



East Coker Neighbourhood Plan *"Your Parish - Your Plan"*

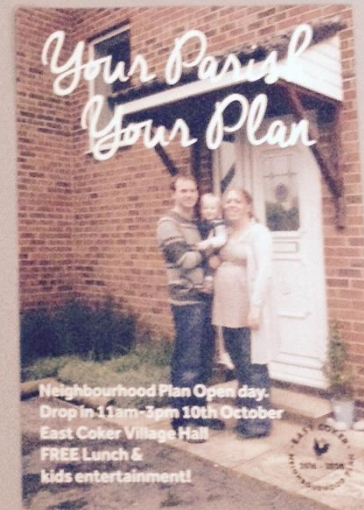
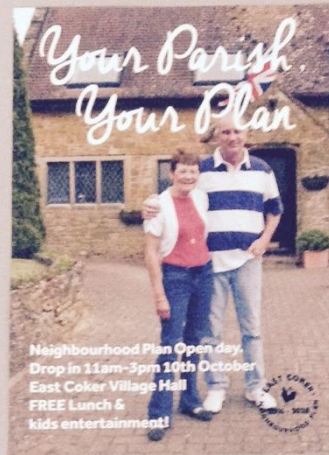
Community Consultation Event

10 October 2015

The Team!



Pre Publicity



“Your Parish – Your Plan”



What is a Neighbourhood plan?

Neighbourhood Planning gives local communities direct power to develop a shared vision and plan for their village or Parish and shape the development, regeneration and conservation of their local area.

The Plan is all about the use and development of land & contains policies to help decide on planning applications for new facilities, and for different types of development.

This can include: housing, employment, transport, community facilities and the natural & built environment. Once approved the Neighbourhood Plan will be used by both the Parish Council and South Somerset District Council, to help make decisions on future planning applications.

Come and find out more, have your say & enjoy a **FREE lunch on Saturday 10th October**. Drop in from **11am to 3pm at East Coker Village Hall**.

Everyone welcome! All residents & businesses in the Parish. Help shape a vision for East Coker.

Bouncy Castle Assault course. Face painting. Free tea and coffee & cake. FREE lunch & enter the Prize draw with your filled in questionnaire!



Village portraits courtesy of East Coker Society. Village Photographs John Gooding.

Update Questionnaire

October 2015

EAST COKER NEIGHBOURHOOD PLAN – COMMUNITY QUESTIONNAIRE OCTOBER 2015

Can you please spend 5 minutes answering a few questions to make sure you have your say on the future of the Parish?

- 1 For each of the following aspects related to living in East Coker Parish, please tick the box which you think best describes the current provision:
- | | Excellent | Good | Average | Poor | Inadequate |
|-------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Job opportunities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Leisure | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Shopping | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
- Please add any further comments
- 2 Which of the following local facilities do you use? Please tick as many as apply.
 Social ☐ Sports ☐ Café ☐ School ☐ Other ☐
 What additional facilities would you like to see?
- 3 Which of the following applies to you (tick more than one if applicable):
 I live in Parish ☐ I work in Parish ☐
 If you work in the Parish but do not live here, please complete.
 I use Parish's leisure facilities ☐ I am active in a local community group ☐
- 4 In your opinion, how strong is the sense of community in the Parish
 Very strong ☐ Quite strong ☐ Average ☐ Not very strong ☐
 Weak ☐
- 5 How do you rate the general quality of the environment in the Parish
 Excellent ☐ Good ☐ Average ☐ Poor ☐ Very Poor ☐
- 6 Is there anything you think is particularly good or bad about the environment in the Parish and which aspects do you think need improving?
- 7 What do you think are the three best things about living here and what projects or actions would you like to see taken forward in the future and referred to in the Neighbourhood Plan?

- 8 How do you get about for work, leisure, shopping? Do you travel mainly

By car ☐ By bus ☐ On foot ☐ By motor bike ☐ By bicycle ☐

If you have a car, how many are there in your household? How many trips, on average, does your household make per day in total? A journey out and back from home counts as two trips.

- 8 What do you think of the job opportunities within the Parish? Are they:

Excellent ☐ Good ☐ Average ☐ Poor ☐ Very Poor ☐

Would you like to see more business space developed and jobs created within the Parish?

- 9 What do you think should be the main priority of the Neighbourhood Plan?

Please provide your contact details so we can keep you informed of future stages of the Neighbourhood Plan.

Name

Address

Email

Tel No

When you have completed this questionnaire, please return it

- By post or hand to Sandra Snelling 9 Long Furlong Lane, East Coker BA22 9LQ
- Or
- Bring along to our Open Day in East Coker Village Hall on Saturday 10th October between 11.00a.m and 3.00p.m.
- Bring to Auction of Promises Event at Village Hall on 16th October 7.30p.m.
- Completing it on the Parish Council Website <http://www.eastcokerparish.com>, and emailing it back to Sandra.snelling@googlemail.com

To make sure your comments are taken into account, please return your completed questionnaire by 16th October for a chance to win a bottle of champagne! Your completed form will be put into a prize draw and the first one taken from the box at The Auction of Promises Event in the Village Hall on Friday 16th October will win a bottle of champagne. The draw will take place at 7.30p.m.

The Event....Local Interest ..All Ages



Why A Neighbourhood Plan?

So Why Prepare a Neighbourhood Plan?

- Promoted by the Localism Act 2011
- **The Plan Can....**
- Clarify the community's aspirations for the future
- Indicate where & what type of development should take place
- Include policies that add detail and can take priority over Local Plan Policies, provided they do not conflict with overall strategy of the LPA's Local Plan
- Provide local ownership of planning for the future
- The process itself engages with the community and encourages empowerment and social cohesion, with spin off benefits
- There is potential for grant aid from 'Locality, which East Coker has successfully bid for
- There is greater potential for delivering genuine local affordable housing
- Truly local knowledge providing input into SSDC planning decisions
- Genuine local community representation
- Provides the opportunity to be proactive in planning...to be positive & creative ...not just reactive and negative
- Once Plan approved, 25% of Community Infrastructure Levy Funding secured by SSDC will be provided to ECPC
- The accompanying **Projects/Action Plan** which has community input can result in real local environmental and other improvements being implemented in future years
- Enables ECPC to submit coherent and professional representations on future planning applications, linked to Neighbourhood Plan Policies
- **When finally Adopted and 'Made', The Neighbourhood Plan will form part of the Statutory Development Plan for the area, and will be an important 'Material Planning Consideration' which will be given weight by SSDC and Planning Appeal Inspectors**





East Coker Neighbourhood Plan

So ... what is a Neighbourhood Plan?

It is a community-led plan to help guide future development, regeneration and conservation of an area. It is about the use and development of land & contains proposals for new facilities, improvement and allocations of land for different types of development. It can deal with housing, employment, transport, heritage and the natural environment. Once approved the Neighbourhood Plan will be used to help make decisions on future planning applications.

The Plan process

Parish Council decided to prepare the neighbourhood plan, and set up a steering group to develop the plan & ensure that it is 'community-led'. Organisations and interests on the East Coker Group include:

- The Parish Council
- Environmental Interests
- Local business
- Local people who have engaged with the SSDC Local Plan process Consultations are held with external stakeholders, e.g. Environment Agency Natural England etc.

Plan area

Decision on geographical area of the Plan ... in this case, East Coker Parish, so including both the settlements of East Coker and North Coker.

The Local Planning Authority

South Somerset District Council agreed to the plan being prepared for the designated area (East Coker Parish) after a consultation period and with whom there is a 'Memorandum of Understanding'.

Funding

Grants were obtained from a nationally funded programme operated by the Department of Communities & Local Government and distributed by an organisation called 'Locality'. The Parish Council has also levied a 'precept' to help fund work on the Plan.



Publicity

The proposal to prepare the Plan was publicised locally to ensure local people were aware that the Plan was to be prepared. Consultation events have been held and the results analysed, with further events planned as the plan progresses through its various stages.

Surveys

Surveys of residents of the parish and local groups has been undertaken via questionnaires and a further shorter update questionnaire is planned for October 2015. The results will be analysed and will be available to view.

Where the plan is now

Work is now progressing on the preparation of the draft policies to be include in the plan and other technical information. Further consultation exercises will be held in 2016, seeking local people's views on the content of the plan, related to housing and other land uses.

The next steps:

Preparation of the draft Neighbourhood Plan

This will include a written statement, a consultation statement and a proposal map. It will include proposals and policies for:

- Housing
- Employment
- Community Facilities
- The Natural & Built Environmental
- Design of new development
- And other matters.

Pre-submission consultation

Before the Plan is formally submitted to South Somerset District Council, a further round of community consultation will take place, called 'Regulation 14' Consultation.

Examination

The District Council will arrange for the Neighbourhood Plan to be 'Examined' by an independent planning inspector, who will assess whether or not it is 'sound' and meets all the necessary requirements and regulations. The Inspector may propose modifications to the Plan.



Modifications

If these are required, then they will also be subject to consultation.

Referendum

Once the Plan has been examined and found to be sound, with or without modifications, there will be a Referendum when all registered electors in the Parish will be eligible to vote on the Plan. Provided more than 50% of those who vote, support the Plan, the Local Planning Authority will bring it into force.

Delivery

Once the Neighbourhood Plan is brought into legal force, together with the Local Plan, it will form part of the Statutory Development Plan for the Parish. Decisions on whether it will form part of the Statutory Development Plan for the Parish, depending on whether or not to grant planning permission in the Plan area will need to be in accordance with the Plan unless 'material planning considerations' indicate otherwise. Proposals for the Plan unless 'material planning considerations' indicate otherwise. Proposals for improvements in the area included as an Action Plan, appended to the Neighbourhood Plan, will subject to funding, be implemented in the coming years, by a number of organisations.

*Your Parish,
Your Plan*



East Coker Neighbourhood Plan - Vision and Emerging Objectives

Background Statement

This Neighbourhood Plan for East Coker focuses on addressing the local needs of the parish, but is being prepared in the context of strategic policies set out in the National Planning Policy Framework and the adopted South Somerset Local Plan, especially Policy 552, Rural Settlements, which is set out below.


The Local Plan aims to provide approximately 600 dwellings within the Parish of the Rayford site. This development is strategic and expected to serve a substantial part of the needs of the Parish, Yeovil and South Somerset as a whole. The proposal has been subject to consideration throughout the Local Plan process and deliberated at length at the Examination, with East Coker organisations being fully represented at the relevant occasions. The planning Inspector who considered the Local Plan has now determined that it is 'Sound' and the District Council has formally adopted the Local Plan.

The aim is to ensure that the Rayford development becomes an exemplar development, meeting the highest quality design standards for affordable and other mixed tenure housing, in concert with the timely provision of community facilities, green infrastructure routes and green space provision are required to be met in full. It is expected Rayford will form a new community within the Parish of East Coker.

With the scale of development now planned at Rayford, East Coker organisations need consider that the Parish is more than accommodating its share of development to serve the needs of Yeovil and South Somerset as a whole. As such any further development to be proposed within the rest of the Parish and the village, is expected to be small scale and for the most part at existing local roads.

The evidence base and the views of the community also indicate that a mixture of housing should be provided to meet the local needs of young families and older people in our community.




Vision & Objectives



The Vision and Emerging Objectives for the Neighbourhood Plan have been developed from, and are based upon:

- The outcome of consultation and engagement with the local community in 2013
- Consideration of earlier ideas for Objectives and Policy Intents developed by the East Coker Neighbourhood Plan Group
- Comments made on these Objectives and Policy Intents made by South Somerset District Council
- National and Local Strategic Planning Policies and Guidance
- General Good Planning Practice


Please place a sticker against the Vision and each Objective to indicate your views:

 - Agree  - Neutral  - Disagree

Vision

The vision for the Parish of East Coker is, to maintain an attractive environment with a strong sense of community, that continues to protect and celebrate its unique history and heritage, whilst also making provision for an appropriate level of housing and employment growth, together with community facilities, to meet local needs.

Place your stickers here



Emerging Objectives

These objectives will be developed into Neighbourhood Plan Policies

Housing

- To ensure that housing meets the whole life needs of the local community as regards the types and sizes of new dwellings.
Place your stickers here
- To support the provision of small-scale development to include affordable and family housing to meet local need.
Place your stickers here
- For the Parish to take its share of the SSDC Rural Settlement housing requirement.
Place your stickers here
- Excluding the Strategic Development at Keyford, to deliver approximately 40 dwellings over the Neighbourhood Plan period; 2016-2028.
Place your stickers here
- To support the use of brownfield for housing before any open countryside or greenfield sites.
Place your stickers here
- To work positively with SSDC and other agencies to ensure that the Yeovil Sustainable Urban Extension at Keyford is of the highest quality and that mixed tenure housing and the essential community facilities are provided in a timely and phased manner, so that new residents have the facilities they need to help create a 'new community', but as part of the Parish of East Coker.
Place your stickers here

Employment

- To lobby for and support the provision of a high speed broadband network within the whole Parish, to benefit business and home users.
Place your stickers here
- To support the retention, improvement and expansion of existing employment space and encourage and promote a range of further businesses, including home-working.

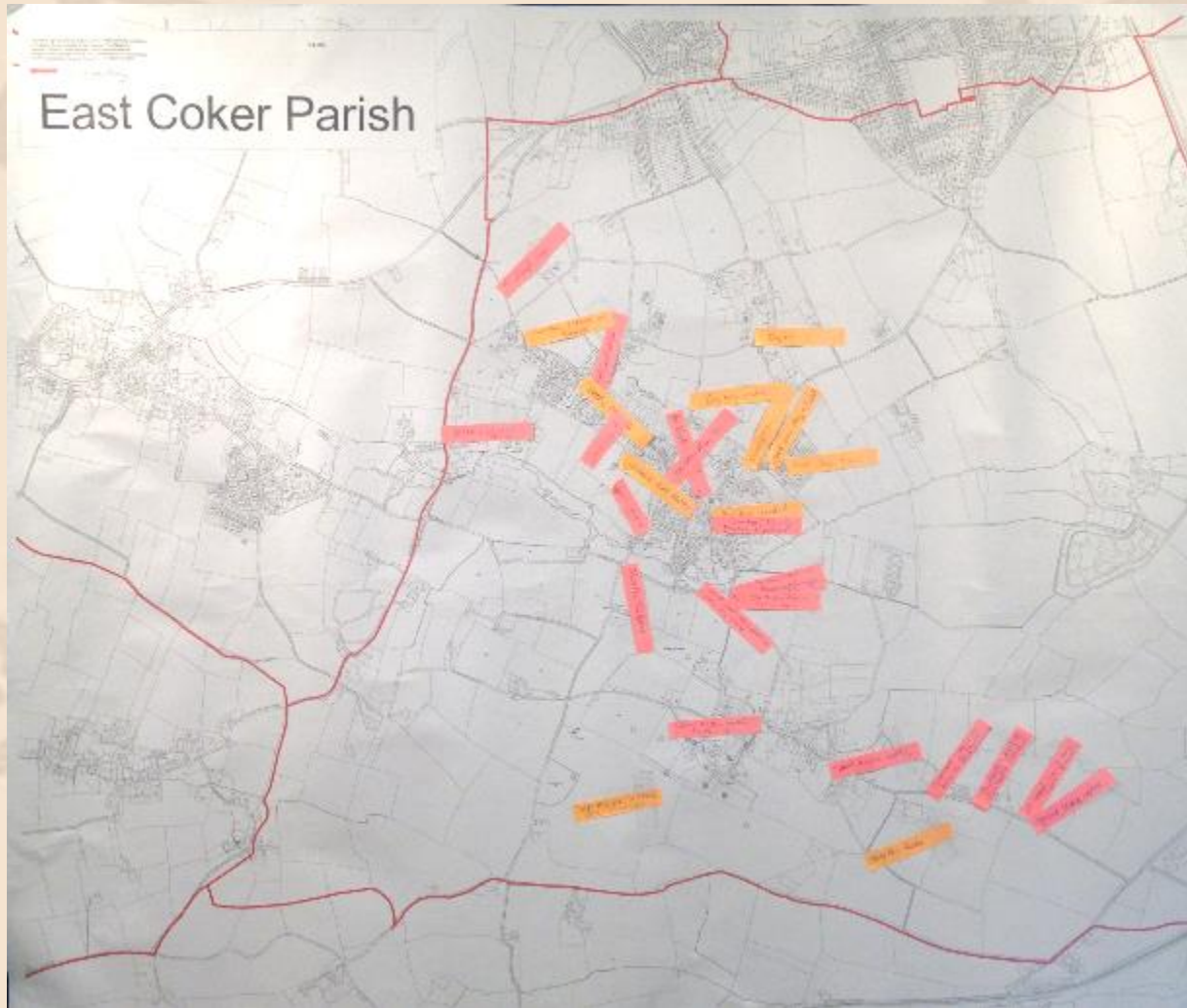
Local Character & Landscapes



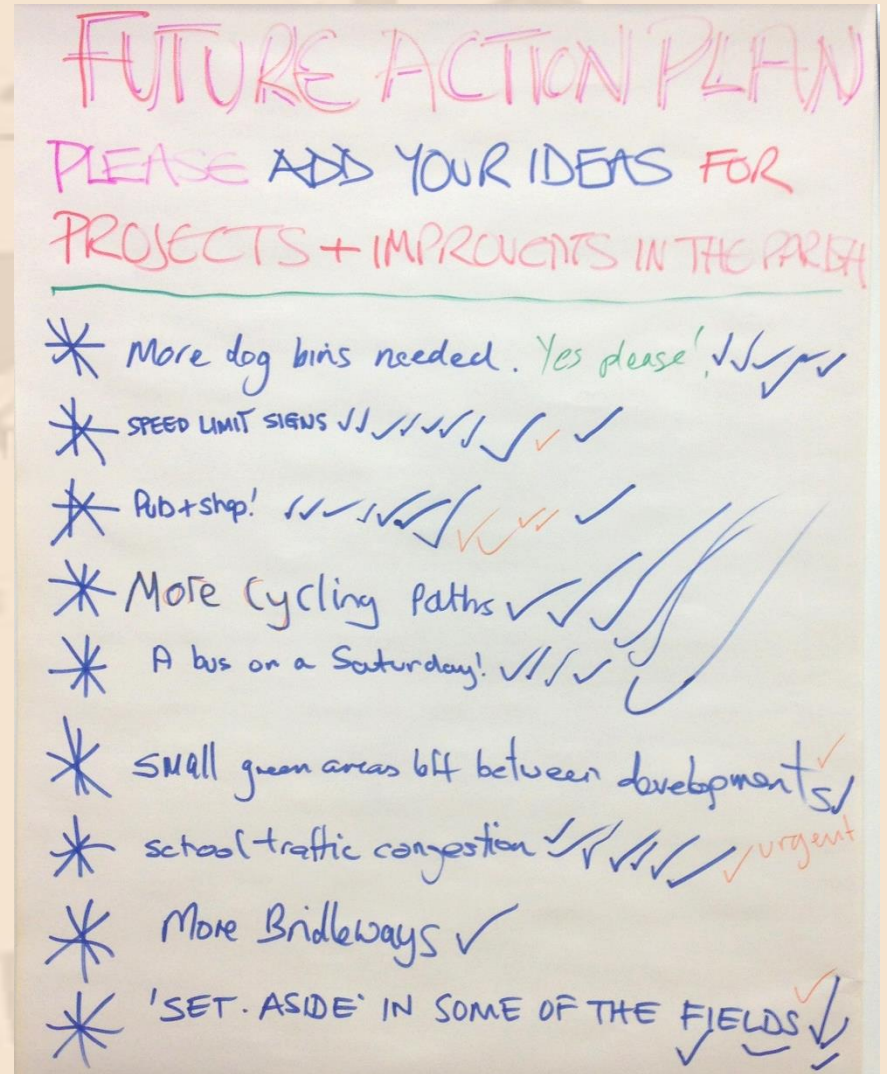
Reception & Attendees...Where they Live!



Local issues



'Post It' Notes & Actions



Capturing Local Opinion!

2016 - 2028 NEIGHBOURHOOD PLAN

Emerging Objectives

These objectives will be developed into Neighbourhood Plan Policies

Housing

- To ensure that housing meets the whole life needs of the local community as regards types and sizes of new dwellings.
Place your stickers here
- To support the provision of small-scale development to include affordable and family to meet local need.
Place your stickers here
- For the Parish to take its share of the SSDC Rural Settlement housing requirement.
Place your stickers here
- Excluding the Strategic Development at Keyford, to deliver approximately 40 dwellings in the Neighbourhood Plan period; 2016-2028.
Place your stickers here
- To support the use of brownfield for housing before any open countryside or greenfield.
Place your stickers here
- To work positively with SSDC and other agencies to ensure that the Yeovil Sustainable Urban Extension at Keyford is of the highest quality and that mixed tenure housing and the essential community facilities are provided in a timely and phased manner, so that new residents have the facilities they need to help create a 'new community', but as part of the Parish of East Coker.
Place your stickers here

Employment

- To lobby for and support the provision of a high speed broadband network within the whole Parish, to benefit business and home users.
Place your stickers here
- To support the retention, improvement and expansion of existing employment space and encourage and promote a range of further businesses, including home-working.
Place your stickers here

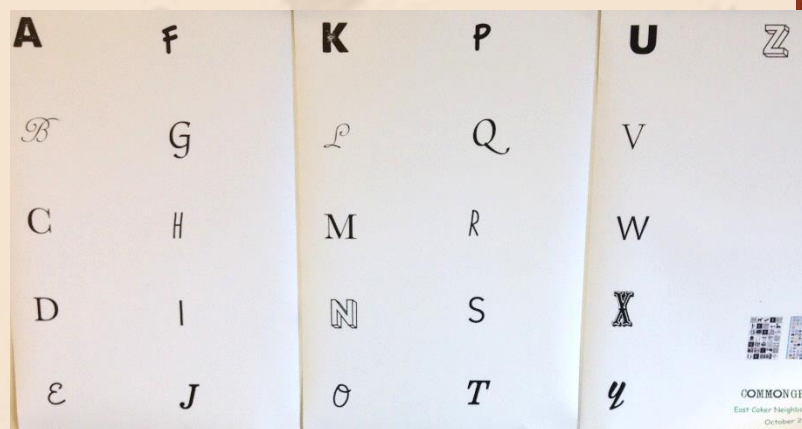


2016 - 2028 NEIGHBOURHOOD PLAN

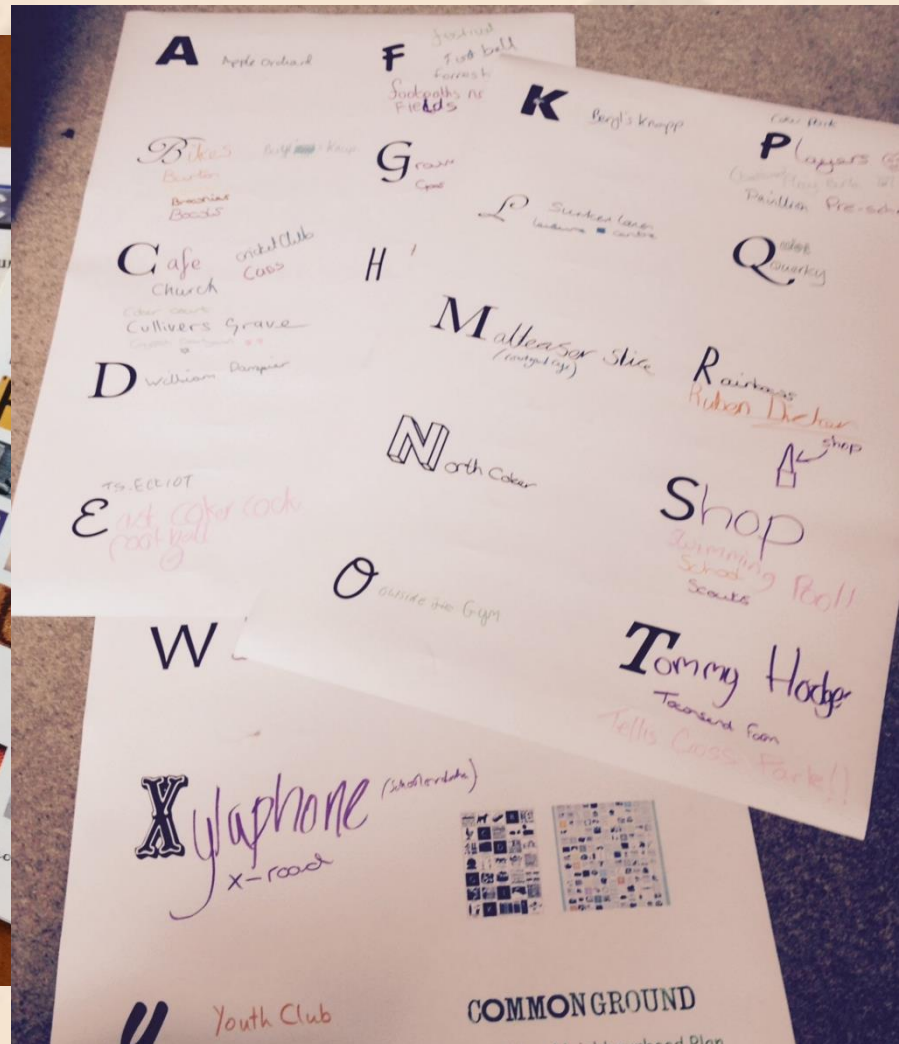
Environment

- To ensure that the distinctive rural landscape, settlement pattern, historical assets, natural environment and biodiversity of the Parish are protected and enhanced.
Place your stickers here
- To secure good design in new development, and to protect, enhance and invest in the natural built environment through a range of local projects and improvements.
Place your stickers here
- To maintain a dialogue with SSDC regarding retention and enhancement of the existing recreation areas.
Place your stickers here
- To maintain and improve areas of open space, sport and recreation facilities to promote healthy lifestyles and the well-being of residents in the Parish.
Place your stickers here
- To identify areas of Local Greenspace that contribute towards the landscape character of the Parish and act as green wildlife corridors, with a view to protecting them from development.
Place your stickers here
- To resist the development of the highest quality agricultural land so as to retain its potential for food production.
Place your stickers here
- To work with the appropriate agencies to ensure that the new development does not take place in areas of flood risk and that impact of flood risk is minimised.
Place your stickers here
- To encourage energy efficiency improvements to new and existing buildings and the incorporation of sustainability measures.
Place your stickers here

Capturing Local Opinion!



Common Ground A-Z 'Local Distinctiveness' Project



Capturing Local Opinion!



'Planning' For Kids As Well!



Keeping the Local MP Informed!



Local Ownership!



The Event

- 11:00AM – 3:00PM
- Over 150 local people attended from throughout the Parish
- Many stayed for a long time & met new local people & neighbours for the first time
- Excellent Free Lunches were served
- Activities for Kids
- Very Positive Feedback on the Event
- Further events to Follow.....

Summary of Responses to Proposed Vision & Objectives - 10 October

| Vision & Objectives | % Support % |
|---|-------------|
| Overall Vision | 100 |
| Housing | |
| Whole Life Housing Needs | 96 |
| Local Housing Needs | 76 |
| Take share SSDC Rural Housing | 26 |
| Excluding Keyford 40 dwellings in plan period | 64 |
| Brownfield as priority over greenfield | 97 |
| Work with SSDC on Keyford | 95 |
| Employment | |
| Broadband Improvement | 97 |
| Support Business Expansion | 84 |
| Environment | |
| Protection of Assets | 97 |
| Good design | 100 |
| Dialogue with SSDC re Conservation Areas | 86 |
| Improve Sports & Recreation | 100 |
| Greenspace & Wildlife Corridors | 100 |
| Agricultural land | 97 |
| Work with Agencies on Flood Risk | 96 |
| Energy Efficiency | 89 |
| Services | |
| Maintain & Enhance | 100 |
| Promote Retail | 97 |
| Support Health Provision | 68 |
| Transport & Highways | |
| Engage with Somerset CC | 100 |
| Footpaths | 96 |
| School issues | 96 |
| Improve Public Transport | 100 |

Analysis of Neighbourhood Plan Open Day Responses - 10th Oct 2015

| Comments Regarding : | |
|--|----|
| Speed through Parish | 4 |
| Parking | 3 |
| Need for shop | 2 |
| Post Office | 1 |
| Pub | 2 |
| Music Festival | 1 |
| Amenities for Young People | 1 |
| Under 50's Involvement in Parish Life | 1 |
| Communication about Parish Council meetings | 1 |
| Bowling | 1 |
| Congratulation for the Open Day | 1 |
| | 18 |
| Future Action Plan | |
| Dog bins | 10 |
| Speed limit signs | 11 |
| Pub/shop | 15 |
| Cycle Paths | 5 |
| Saturday Bus | 7 |
| Small green areas between developments | 4 |
| School Traffic Congestion | 10 |
| More Bridleways | 2 |
| Set aside of fields | 7 |
| | 71 |
| Washing Line | |
| Speeding | 5 |
| Parking/school | 5 |
| Shop/Pub/community shop | 17 |
| Play Areas improvement and retention of Tellis Cross Play Area | 6 |
| Additional leisure (film club, skate park, tennis courts, swimming pool) | 4 |
| Set aside of fields | 1 |
| Planning (restriction of extensions at keyford), Community Land Trust | 2 |
| Green space preventing coalescence | 2 |
| | 42 |