

## Appendix: Modifications

Note: The modifications set out in this table are to the draft Ilminster Neighbourhood Plan submission version (May 2022). Where modifications below refer to the text proposed in Ilminster Town Council's (ITC's) track change version (dated 19 October 2022), the document may be viewed as follows: <https://www.southsomerset.gov.uk/media/6302/221110-inp-track-changes.pdf>

<b>Proposed modification number (PM)</b>	<b>Page no./ other reference in the Regulation 15 Submission Version</b>	<b>Modification</b>	<b>Amendment by?</b>
PM1	Chapters 1 -7	Amend the text of Chapters 1-7 as shown on ITC's track change version dated 19 October 2022.	
PM2	Page 19	Ensure that paragraph 3.9 is clearly identified as not forming part of the statutory development plan (for example, in a companion document or annex), to include a monitoring framework to be agreed by ITC with SSDC.	
PM3	Chapter 3	Add text to the effect that new development plan(s) will be prepared in the future as part of the single unitary Somerset Council with relevant documents, including an updated Local Development Scheme, to be published in due course.	
PM4	Page 37	Delete Aims 9, 10 and 11.	
PM5	Pages 40 and 41	Correct the mapping errors on the INP Proposals Map at Figure 3 in Chapter 7 and include the correct Conservation Area boundary in both Figure 3 and Figure	

		4. Annotate the Map to indicate that the information shown is indicative/illustrative.	
PM6	Page 99	Add a reference in paragraph 11.4 to the SSDC Local Housing Needs Assessment 2021.	
PM7	Page 98	In policy ILM12 add ' <b>major</b> ' between ' <b>All new</b> ' and ' <b>housing</b> ', delete the words ' <b>in accordance with the findings of the Ilminster Housing Needs Assessment (Aecom 2019) or any subsequent update</b> '. Delete the footnote. Reorder parts 2 and 3 of the policy so that the text on serviced plots for self-build is last.	
PM8	Page 101	Amend paragraph 11.5.1 as set out in ITC's track change version dated 19 October 2022.	
PM9	Page 100	Change title of policy ILM13 by deleting ' <b>Brownfield Sites</b> ' and replace with ' <b>Sites within the Development Area</b> '.	
PM10	Page 64	In policy ILM5 part b. add the words ' <b>Employment uses such as</b> ' before ' <b>High quality ....</b> '.	
PM11	Page 60	<i>Change the second sentence of paragraph 8.10.2 to read:  'The Infrastructure Delivery Plan includes a flood risk alleviation scheme for the River Isle which is being addressed through a planning application for a</i>	

		<i>mixed-use scheme on Station Road.'</i>	
PM12	Page 66	Redraft policy ILM6 by deleting the first sentence of the opening paragraph and rewording the second sentence to read:  <b><i>'Applications will be supported where they encourage the retention and enhancement of existing entertainment venues and improve Ilminster's profile and performance as a:'</i></b>  Delete criterion g.	
PM13	Page 68	Delete the first sentence of policy ILM7.  In the second sentence of the policy after the words <b><i>'as set out'</i></b> add the words <b><i>'in a. to g. below.'</i></b>  Delete the text of criterion h. and replace with:  <b><i>'In recognition of Ilminster's archaeological resource, development proposals within the Area of High Archaeological Potential or that are likely to have an impact on a heritage asset of archaeological interest identified on the Historic Environment Record, will be required to provide an archaeological assessment where appropriate.'</i></b>	
PM14	Page 69	Supporting text should also be added to 9.6 of the Plan to explain when proposals will be referred to the local	

		planning authority's archaeological adviser and where an archaeological assessment may be required.	
PM15	Pages 78 and 79	Move parts a. to d. of policy ILM8 and its supporting text to a new companion document or annex (see PM2).	
PM16	Pages 80 and 81	Delete policy ILM9 and its supporting text.	
PM17	Pages 82 and 83	Delete policy ILM10 and its supporting text from the Plan and move to a new companion document or annex.	
PM18	Page 84	Delete policy ILM11 and move parts a. to d. to the modified policy ILM8 (see PM19).	
PM19	Page 78	<p>Rename policy ILM8 '<b>Access and Movement in Ilminster</b>'.</p> <p>Rewrite policy ILM8 to read:</p> <p><b>'Where appropriate, new development will be supported where it contributes to a safe, attractive and high quality, inclusive public realm which welcomes pedestrians, cyclists and bus passengers. Where appropriate, development proposals in Ilminster's Town Centre will be supported where they contribute to:'</b></p> <p>Insert parts a. to d. from the submitted policy ILM11.</p>	

PM20	Pages 46-49 and Figure 4 on pages 50 and 51	Delete paragraph 8.6 and photographs 1 to 20  Remove the protected views of Ilminster from Figure 4	
PM21	Page 44	Rewrite policy ILM1 to read:  <b>'Development proposals should:</b>  <b>a. seek to protect and enhance Ilminster's historic landscape character;</b> <b>b. minimise their impact on public views out from the town;</b> <b>c. where appropriate, be designed and laid out to create new public views of the town's surrounding landscape setting; and</b> <b>d. conserve and where possible enhance the character of the local landscape.'</b>	
PM22	Pages 50 and 51	Delete the designation of SSDC Areas of High Recreational Amenity from Figure 4 and its key.	
PM23	Page 52	Change the title of policy ILM2 to <b>Conserve and Enhance Ilminster's Biodiversity</b>  Delete policy ILM2 and replace with the following:  <b>'Major development proposals should provide 10% net gains for biodiversity. Applicants will need to demonstrate the process that they have been through utilising Natural</b>	

		<p><b>England's Biodiversity Metric 3.1 (or subsequent version) and the options they have considered to deliver biodiversity net gain.</b></p> <p><b>Where impacts are unavoidable, the proposals must show how the impacts will be minimised and mitigated. Major development proposals should contribute to and enhance the natural environment by</b></p> <ul style="list-style-type: none"> <li><b>a. ensuring the protection and retention of local assets including mature trees, hedgerows, and woodland;</b></li> <li><b>b. the provision of additional habitat for wildlife in the form of wildlife green corridors and stepping stones as part of coherent ecological networks;</b></li> <li><b>c. providing for a net increase in trees with an aim to secure a tree canopy cover of a least 20%; and</b></li> <li><b>d. planning for a 10 m buffer zone on either side of a watercourse as a minimum for the function of wildlife habitats whilst being able to facilitate informal access for enjoyment of the watercourse.'</b></li> </ul>	
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PM24	Page 54	Delete sites A, B, G, H, M, N, P, Q, R from Table 8 and from policy ILM3.	
PM25	Figures 3, 4, 5, 6	Redraw the maps and relabel the LGSs to include only those listed in Table 8 and redrafted policy ILM3. Correct the walking routes shown on Figure 5 to ensure consistency with Figure 6.	
PM26	Page 54	Delete policy ILM3 and rewrite as follows:  <b><i>'a. The neighbourhood plan designates the 9 Local Green Spaces listed in Table 8 and shown on Figure 4. Policies for managing development on the designated Local Green Spaces will be consistent with those applied to Green Belt.</i></b>  <b><i>b. Development will be supported which actively seeks to improve the connectivity of green infrastructure and enhance biodiversity and the provision of a Green Corridor, as a network of connected and multifunctional open spaces and routes, as shown on Figure 6, will be encouraged. Development proposals should seek to ensure that the existing network is protected and enhanced and, where possible, new connections are created.'</i></b>	

PM27	Page 56	Redraft policy ILM4 to read:  <b><i>'To improve health and well-being, provide facilities for the growing population and reduce the need to travel, the provision of a new indoor recreational facility, adjacent to Canal Way and shown on the Proposals Map, is supported.'</i></b>	
PM28	Page 56	Consider the inclusion in the new chapter on Implementation reference to the expectation that the new indoor recreational facility, supported in policy ILM4, will be delivered by way of the contributions towards strategic facilities that are expected as a part of major housing developments. Alternatively, SSDC has advised that as a community aspiration it could be funded through the neighbourhood portion of any CIL receipts.	