Neighbourhood Development Plan Area Designation

26th May 2016

Following an application from Creech St Michael Parish Council and subsequent statutory consultation on the body’s relevance to make the application and the appropriateness of the proposed designation of the Neighbourhood Plan; Taunton Deane Borough Council as the Planning Authority approves the designation as detailed below.

Relevant Bodies
Under Section 61F (authorisation to act in relation to neighbourhood areas) of the Town and Country Planning Act 1990, the Parish Council is a ‘relevant body’ for the purpose of producing a Neighbourhood Plan and are therefore qualified to undertake a Neighbourhood Plan. The Council therefore has no ruling to make in this matter.

Neighbourhood Plan Area
Under Section 61G (meaning of “neighbourhood area”) the Local Authority has considered the proposed designation. The proposed Neighbourhood Area follows the Parish boundaries, which included a significant area of the Core Strategy Urban Extension at Monkton Heathfield.

An objection to the inclusion of the parish area west of the motorway was received. The representation asked that the area be removed on the grounds that this included the Monkton Heathfield Strategic Urban Extension allocated in TDBC’s adopted Core Strategy (Policy SS1). The reasons given were that, developers are actively progressing the promotion of the allocation, and that the planning of this major development area is properly a function of TDBC, and that the proper place for considering any planning application was in relation to the Core Strategy and for TDBC alone.

The Council accepts that the land west of the M5 within the Parish of Creech St Michael can be designated as part of the Neighbourhood Plan Area.

The Neighbourhood Plan must be in conformity with the strategic development plan document (adopted Core Strategy). It is the Council’s view that there therefore should be no conflict between the neighbourhood plan and the Core Strategy.

A masterplan has yet to be progressed for the Core Strategy Monkton Heathfield Urban Extension allocation. The development of a neighbourhood plan and a developer led masterplan are not matters undertaken in isolation, indeed the two processes would be mutually beneficial to each other.

The rational for designating the area as proposed is consistent with the Council’s approach in other Neighbourhood Plan Ares where strategic development sites are located.
In accordance with Regulation 7 of The Neighbourhood Planning (General) Regulations 2012 Taunton Deane Borough Council is publicising its decision on the designation of the Neighbourhood Area.

If you have any questions in relation to this please contact the Policy Team either via; e-mail to talkingtomorrows@tauntondeane.gov.uk, telephone 01823 356484, or in writing to Policy Team, Deane House, Belvedere Road, Taunton, TA1 1EU
Notice of Consultation

Under Section 61F&G of the Town and Country Planning Act 1990 and Section 2 Regulation 5 of The Neighbourhood Planning (General) Regulations 2012; an application has been received from Creech St Michael Parish Council to produce a Neighbourhood Plan for the area defined on the attached map.

Relevant Body

The Parish Council is a ‘relevant body’ under Section 61F&G of the Town and Country Planning Act 1990, if they are the town or parish council and the area proposed consists of or includes the whole or any part of the area of that council. Creech St Michael Parish Council is therefore qualified to undertake a neighbourhood plan for the area set out in their application to the Borough Council.

Neighbourhood Plan Area

The proposed Neighbourhood Area is the parish of Creech St Michael, shown on the attached map. Before the Council considers designating the Neighbourhood Plan area it would like to hear from all interested parties as to the appropriateness of the area proposed.

In accordance with Regulation 6 of The Neighbourhood Planning (General) Regulations 2012 Taunton Deane Borough Council is publicising the details to bring the area application to the attention of people who live, work or carry out business in the area to which the application relates. Comments can be made on the application within the six week consultation period.

Representations on this application must be restricted to:

a) If the organisation or body is a relevant body to make the application;

b) The appropriateness of the proposed designation of the Neighbourhood Area.

Please submit comments in writing using this proforma and return it either;

via e-mail to talkingtomorowstauntondeane@tauntondeane.gov.uk or
post to Policy Team, Deane House, Belvedere Road, Taunton, TA1 1EU

Representations must be received by Friday 6th May 2016
Representations proforma for application to Taunton Deane Borough Council from Creech St Michael Parish Council to designate a Neighbourhood Plan Area.

Q1. Is the organisation or body a relevant body to make the application in accordance with the Regulations?

Yes ☐  No ☐

If no please provide details

Q2. Is the boundary of the proposed designation of the Neighbourhood Area appropriate and in accordance with the Regulations?

Yes ☐  No ☐

If no please provide details

Representations on this application must be restricted to:

a) If the organisation or body is a relevant body to make the application;

b) The appropriateness of the proposed designation of the Neighbourhood Area.

Please submit comments in writing using this proforma, with additional sheets and evidence as required, and return it either:

via e-mail to talkingtomorrowstauntondeane@tauntondeane.gov.uk or post to Policy Team, Deane House, Belvedere Road, Taunton, TA1 1EU

Representations must be received by Friday 6th May 2016
CREECH ST MICHAEL PARISH COUNCIL
Clerk: Steve Altria, 23, John Grinter Way, Wellington, Somerset TA21 9AR
Tel: 01823 666295 Email: clerk@creechstmichael.net

Ms Ann Rhodes
Taunton Deane Borough council
Policy Officer
(Planning and Environment)
The Deane House
Belvedere Road
Taunton
Somerset
TA1 1HE

Wednesday, 09 March 2016

Dear Ms Rhodes

APPLICATION FOR THE FORMAL DESIGNATION OF A NEIGHBOURHOOD AREA

Thank you for your email of 2\textsuperscript{nd} March. In reply we would advise;

Creech St Michael, and the Parish of Creech St Michael, is situated three miles east of the county town of Taunton in the Taunton Deane District. The Parish is bisected by the M5 Motorway and further includes several scattered settlements. The hamlets of Charlton, Creech Heathfield and Ham lie to the east of the motorway. The hamlets of Adsborough, Coombe, Langaller and Walford lie west of the motorway. The parish has a population in the region of 2,500 people.

The parish lies partly in the Somerset levels, an area of outstanding natural beauty. The Taunton to Bridgwater Canal runs though the parish and provides walking, fishing and natural land and waterscapes. There is flora and fauna and wild life including a variety of bird life and mammals that abound the surrounding area of the canal, The River Tone runs through the village and the main London to Penzance train line also runs through the village. The local land marks include the Parish Church of St Michael which dates from the 13\textsuperscript{th} Century. The Baptist Church and the local Mill which is now houses small industrial units.

The village of Creech has several thriving businesses: a village shop and Post Office, a hairdresser, a veterinary practice, day care nursery, undertakers, local garages, a local florist, slaughter house and granite and timber suppliers. There is also a hair and beauty salon at Creech Heathfield. Creech St Michael has its own Medical Centre, served by two doctors and practice nurse, within the same building is the local Pharmacy. The village also benefits from having a local Primary School with approximately 250 pupils’ and a Community Pre-School based on the primary school site. The Parish Council intends to fully engage with all members of the proposed Neighbourhood Plan area in a positive and proactive manner in order to help, jointly, to shape the future of the Parish.
The Parish Council formally elected to pursue the preparation of a Neighbourhood Plan at its meeting of the 18th January 2016. The Parish Council considers that the Neighbourhood Plan process enables communities to enhance and improve their place and space, to influence the type, quality and location of any proposed development and help to ensure that any changes deliver local benefits to the Parish and its peoples. It is anticipated that the Neighbourhood Plan will cover a 20 year plan period and in order to respond positively, proactively and consistently to all development proposals it is proposed that all settlements within the Parish are covered by the Neighbourhood Plan.

Of the settlements within the Parish it is only Creech St Michael that is recognised as a defined settlement by the Taunton Deane Core Strategy 2011-2028 where Policy SP1: Sustainable Development Locations identifies Creech St Michael as a Minor Rural Centre where some new limited development will be possible. Suitable sites may be allocated through the emerging Site Allocations and Development Management DPD. The version of this document submitted for Examination proposes to allocate three sites for residential development (totalling almost 140 units) within the village of Creech St Michael at the current time this document has not yet been examined. These proposed development sites are in addition to those, at Creech St Michael, which have already been granted planning permission or form part of the Strategic Allocation at Monkton Heathfield (Policy SP1).

The Parish Council has yet to decide whether it will be necessary to make further residential/employment allocations as part of any emerging Neighbourhood Plan but wishes to consider the designation of land for community and recreational uses. The Plan is also likely to cover more locally specific development management based policies which will act as a guide for the future development aspirations of the Parish.

The Parish Council would ideally wish to see the Neighbourhood Plan prepared and adopted within the next 12 months, although it accepts that this timeline is subject to change as the evidence base and consultation events develop.

Yours sincerely

Steve Altria
Parish Clerk
Creech St Michael Parish Council