise; and,***
- vi) light pollution.***

3. Where appropriate and feasible, proposals are encouraged to:

- i) make provision for off-street refuse storage proportionate to the proposed use; and,***
- ii) seek to exceed local planning authority / Somerset County Highways parking, delivery and access standards and secure parking provision in dedicated spaces off-street.***

10. EDUCATION & TRAINING FACILITIES

Context

10.1 For a Parish of circa 2,300 people Cannington is unusual in that it is home to several scholastic establishments. These offer a wide range of educational services to all ages, and in their own ways impact significantly on the day-to-day life of the village.

10.2 These include:

- **Cannington Church of England Primary School** is a Church of England voluntary controlled school managed by Somerset County Council. It currently has 182 pupils on roll aged between 4 to 11 years. The catchment area is Cannington and its adjacent villages. The school has a major impact on the social and academic life on the village.

The School aspires to maintain high standards and is currently judged as providing good education by Ofsted and The National Society. The planned admission number is 25 per year group with a total of capacity of 175. Cannington Pre-School is based in the grounds but is not part of the school provision.

- **Brymore Academy** is managed by Bridgwater College Trust. A specialist secondary school established to serve the needs of the rural farming and agricultural community it currently has 320 students, 140 of which are boarding. The age range is 11 to 17 years. Originally established in a historic house setting for the benefit of the county, it now has a wider international catchment area. Set on the western edge of the village it has both a social and economic impact on village life.

The Academy seeks to maintain its very high standards. Keeping abreast of the rapidly changing technical requirements of the agricultural industry. Current staffing and student levels are judged to have reached a balance between supply and demand; the academy does not see any significant expansion wishing to maintain its individuality.

- **Bridgwater & Taunton College, Cannington Campus**, was originally established as an independent college for agriculture and horticulture for the county of Somerset. Following the merger of the former Cannington and Bridgwater Colleges in 2004, there has been an expansion of a wide range of land-based programmes within post 16 education, Higher Education, commercial training, and Adult provision. Currently there are over 500 students attending on a daily basis consisting of



Bridgwater & Taunton College

a mixture of full-time, part-time, apprenticeship and commercial programmes with ages ranging from 14 onwards and residential facilities for 150. The College estate covers 500 acres across Cannington and its environs it incorporates; Rodway Farm, Cannington Equestrian Centre, Animal Management Centre, Walled Gardens, Cannington Golf Course, National College for Nuclear, Construction Skills and Innovation Centre, Activity Centre, sports pitches, residential accommodation and bespoke teaching and learning spaces and buildings.

In 2015 Bridgwater College merged with Somerset College to form Bridgwater and Taunton College. The College's vision is to provide world class education and training to meet their communities' needs and as part of its role, sponsors the Bridgwater College Multi Academy Trust and has developed the University Centre for Somerset.

The Cannington campus will see the development of an additional residential block for 67 occupants by October 2019 and strategic capital expenditure invested into maintaining and developing outstanding



The Walled Gardens

teaching and learning resources for its students, in line with curriculum needs and the Government's education and skills agenda, will continue as part of the College's yearly and longer-term planning cycle.

- **Cannington Court** was established in a fully restored 12th Century, Grade I listed priory. EDF have installed a high-quality state of the art executive suite and training hub for its employees and those of its suppliers. The refurbishment includes the additional facilities of a restaurant and a 50-bed accommodation block. This ambitious show case facility was inaugurated in late 2015 and is still on its build up programme. It is clear EDF has serious ambitions for future developments of this facility which could significantly enhance the value provided to the village.

- 10.3 These education establishments are supplemented by the presence of several community groups, businesses and activities which offer a wide range of activities for village youngsters including Cannington Babes & Tots, Wendyhouse Nursery, Cannington Pre-school, Scouts, Brownies, Army Cadets, Church of England and the United Reformed Church.
- 10.4 Feedback from the consultation exercises⁵² highlights the important role that all the education establishments play within the community and together help to make Cannington a unique village in relation to the plethora of such establishments in a settlement the size of Cannington.
- 10.5 The presence of such facilities has important positive economic and social benefits which are largely embraced by the village. However, given their scale there are potential negative consequences which could result from unplanned further expansion.
- 10.6 It is recognised that this as a general policy presumption is already in place via Policy DM18: Education Provision of the Sedgemoor Core Strategy.
- 10.7 However, this policy is limited to support for the expansion of the educational offer. However, facilities such as those present in villages such as Cannington are important stakeholders within the local community and it is considered that whilst support is given for further expansion of facilities, such expansion should not result in a detrimental impact on other aspects of village life.
- 10.8 It will be important for education providers to ensure that any new developments deliver sufficient parking and where possible seek to exceed minimum parking standards to help

⁵² See <http://cannington-neighbourhoodplan.info/evidence-base/consultation-and-engagement-backup/>

alleviate the existing problems experienced within the village associated with transportation and parking.

- 10.9 In addition, encouragement will be given to proposals which result in an improved and increased public access to sports and social facilities to help a greater integration and use of facilities by all members of the community.

Summary of Policy Justification

10.10 In summary, the justification for policy EDU01: Education Facilities is as follows:

- Cannington is unique in the range of educational facilities that are located within the village. These establishments, both as businesses and a part of the community, are important to the village and therefore support is given for proposals which will help sustain their future existence.
- However, future proposals must ensure that they take account of village specific issues, most notably parking which is a significant concern for many villagers and every effort should therefore be made to try and address existing deficiencies in this regard from existing educational facilities.
- Whilst Local Plan policy B14: Education highlights general support for education establishment expansion and notes that Bridgwater and Taunton College is of particular importance across the District, it does not however highlight settlement specific issues associated with our existing facilities.
- Whilst a plethora of educational facilities are on offer, there is limited access for the community and there is an expectation that providers will use best endeavours to increase community access.

10.11 Policy EDU01 seeks to respond positively to the Plan's following objectives:

- To strengthen the resilience of the existing transport and utility infrastructure networks.
- To help sustain and improve village facilities for existing and future residents.

POLICY EDU01: ADDITIONAL AND IMPROVED EDUCATION FACILITIES

1. Development proposals for the improvement and / or further expansion of existing education facilities, both in terms of improving their education 'offer' and the range of facilities will be supported where such expansion and growth does not result in an adverse impact on:

- i) the character of the built environment (including but not limited to the setting of listed buildings and the Conservation Area);***
- ii) the character and setting of the landscape and natural environment;***
- iii) residential amenity;***
- iv) traffic generation;***
- v) noise; and,***
- vi) light pollution.***

2. Where appropriate and feasible, proposers of development are encouraged to:

- i) consider opportunities through the design of the proposal to enable or increase opportunities for community access to facilities subject to practicalities such as (but not limited to) safeguarding of pupils / students and security of access; and,***
- ii) seek to exceed local planning authority / Somerset County Highways parking and access standards and secure parking provision in dedicated spaces off-street.***

11. COMMUNITY PROJECTS & ASPIRATIONS

Context

- 11.1 The Community Infrastructure Levy (CIL) is a charge per square metre of additional floor space (new build or extensions). The money raised through CIL will be used to help deliver prioritised infrastructure that is needed to support the growth proposals as identified within the associated development plan.
- 11.2 Sedgemoor District Council adopted its CIL Charging Schedule and this became effective as of 1st April 2015 for all new developments granted approval after this date.
- 11.3 At paragraph 1.7 the Schedule identifies that Sedgemoor is required to pass a 'meaningful' proportion of CIL receipts to parish councils for use on infrastructure identified as being important by the local community. This allows the host community to receive a proportion of the CIL receipts received as part of development proposals within the host parish.
- 11.4 The standard rate is 15% of all receipts; however this value is increased to 25% for those communities who have an adopted neighbourhood plan in place. Sedgemoor District Council's CIL rate is £80/m² for all new residential development within villages such as Cannington although this is likely to be reviewed periodically during the lifetime of this Plan.

Community infrastructure

- 11.5 Through the consultation exercises undertaken⁵³ it became clear that there was an appetite expressed by residents about the importance of recreational and other facilities.
- 11.6 Some of these aspirations do not fit neatly within the scope of the identified policies but can be considered within the realms of being potential projects that the Parish Council may wish to support and subsequently identify as priorities for the receipt of CIL receipts.
- 11.7 Responses from the various surveys⁵⁴ clearly demonstrate the importance that parishioners place on the village's green spaces and the value they place on the

⁵³ See <http://cannington-neighbourhoodplan.info/wp-content/uploads/2019/04/Community-survey-results.pdf> for evidence

⁵⁴ See <http://cannington-neighbourhoodplan.info/wp-content/uploads/2019/04/Community-survey-results.pdf> for evidence

associated village activities, community groups and provisions within the village. Detailed comments and responses can be found within the accompanying Consultations Statement⁵⁵.

11.8 Financial contributions paid to the Parish Council because of CIL will be held by Cannington Parish Council and used to deliver priorities in the Neighbourhood Plan. Priorities will include the following projects identified in Table 7 below subject to further detailed public consultation.

11.9 In addition to CIL contributions and the precept, funding is also accessible via the various community infrastructure funds. Cannington Parish Council is also in the fortunate position of having secure assets with earning capacity.

11.10 Our parish priorities and projects which will be beneficial to the community (both residents and businesses) are set out in the table below. While some of these are outside the remit of the planning system and of this



Village Hall

Plan to ensure they happen, many can be supported by a planning policy which gives positive support to proposals which come forward (and where they require planning permission).

⁵⁵ See our website to see the draft Consultation Statement <http://cannington-neighbourhoodplan.info/evidence-base/consultation-and-engagement-backup/>

Table 7 – Parish Priorities

Project	Source / Notes	Objective
Plant more trees on areas in public ownership through continued implementation of the Parish Tree Planting Programme.	The Green Approaches were identified as key aspects of the character of the village. As a result of the Hinkley Point proposals pedestrian opportunities for use of these areas has been diminished.	To protect and enhance existing greenspaces, support nature conservation, the character of the village and its setting, help reduce the potential impact of localised surface water flooding, enhance the public realm and contribute to mitigation of climate change.
Enhancement of green corridors.		
Landscaping of roundabouts.		
The establishment of cycle and pedestrian corridors in the village and along the highway network from the village to adjacent communities.	The village is poorly connected, by sustainable means of transport to other adjacent communities. Aspiration from the public consultation to enhance such opportunities.	To strengthen the resilience of the existing transport and utility infrastructure networks.
Encourage improvements to broadband speeds and connectivity.	The increasing number of services and resources which are accessed online, together with reducing accessibility by public transport to adjacent communities and settlements and the need to retain businesses in the local economy in the long-term.	To support residents to access online services and social networking, reduce the need to travel by private vehicle and support local businesses.

Project	Source / Notes	Objective
To pursue any justifiable project that will provide parking in the critical areas of the village.	Parking identified as a key village issue from the public engagement.	To strengthen the resilience of the existing transport and utility infrastructure networks.
To press for completion of traffic calming measures which show due diligence in reducing speeding through the village.	Parking identified as a key village issue from the public engagement and during the determination of the Hinkley Point C proposals.	To strengthen the resilience of the existing transport and utility infrastructure networks.
To support to a satisfactory conclusion those projects selected by the S106 Steering Group for recreational uses. The skate park is one example.	Existing Parish Council priority.	To revitalise and enhance existing open spaces and to help facilitate greater public access to the countryside for all.
To continue development in support of the village's successes in the South West in Bloom competition.	Cannington in Bloom is recognised as one of the key community activities which should continue to be supported as it brings important kudos to the village.	To revitalise and enhance existing open spaces and to help facilitate greater public access to the countryside for all.
The further / continuing improvement of existing sports field facilities to encourage greater community use.	The pavilion has been refurbished and there remain other opportunities to enhance outdoor facilities.	To help sustain and improve village facilities for existing and future residents.

Project	Source / Notes	Objective
The improvement of village hall facilities.	The existing village hall is constrained by its size and location. There are wider aspirations for a new village hall, which would need to be co-located with other activities/facilities.	To help sustain and improve village facilities for existing and future residents.
Development of a Sports Hall (subject to demand, viability and should certainty of current use of College gym be compromised)	For a village the size of Cannington the village is deficient in this regard, as noted by the Sedgemoor Infrastructure Delivery Study.	To help sustain and improve village facilities for existing and future residents.

Summary of Policy Justification

11.11 In summary, the justification for policy COM01: Community and Village Projects is as follows:

- We wish to support the role, function and continued level of sustainability of the village.
- The village benefits from a decent range of services, facilities and amenities and the response from villagers have indicated that these should be enhanced and where possible supplemented by further services, facilities and amenities which are currently not available within the village and / or which will be required as the village grows to the levels indicated in the Local Plan.
- Improvements to existing amenities and facilities, provision of additional amenities and facilities where demand requires it and environmental enhancements in the village will help to continue to improve the quality of life in the Parish and help to continue to mitigate any adverse impacts arising as a result of change brought about by the Hinkley Point C development.

- Cannington is identified as a Tier 2 settlement in the Local Plan and therefore plays a key role in supporting smaller surrounding villages and settlements in terms of services, facilities and amenities.
- Some of the projects identified above do not receive specific policy support through other policies in this Plan.

11.12 Policy COM01 seeks to respond positively to the Plan's following objectives:

- To revitalise and enhance existing open spaces and to help facilitate greater public access to the countryside for all.
- To help sustain and improve village facilities for existing and future residents.
- To protect existing greenspaces, the countryside setting and to support nature conservation.

POLICY COM01: COMMUNITY AND VILLAGE PROJECTS

Development proposals for or which result in the provision of or improvement to the following projects or schemes will be supported in principle:

- i) Increased dedicated off-street public car parking to serve the village centre;***
- ii) A reduction of traffic speed through the village centre;***
- iii) Revitalising and enhancing existing public open spaces which help to or directly facilitate greater access to the countryside;***
- iv) The improvement of village hall facilities and / or capacity at the existing or on a new site;***
- v) A sports hall of a size suitable to accommodate demand for sport and leisure activities for the number of residents and those employed in the Parish, and the role and function of the village;***
- vi) Provision of safe dedicated cycle and pedestrian routes where necessary throughout the Parish; and,***
- vii) Provision of broadband infrastructure to support an increase in speed, capacity and connectivity to the internet. Developers of dwellings, education, employment, retail and community facilities are encouraged to provide infrastructure to enable fibre to premises connectivity (ultrafast broadband) or other improvements which enable increased, faster and more reliable connectivity to the internet.***

12. APPENDIX 1: CANNINGTON DESIGN GUIDE

See separate file.

[Appendix-1-Cannington-Design-Guide.pdf \(cannington-neighbourhoodplan.info\)](#)

13. APPENDIX 2: LOCAL VISUAL LANDSCAPE STUDY

See separate file.

[Appendix-2-Cannington-Local-Visual-Landscape-Study.pdf \(cannington-neighbourhoodplan.info\)](#)