



# South Petherton

## Parish Design Statement

# Contents

1. Introduction	1
1.1 Background	1
1.2 Statement of Consultation	2
2. Architectural Heritage	3
3. The History of South Petherton	5
3.1 Shaping the Built Heritage	5
4. Our Natural Heritage	9
4.1 Forming the Natural Heritage	9
5. Other Elements of Local Character	11
5.1 The Roads	11
5.2 The Conservation Area	12
5.3 The Wider Parish	13
5.4 The Public Realm	14
6. Future Development	16
6.1 General	16
6.2 New Residential Development	17
6.3 Residential Amenity in New Development	18
Summary of Guidelines	19
Acknowledgements	21



# South Petherton Parish Design Statement

Compiled on behalf of the residents of South Petherton by the Neighbourhood Plan Steering Group in 2016.

## 1. Introduction

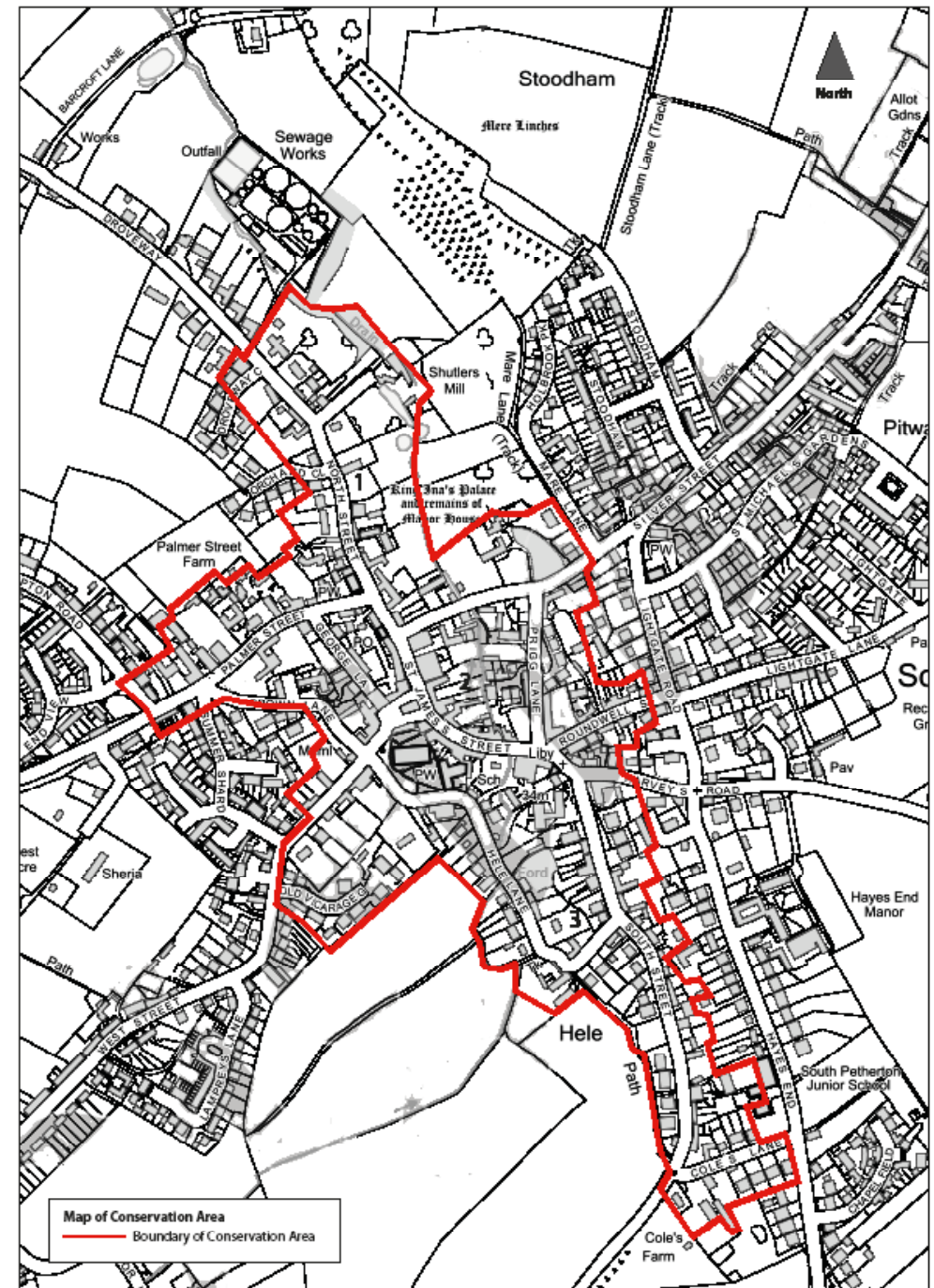
### 1.1 Background

In March 2015 the Parish of South Petherton was designated as a neighbourhood area and work began on the preparation of the South Petherton Neighbourhood Plan. The Plan is being undertaken by the Neighbourhood Plan Steering Group who identified the protection and enhancement of the unique character of the Parish of South Petherton as one of their initial overarching themes. Since then, as the Neighbourhood Plan has developed, the preparation of a Parish Design Statement has been identified as a principle Objective of the Neighbourhood Plan following a community consultation event in May 2016.

It was decided in July 2016 to undertake a fresh appraisal of the historic built environment as part of the Neighbourhood Plan and to consider how to approach the nature of future development in the Parish. To that end the group have produced a Conservation Area Appraisal to inform the development of this Parish Design Statement

Design Statements are a tool to preserve the unique visual character of villages and their surroundings. This document aims to provide a clear statement of the character of the Parish of South Petherton and guidance for those involved in the future design and development of the area.

This Parish Design Statement has been developed, researched, written and prepared by the Parish Design Statement Sub-committee, who are part of the Neighbourhood Plan Steering Group, in consultation with the community. The document has been prepared by Lydia Dunne, a planning assistant working for the Neighbourhood Plan Steering Group. This document is compatible with the South Somerset Local Plan 2006-2028.



## 1.2 Statement of Consultations

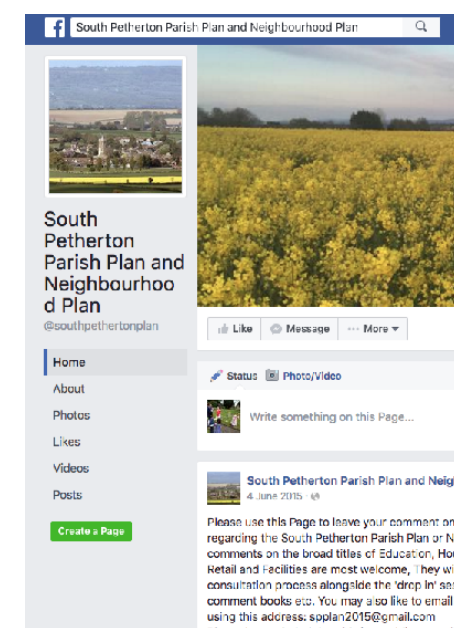
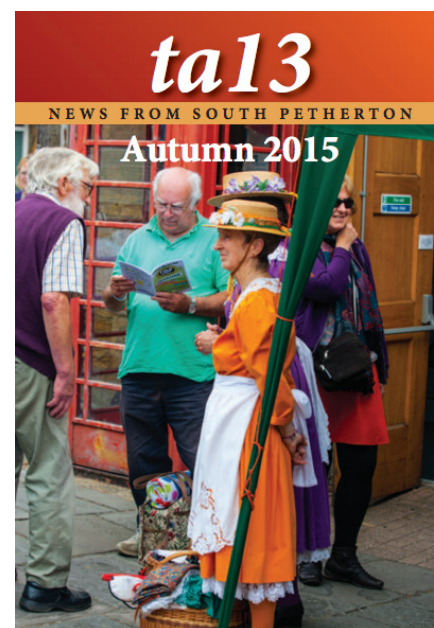
This Design Statement was subject to a thorough public consultation process as part of the Neighbourhood Planning process. The initial consultation events were held in May 2015 and took the form of 2 open days at which comments were collected and a film was made. A survey was designed and sent out to all residents of the Parish and the results of the survey were compiled and have informed a set of recommendations for the South Petherton Parish Plan Review and have formed part of the Evidence Base for the Neighbourhood Plan.

A second consultation was held in May 2016 at which residents voted on the Neighbourhood Plan's Vision, Aims and Objectives; contributed comments; viewed the Plan's conservation work and completed a short questionnaire on design and materials for future development. Copies of the questionnaire were also made available in the Library. Members of the community were asked for their input and views on specific measures to preserve and enhance the character of the area.

Interested groups and individuals in the Parish were kept abreast of progress through the Parish Council; ta13 (the Parish newsletter distributed 4 times a year to every household); the Parish Council website; the Neighbourhood Plan website; and the South Petherton Parish Plan and Neighbourhood Plan Facebook page.



Above: Public consultation event May 2016 at which community members completed questionnaires on the design of future development. Left: First consultation March 2015.

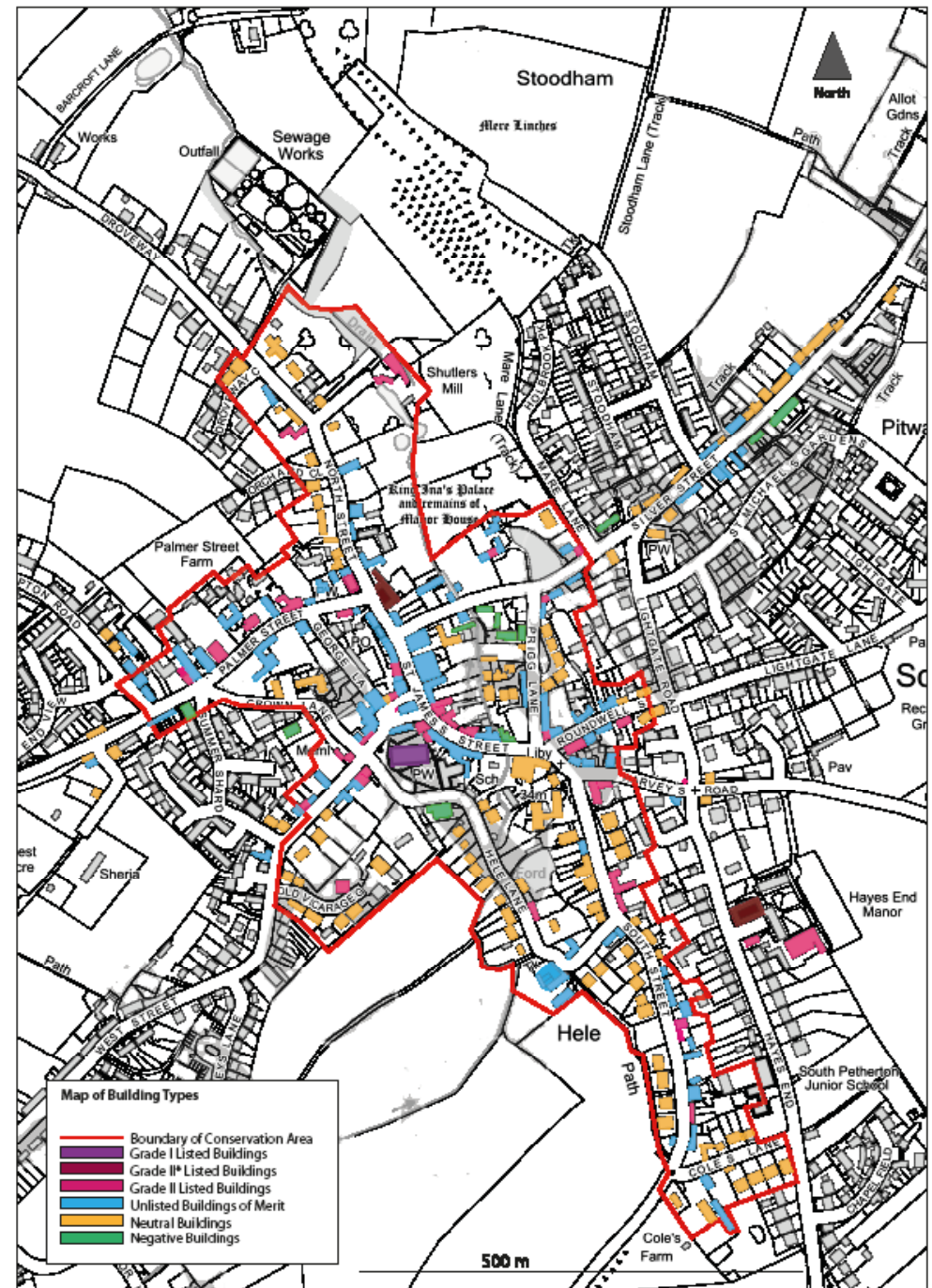


## 2. Architectural heritage

There are 113 listed buildings in the Parish and 64 in the village of South Petherton. The number of buildings of architectural significance in the Parish, and in the village in particular, is far greater than this number. The Map of Building Types opposite shows the listed buildings in the village and the extent of the current Conservation Area boundary.



Some buildings, such as the Coach House on Palmer Street have been delisted and may therefore benefit from some form of local listing protection in the future, subject to local consultation.





Market Square showing the Blake Hall and St James' Street.



St James' Street with The Blake Hall on the left and The David Hall far right.



West Street showing The Surgery and Monk's Corner.

Views from the tower of The Church of St Peter and St Paul.



Prigg Lane Car Park and The David Hall. View of the Recreation Ground and open countryside beyond.

### 3. The History of South Petherton

#### 3.1 Shaping the Built Heritage

South Petherton is an historically significant village that has developed in size, character and function since its earliest settlement. The Parish of South Petherton, as currently defined, takes in the outlying settlements of Compton Durville, Yeabridge, Wigborough and Over Stratton.

The earliest settlement was probably at Stoodham, though there is evidence of Iron Age and Roman settlement in the Parish, and the market town of South Petherton developed later on the other side of the stream. The village occupies a strategically important position at the foot of the surrounding limestone hills, close to the River Paret.

The Saxon King Ina is thought to have had a palace built and, by the 8<sup>th</sup> century, South Petherton was a royal estate controlling the crossing of the Paret. By 1066, the ownership of this large estate became fragmented and this affected the village's Medieval development.

By 1084, the South Petherton Hundred was established and flourished until it and its members were transferred to Somerset in 1896.<sup>1</sup>

South Petherton was given a market in 1213. During this period, the village (or market town) expanded, and it is during this time that Palmer Street and South Street were added and there was also commercial occupation at Pitway around the quarrying area and at Little Petherton.

The village has further developed over the years into a bustling local centre and its success has been based on agriculture, quarrying, brick making, cloth and sailcloth manufacture, glove making and other leather working, cider making and other cottage industries, and its market. These uses are reflected in the village's architecture.

The earliest parts of the village are the area to the east of Hele Lane, which is

1

<http://www.british-history.ac.uk/vch/som/col4/pp110-112>



The Market Place circa 1900 and the Blake Hall today.



likely to have been the site of the Royal Palace; the area surrounding what is now known as King Ina's Palace on Silver Street; and the central Saxon settlement area centred along St James' Street stretching from Crown Lane to the west to Palmer Street to the north.

There was development throughout the Medieval period along Palmer Street, North Street, South Street and West Street. Hayes End Manor on Hayes End was constructed starting in the 15<sup>th</sup> century. The Church of St Peter and St Paul that presides over the village has Saxon origins, but was heavily damaged in the Civil War, so much of its current fabric is 15<sup>th</sup> century with major restoration work in the 19<sup>th</sup> and 20<sup>th</sup> centuries.

There are a number of archaeological features evident in the village and its surrounding parish, though there has been little excavation and investigation of these sites. These include the Mere (medieval) Lynchets, prehistoric fortifications, Roman sites, as well as 19<sup>th</sup> century brickworks, stone and gravel quarries and limekilns.

The majority of the village's heritage assets are clustered around the Market Square and run along North Street up to Droveaway to the north and down along South Street. The Conservation Area, designated in 1972, takes in buildings along Palmer Street and West Street, King Ina's Palace on Silver Street and the area surrounding Hele, but does not include Hayes End Manor.

Post war development has been outside the historic core and spread along the village's main arteries. 20<sup>th</sup> century development has been extensive and has been taken place on greenfield sites infilling the key arteries and on other peripheral greenfield sites.

Buildings within the Conservation Area define the special character of the village and makes it an attractive place to live or visit. These buildings are typically constructed of hamstone with thatch or Welsh slate roofs. Windows have a strong vertical emphasis and are in a wide variety of designs. There are good quality stone walls throughout the village; many of the pavements have stone edging; and many of the street lights are cast iron lanterns. Development in the historic core is relatively dense, but most houses in the vil-



The historic core of South Petherton on St James' Street opposite the Blake Hall and Market Square showing details typical of the village: predominantly hamstone and Petherton stone buildings; stone edged pavements; cast iron street lamps; iron guttering and drainpipes; wooden framed windows with vertical emphasis; thatch, clay tiled and slate roofs; and a view of the church. Below: View from the Blake Hall towards North Street



lage have good size gardens and these spaces contribute considerably to the open character of the village. It is important that these private garden spaces are not lost to the pressures of future development.

The village of South Petherton, particularly the historic core and the Conservation Area, has a distinct character. The high quality architecture and built environment of the village is worthy of protection. A vital part of this preservation is guiding the nature of future development in the village in terms of quality of design and materials. Members of the community also feel that maintaining and guiding the density of development in the village is also important.

#### BH General guidelines for Protecting/Promoting Built Heritage

1 Retain existing examples of good quality architecture, especially those that are listed. Such buildings should be maintained and protected using sympathetic materials and details.

3 Where windows and door require replacement within the Conservation Area, new windows should sympathetically reproduce the appearance of the original in style and in materials used.



There are many fine buildings in South Petherton that are not listed



View of St James' Street from the Post Office showing traditional and varied shop fronts; hand painted shop signs; variation in roof heights; and largely 2 storey buildings.



Every effort should be made to sympathetically reproduce the appearance of original doors and windows when replacing them within the Conservation Area



Brick and stone house and shop front, slate roof



Ham stone, slate roof, mullion windows

## Building styles & materials

South Petherton is characterised by its unified palette of building materials combined with a variety of architectural details such as different styles of mullioned windows and door frames.

Most of the buildings in the village, particularly those inside the Conservation Area, are of Ham or Petherton stone with thatch, clay tiled or Welsh slate roofs. Window frames inside the Conservation Area are mostly painted wood.



Ham stone, bay windows, stone porch with pillars



Ham stone cottages with small front gardens and stone walls

## 4. Natural Heritage

### 4.1 Forming the Natural Heritage

South Petherton is a rural village in an area of high landscape sensitivity. The village is surrounded on all sides by open countryside and its position at the foot of the limestone hills, which include the country park of Ham Hill, means that there are highly valued views from the outskirts of the village and from prominent positions within the village.

The extensive views from the village are over open undulating countryside and those to the east are some of the most prized looking over the Paret Vale and up to Ham Hill. The surrounding land is a mixture of pasture and arable and boundaries are mostly marked with native hedgerows, which are beneficial to wildlife.

As significant as the views out of the village are those of the village from local vantage points such as Ham Hill and Cripple Hill. The appearance of the village from the outside is also an important consideration in the design of future development in the area of growth.

There is a network of well-used footpaths, cyclepaths and bridleways in the, which provide opportunities for residents and visitors to enjoy the countryside around the village.



View from Combe Hill

## NH Guidelines for Preserving/Promoting Natural Heritage

1 Residents and visitors value views out of and into the village highly and development on areas of high landscape sensitivity should be resisted.

2 New development should give high priority to landscape design and tree and hedge planting to enhance and protect the rural feel of the village

3 Tree planting within the village should be encouraged and the felling and removal of hedges should be avoided. Where possible, additional tree cover should be encouraged to lessen the impact of new development.

4 New development close to the edge of the village should include sensitive planting of native species of trees and hedges to help new buildings to blend into the surrounding countryside.



Views from the top of Mere Lynchets, a popular area for walking and appreciating the Parish's natural heritage

View across the Recreation Ground



View of the historic core from Coles Lane

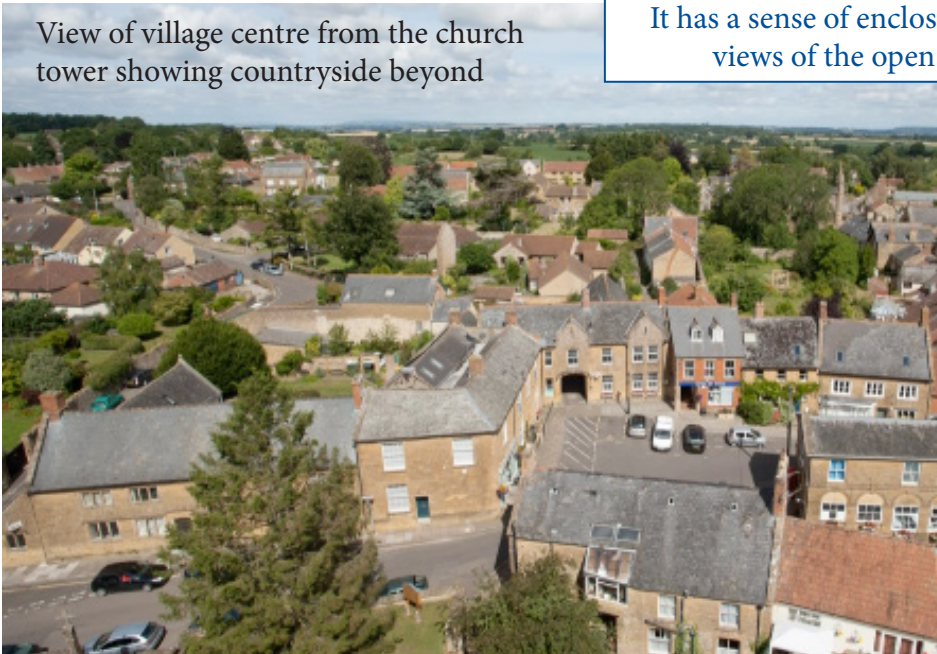


## Rural Setting

South Petherton is well loved for its location in this part of South Somerset, its warm golden Ham stone buildings, for its shops and facilities, and for its great sense of community.

It has a sense of enclosure in its centre and magnificent views of the open countryside from its edges.

View of village centre from the church tower showing countryside beyond



View to the David Hall from the church tower and spectacular views beyond



## 5. Other Elements of Local Character

### 5.1 The Roads

At the 2011 Census, there were 1,904 residents living in the village of South Petherton living in 911 houses. (There were 3,367 residents living in the Parish as a whole.) The houses in the village are arranged on a number of roads all of which have distinct characters.

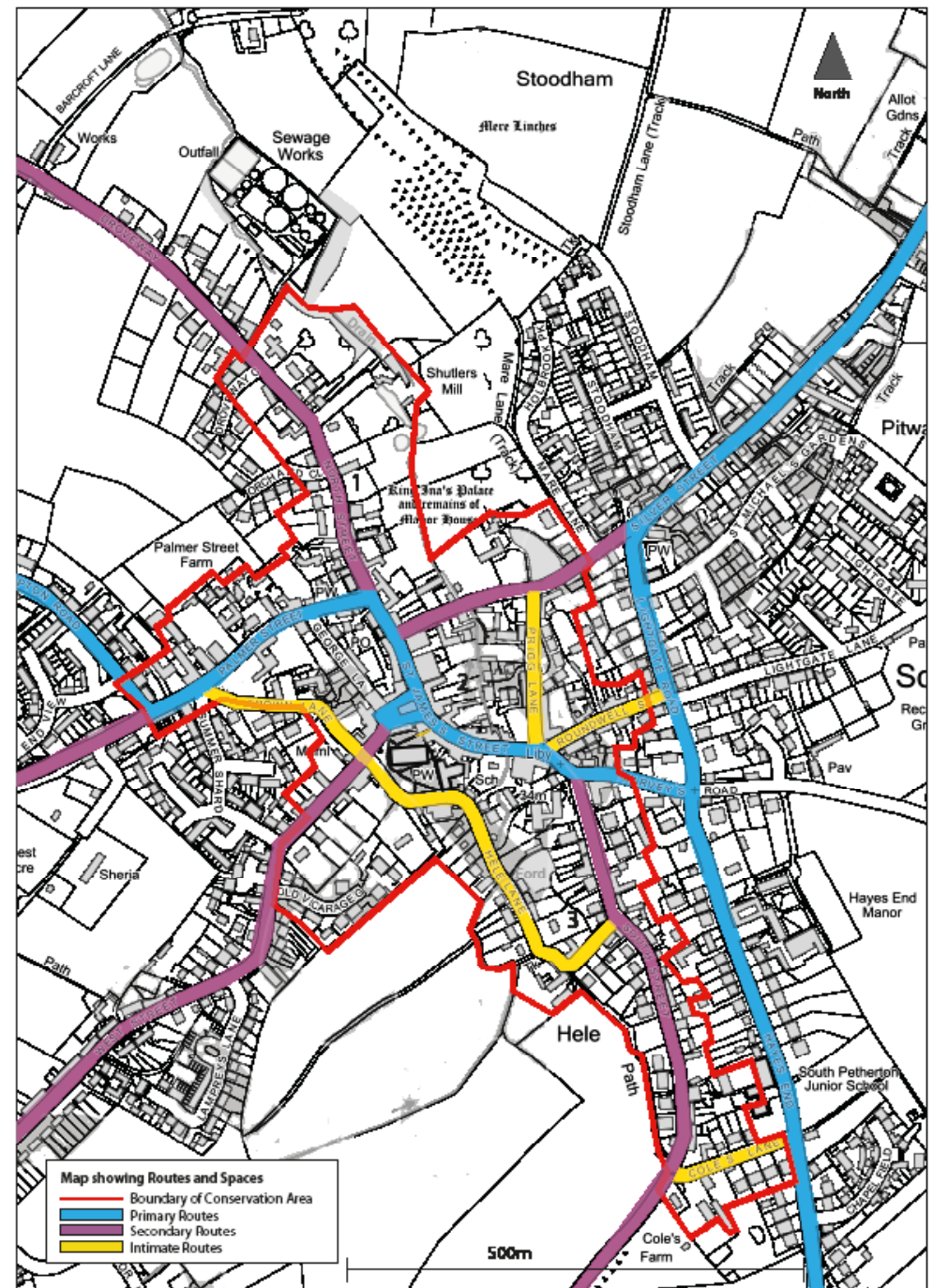
The main artery bringing traffic into and out of the village is Hayes End, which provides access to the A303 and to St James' Street and Lightgate, which take traffic through the village or out past the hospital towards Martock. Other key roads are South Street, West Street and Palmer Street.

The recent Parish Plan Review (2015) has identified the need for a 20 mph zone within the village.

Some of the roads in South Petherton, particularly those inside the Conservation Area, are narrow and there is a shortage of parking in the centre of the village.

#### R Guidelines for the Roads

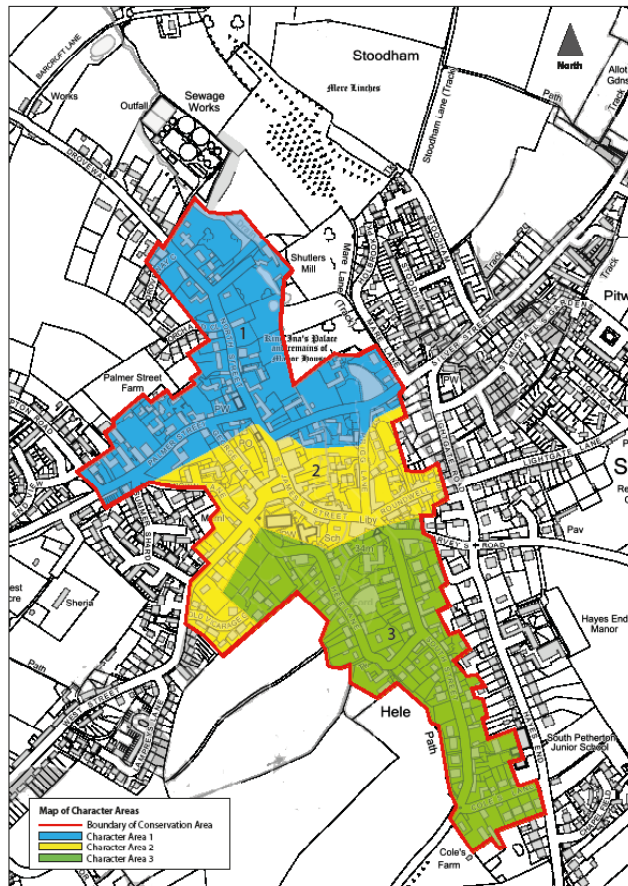
- 1 The distinct character of the roads in South Petherton should be respected when carrying out development.
- 2 Developments which generate significant increases in traffic volume should provide sufficient parking and have suitable access and should not be supported in areas where road safety would be compromised.
- 3 Road signs should be well designed and should be kept to the minimum to ensure road safety.



## 5.2 The Conservation Area

The Conservation Area in South Petherton is extensive, stretching from Coles Lane in the south to Droveaway in the north and from Hele Lane in the west to the back of Hayes End in the East. The Conservation Area was first designated in 1972.

Different areas of the Conservation Area have very different characters. Broadly speaking, the village can be divided into 3 key areas: Palmer Street and the other roads north of St James' Street; the historic core, which includes the Church of St Peter and St Paul, St James' Street and Market Square; and the roads to the south of the core, which include Hele Lane and South Street.



### CA Guidelines for development within the Conservation Area

- 1 New development inside the Conservation Area should be of local stone where possible.
- 2 Walling should be constructed using local stone if available.
- 3 Given that the quality and durability of its appearance in the long-term is unlikely to be as consistent as natural stone, reconstituted stone should only be used within the Conservation Area if the cost or lack of supply of local stone would prove to make the development not viable or not feasible and samples have been agreed through a condition attached to planning permission. Use of any material should be consistent with SSDC conservation guidelines.
- 4 All windows on new build houses, and on renovated properties, within the Conservation Area should be timber framed or stone mullions.
- 5 Windows on new build houses and extensions should have a vertical emphasis.
- 6 Where possible, shopfronts should be protected when retail buildings undergo a change of use. Legacy shopfronts (as defined in the Conservation Area Appraisal) are an important feature of the village centre and should be retained.
- 7 Extensions to properties within the Conservation Area will not be supported where they may lead to the loss of the gardens which form the gaps between development here that is characteristic of this part of the village.



### 5.3 The Wider Parish

Other significant settlements within the Parish include Over Stratton, Compton Durville, Wigborough and Yeabridge. The Parish is characterised by its attractive Ham stone buildings set in tranquil rural surroundings.

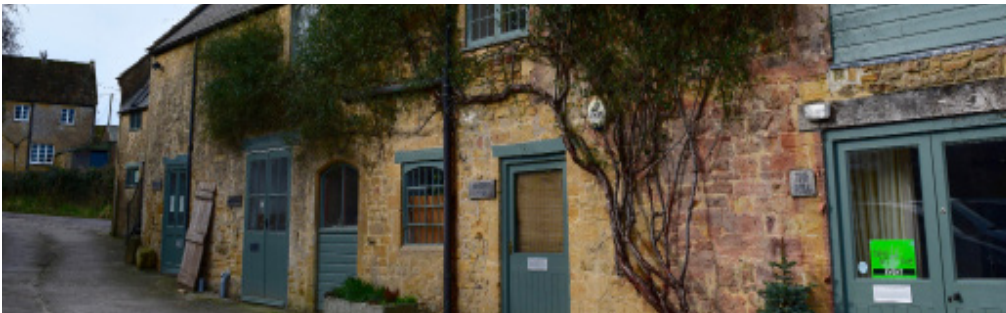
The Over Stratton and South Harp area is large enough to support a well-used village hall. There are 10 grade II listed buildings here, including the grand Georgian West End House, Stratton Farmhouse and Royal Oak Inn.

Compton Durville is a small tranquil hamlet northwest of South Petherton made up of a small cluster of dwellings, 8 of which are grade II listed. Of note are Compton Durville Farmhouse and the Manor House, which was inhabited by a small order of sisters of the Community of St Francis until recently.

As part of the South Petherton Hundred, Wigborough was an important manorial centre by the 11th century and there have been Bronze Age implements discovered here. The oldest part of grade II listed Wigborough Manor was built in 1585 and there are 9 other listed buildings here and several other unlisted buildings of merit.

There is a later collection of dwellings at Yeabridge, which are early 18th century and include a grade II listed farmhouse, Yeabridge House and a cluster of converted barns and a coach house.

The villages and hamlets in the Parish which surround the village of South Petherton are defined as Rural Settlements in the South Somerset Local Plan 2006-2028.



Above: Over Stratton showing grade II listed Stratton Farm and other housing typical of the area. Left: Flaxdrayton Farm, Drayton.



Home improvement in Over Stratton using local Ham stone

## 5.4 The Public Realm

The public spaces, buildings and facilities in South Petherton are of a high quality and are attractive and well-maintained. Streets are well lit and roads and pavements in generally good repair. There is a public car park at the bottom of St James' Street; parking spaces have been recently reviewed; and improving parking provision in the village has been identified as a key aim of the Neighbourhood Plan.

In the centre of the village is the Blake Hall, which provides space for the South Petherton Sports and Social Club and has a hall, meeting room and kitchen, which accommodates a busy calendar of activities and meetings. At the bottom of the hill on Roundwell Street is the David Hall, which is home to the much of the artistic life of the village and hosts a wide variety of performance art such as music, dance, theatre and film. The Library is opposite David Hall.

The churches of St Peter and St Paul, high up in the centre of the village; the Coke Memorial Methodist Church on North Street; and St Michael's Roman Catholic Church on Lightgate are all important physical and spiritual landmarks in the village and also provide spaces for events and gatherings.

South Petherton boasts a generous, well-equipped and very attractive Recreation Ground on the outskirts of the village on Lightgate Lane with far reaching views of the local countryside. The Rec, as it is called, has car parking, several sports pitches, an excellent children's adventure playground, skateboard ramps, a bowling club, a tennis club with courts, a cricket pavillion, a pre-school and a scout hut.

The public areas, buildings and facilities in South Petherton are all well-used and highly valued by residents. They include: The David Hall, Coke Memorial Methodist Church, The Blake Hall, The Recreation Ground and the play area at West End.



Use of South Petherton's public realm for the Folk Festival on West Street

### PR Guidelines for the Public Realm

- 1 Any development of public buildings or in the immediate vicinity should respect their character and importance to the community.
- 2 Public space and public buildings in the village should be protected and preserved for community use. These include: The David Hall, Coke Memorial Methodist Church, The Blake Hall, The Recreation Ground, the play area at West End, Over Stratton Village Hall and designated Local Green Spaces.
- 3 Designated Local Green Spaces, as detailed in Neighbourhood Plan Policy NE1, within the village should be protected, especially The Recreation Ground, Dutchie's Orchard, Mere Lynchets and the Community Woodland.
- 4 Signs on commercial buildings should be sensitively designed and minimally illuminated in order to respect the character of the village.



## Public Realm

The Blake Hall in the centre of the village and the Rectrea-  
tion Ground at Lightgate Lane provide vital facilities for the  
community.

The Rec



Children's playground at the Rec



## 6. Future Development

### 6.1 General

The village of South Petherton's special character is made up of a number of its key factors:

- rural location surrounded by open countryside
- distinct village centre
- quality historic built environment
- limited palette of building materials
- shops, services and facilities

Future development should respect these central characteristics in order to maintain the village's essential nature for today's residents and for future generations. South Petherton is a thriving rural centre, which might well be mistaken for a market town and it is crucial to guide its future development sensitively as it grows.

Though most of the new development occurs in South Petherton, proposals for development elsewhere in the Parish, should be carefully considered.



Housing typical of that outside the Conservation Area at Pitway

## G General Guidelines

1 Ensure that new development is either in keeping with, or complements, local characteristics. The design of new buildings need not necessarily imitate existing buildings, but should be similar in scale and massing to surrounding buildings.

2 New development should leave sufficient space between buildings to retain the typical spacing of buildings relative to the site's setting.

3 Outside the Conservation Area, materials should be in keeping with the area and should be locally sourced, if possible and of good quality.

4 Outside the Conservation Area, walling should be constructed using: local stone, Ham or Petherton stone (subject to supply and viability of development); local granite stone if available (subject to supply and viability of development); clay brick; block or render (including 'K' render); timber cladding and hanging tiles. Given that the quality and durability of its appearance in the long-term is unlikely to be as consistent as natural stone, reconstituted stone could be used outside of the Conservation Area where the cost or lack of supply of local stone proves to make the development not viable or not feasible and samples have been agreed through a condition attached to planning permission.

5 Roof materials should be: old clay tiles; new concrete double roman tiles; plain tiles; thatch or slate.

6 Windows outside the Conservation Area may be aluminium, PVC or timber.

7 Preserve gardens and landscaping, where possible and avoid large areas of hard surfacing.

## 6.2 New Residential Development

According to the last census, there are 1,637 dwellings in the Parish most of which are occupied. Housing stock is made up of:

Detached	38.9%
Semi-detached	28%
Terraced	26.8%

The remaining dwellings are flats, maisonettes, apartments or mobile homes.

Three quarters of residents own their homes outright or have a mortgage. 14.8% live in social rented and 9.4% in private rented accommodation.

The figures for population breakdown, according to the last census are: 0-15 years 16%, 16-64 years 55%, and 65+ years 29%. The majority (66%) of households are made up of couples, 15% of households are single and 10% are widowed. Given that the population of South Petherton is aging, these demographic characteristics suggest that future housing development should provide a range of accommodation for single people, couples and families



New housing off Hayes End showing variation in designs, good quality design and wide street to accommodate on-street parking and ease of access

### NR New Residential Development Guidelines

1 The design of new buildings should acknowledge their local context and there should be some variety of designs in new housing developments to avoid large scale homogenous development.

2 Well designed contemporary dwellings will be supported outside the Conservation Area.

3 The layout of new residential developments should provide ease of access for residents, visitors and service and emergency vehicles. Proposals should demonstrate that they comply with advice and standards set out in the Department for Transport's Manual for Streets in relation to access and residential street design. Roads should be of sufficient width and appropriate design to allow for two-way vehicular access. Road layout and design should ensure the safety of pedestrians and cyclists. Provision should also be made for secure cycle parking on-site.

4 New housing developments should include open green spaces as an integral part of the design, which can become focal points for residential

According to the Parish of South Petherton Housing Needs Survey Report (2015) a third of residents over the age of 55 plan to move in the next 5 years. This is for a variety of reasons, but in the main because their homes no longer meet their needs. Many need to downsize, expect their health to deteriorate, need to be nearer family or carers or require more accessible accommodation. The survey concluded that there was a need for 30 such homes for older persons. These homes could be small bungalows, flats or houses. Facilitating downsizing within the Parish would allow for better use of the existing housing stock.

Good quality design of new development is considered important by the residents of South Petherton both in terms of appearance and use. New buildings should be fitting to their local context, provide some variety in design if built in numbers, access roads should be generous and new housing developments should include public green spaces.

### 6.3 Residential Amenity of New Development

Somerset has a disproportionately high number of older people compared with the national average with over 21% aged 65 and over at the last census. The proportion of residents of the Parish of South Petherton aged 65 or over is even higher at 29%. This is the prevailing demographic in this area and is expected to continue to rise.

No new homes built in the Parish since the beginning of the Local Plan Period have been built to meet the Lifetime Homes Design Criteria. Given this fact, it is important that all new homes be designed to meet the 16 design criteria outlined in Lifetimes Homes in order to provide a sufficient supply of these accessible and adaptable homes in the Parish. By implication, all new homes should also be tested against the 12 Building for Life standards.

Private residential amenity space is the norm throughout the Parish and within the village of South Petherton gardens provide important useable spaces and contribute to the village's special character.



New dwelling at Hayes End showing ample parking space and level access from parking

### RA Guidelines for Residential Amenity of New Development

1 All new dwellings should be designed and built to meet the Lifetime Homes Standard. Where it is not feasible for all new dwellings to be designed to meet the Lifetime Homes criteria, homes should be accessible and capable of future adaptation. New dwellings should also be tested against the Building for Life standards.

2 Proposals for new dwellings should demonstrate that adequate well-located private amenity space is provided. Gardens should normally be provided to the rear and should be of good quality design, accessible and private and should enable sufficient sunlight. New dwellings should have a minimum of 20 m<sup>2</sup> of useable private garden space, where feasible.

3 Proposals for flats, apartments or other multi-occupant residential buildings should provide shared or communal gardens or access to other forms of outside amenity space and sufficient parking.

4 New development should incorporate the planting of trees at the site where possible.



Small garden areas along George Lane showing the importance of gardens even in the village centre where space is at a premium



View up Palmer Street showing gardens

## Summary of Guidelines

### BH General guidelines for Protecting/Promoting Built Heritage

1 Retain existing examples of good quality architecture, especially those that are listed. Such buildings should be maintained and protected using sympathetic materials and details.

3 Where windows and door require replacement within the Conservation Area, new windows should sympathetically reproduce the appearance of the original in style and in materials used.

### NH Guidelines for Preserving/Promoting Natural Heritage

1 Residents and visitors value views out of and into the village highly and development on areas of high landscape sensitivity should be resisted.

2 New development should give high priority to landscape design and tree and hedge planting to enhance and protect the rural feel of the village

3 Tree planting within the village should be encouraged and the felling and removal of hedges should be avoided. Where possible, additional tree cover should be encouraged to lessen the impact of new development.

4 New development close to the edge of the village should include sensitive planting of native species of trees and hedges to help new buildings to blend into the surrounding countryside.

### R Guidelines for the Roads

1 The distinct character of the roads in South Petherton should be respected when carrying out development.

2 Developments which generate significant increases in traffic volume should provide sufficient parking and have suitable access and should not be supported in areas where road safety would be compromised.

3 Road signs should be well designed and should be kept to the minimum to ensure road safety.

## CA Guidelines for development within the Conservation Area

- 1 New development inside the Conservation Area should be of local stone where possible.
- 2 Walling should be constructed using local stone if available.
- 3 Given that the quality and durability of its appearance in the long-term is unlikely to be as consistent as natural stone, reconstituted stone should only be used within the Conservation Area if the cost or lack of supply of local stone would prove to make the development not viable or not feasible and samples have been agreed through a condition attached to planning permission. Use of any material should be consistent with SSDC conservation guidelines.
- 4 All windows on new build houses, and on renovated properties, within the Conservation Area should be timber framed or stone mullions.
- 5 Windows on new build houses and extensions should have a vertical emphasis.
- 6 Where possible, shopfronts should be protected when retail buildings undergo a change of use. Legacy shopfronts (as defined in a Conservation Area Appraisal) are an important feature of the village centre and should be retained.
- 7 Extensions to properties within the Conservation Area will not be supported where they may lead to the loss of the gardens which form the gaps between development here that is characteristic of this part of the village.

## PR Guidelines for the Public Realm

- 1 Any development of public buildings or in the immediate vicinity should respect their character and importance to the community.
- 2 Public space and public buildings in the village should be protected and preserved for community use. These include: The David Hall, Coke Memorial Methodist Church, The Blake Hall, The Recreation Ground and the play area at West End.
- 3 Designated Local Green Spaces, as detailed in Neighbourhood Plan Policy NE1, within the village should be protected, especially The Recreation Ground, Dutchie's Orchard, Mere Lynchets and the Community Woodland.
- 4 Signs on commercial buildings should be sensitively designed and minimally illuminated in order to respect the character of the village.

## G General Guidelines

1 Ensure that new development is either in keeping with, or complements, local characteristics. The design of new buildings need not necessarily imitate existing buildings, but should be similar in scale and massing to surrounding buildings.

2 New development should leave appropriate space between buildings to retain the typical spacing of buildings in particular areas of the village.

3 Outside the Conservation Area, materials should be in keeping with the area and should be locally sourced, if possible and of good quality. Reconstructed stone should be avoided.

4 Outside the Conservation Area, walling should be constructed using: local stone, Ham or Petherton stone; local granite stone if available; clay brick; block or render (including 'K' render); timber cladding and hanging tiles.

5 Roof materials should be: old clay tiles; new concrete double roman tiles; plain tiles; thatch or slate.

6 Windows outside the Conservation Area may be aluminium, PVC or timber.

7 Preserve gardens and landscaping, where possible and avoid large areas of hard surfacing.

## NR New Residential Development Guidelines

1 Promote appropriate mix of housing sizes and types to fulfil the prevailing local need.

2 The design of new buildings should acknowledge their local context and there should be some variety of designs in new housing developments to avoid large scale homogenous development.

3 Well designed contemporary dwellings will be supported outside the Conservation Area.

4 The layout of new residential developments should provide ease of access for residents, visitors and service and emergency vehicles. Proposals should demonstrate that they comply with advice and standards set out in the Department for Transport's Manual for Streets in relation to access and residential street design. Roads should be of sufficient width and appropriate design to allow for two-way vehicular access. Road layout and design should ensure the safety of pedestrians and cyclists.

5 New housing developments of more than 20 dwellings should include open green spaces as an integral part of the design, which can become focal points for residential schemes.

## RA Guidelines for Residential Amenity of New Development

1 All new dwellings should be designed and built to meet the Lifetime Homes Standard. Where it is not feasible for all new dwellings to be designed to meet the Lifetime Homes criteria, homes should be accessible and capable of future adaptation. New dwellings should also be tested against the Building for Life standards.

2 Proposals for new dwellings should demonstrate that adequate well-located private amenity space is provided. Gardens should normally be provided to the rear and should be of good quality design, accessible and private and should enable sufficient sunlight. New dwellings should have a minimum of 20 m<sup>2</sup> of useable private garden space, where feasible.

3 Proposals for flats, apartments or other multi-occupant residential buildings should provide shared or communal gardens or access to other forms of outside amenity space and sufficient parking.

4 New development should incorporate the planting of trees at the site where possible.



## Acknowledgements

The South Petherton Neighbourhood Plan Steering Group  
South Petherton Parish Council  
South Somerset District Council

## References:

Department for Transport Manual for Streets (2007)  
National Planning Policy Framework (2012)  
South Somerset District Council Local Plan 2006-2028  
English Heritage Extensive Urban Survey: An archaeological assessment of South Petherton  
Lifetime Homes criteria available at [www.lifetimehomes.org.uk](http://www.lifetimehomes.org.uk)  
Department for Communities and Local Government Technical Housing Standards - nationally described space standard  
SSDC Peripheral landscape study - South Petherton (2008)

