



To: All Councillors

Our Ref DS/KK
Contact Krystyna Kowalewska kkowalewska@westsomerset.gov.uk
Date 14 November 2017

**THE PRESS AND PUBLIC ARE WELCOME TO ATTEND THE MEETING
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Dear Councillor

I hereby give you notice to attend the following meeting:

COUNCIL MEETING

Date: Wednesday 22 November 2017
Time: 3.30 pm
Venue: Council Chamber, Council Offices, Williton

Please note that this meeting may be recorded. At the start of the meeting the Chairman will confirm if all or part of the meeting is being recorded.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during the recording will be retained in accordance with the Council's policy.

Therefore unless you advise otherwise, by entering the Council Chamber and speaking during Public Participation you are consenting to being recorded and to the possible use of the sound recording for access via the website or for training purposes. If you have any queries regarding this please contact Committee Services on 01643 703704.

Yours sincerely

A handwritten signature in black ink, appearing to read "Bruce Lang".

BRUCE LANG
Proper Officer

WEST SOMERSET DISTRICT COUNCIL

Meeting to be held on Wednesday 22 November 2017 at 3.30 pm

Council Chamber, Williton

AGENDA

1. Apologies for Absence

2. Minutes

Minutes of the Meeting of Council held on 20 September 2017 to be approved and signed as a correct record – **SEE ATTACHED.**

3. Declarations of Interest

To receive and record any declarations of interest in respect of any matters included on the agenda for consideration at this meeting.

4. Public Participation

The Chairman to advise the Committee of any items on which members of the public have requested to speak and advise those members of the public present of the details of the Council's public participation scheme.

For those members of the public wishing to speak at this meeting there are a few points you might like to note.

A three-minute time limit applies to each speaker and you will be asked to speak before Councillors debate the issue. There will be no further opportunity for comment at a later stage. Your comments should be addressed to the Chairman and any ruling made by the Chair is not open to discussion. If a response is needed it will be given either orally at the meeting or a written reply made within five working days of the meeting.

5. Chairman's Announcements

6. Stogumber Neighbourhood Development Plan formal adoption ("made") as a Development Plan Document for WSC

To consider the Report No. WSC 114/17, to be presented by Councillor K Turner, Lead Member for Housing, Health and Wellbeing – **SEE ATTACHED.**

Stogumber Neighbourhood Development Plan (SNDP) is a community led planning document which has been produced by Stogumber Parish Council. The document and its evidence base passed an Independent Examination and was supported by 59.58% of those who voted in the referendum. The Stogumber Neighbourhood Development Plan should be formally adopted (made) to enable it to be used to help it decide planning applications in the Stogumber Neighbourhood Plan Area.

7. HPC Planning Obligations Board – Allocation of CIM Funding

To consider Report No. WSC 119/17, to be presented by Councillor M Chilcott, Lead Member for Resources and Central Support – **SEE ATTACHED.**

The purpose of this report is to present the recommendations of the Hinkley Point C Planning Obligations Board and Cabinet, for the allocation of monies from the Community Impact Mitigation (CIM) Fund secured through the Section 106 legal agreement for the Site Preparation Works at Hinkley Point.

8. Hinkley Point C Planning Obligations – Allocation of Ecology Contribution

To consider Report No. WSC 120/17, to be presented by Councillor C Morgan, Lead Member for Energy Infrastructure – **SEE ATTACHED.**

The purpose of the report is to request that £250,000 is allocated to the East Quantoxhead Estate for the purpose of providing landscaping and other works to enhance the foraging habitat for bats as a result of the loss of habitat on the main Hinkley Point C site.

9. Standards Advisory Committee

To adopt the minutes of the Standards Advisory Committee held on 13 June 2017 – **SEE ATTACHED.**

10. Member Reporting on Membership of Outside Body for information

- Somerset Playing Fields Association from Councillor H J W Davies – **SEE ATTACHED**

COUNCILLORS ARE REMINDED TO CHECK THEIR POST TRAYS

WEST SOMERSET COUNCIL**Minutes of Council held on 20 September 2017 at 4.30 pm****in the Council Chamber, Williton****Present:**

Councillor B Heywood Chairman
Councillor R Woods Vice-Chairman

Councillor A Behan	Councillor M J Chilcott
Councillor H J W Davies	Councillor M O A Dewdney
Councillor G S Dowding	Councillor S Goss
Councillor A P Hadley	Councillor T Hall
Councillor I Jones	Councillor A Kingston-James
Councillor B Maitland-Walker	Councillor K Mills
Councillor C Morgan	Councillor P H Murphy
Councillor J Parbrook	Councillor P Pilkington
Councillor S Pugsley	Councillor N Thwaites
Councillor A H Trollope-Bellew	Councillor K Turner
Councillor T Venner	Councillor D J Westcott

Officers in Attendance:

Chief Executive (P James)
Director – Growth and Development (B Cleere)
Assistant Chief Executive (B Lang)
Assistant Director – Place and Energy Infrastructure (A Goodchild)
Assistant Director – Resources (P Fitzgerald)
Assistant Director – Operational Delivery (C Hall)
Assistant Director – Asset Development Projects (T Gillham)
Finance Manager (J Nacey)
Asset Manager (T Child)
Principal Revenues & Debt Recovery Officer (D Emery)
Senior Revenues Officer (J Collins)
Meeting Administrator (K Kowalewska)

The Chairman announced at the start that a request had been made to film the proceedings of the meeting and asked whether any Member or member of the public objected to being recorded. No objections were raised.

C33 Apologies for Absence

Apologies for absence were received from Councillors I Aldridge, R Clifford, R Lillis and R Thomas.

C34 Minutes

(Minutes of the meetings of Council held on 19 July 2017 and Special Council held on 2 August 2017, circulated with the Agenda.)

RESOLVED (1) that the Minutes of the meeting of Council held on 19 July 2017 be confirmed as a correct record.

RESOLVED (2) that, subject to deleting Cllr K Turner from the Declarations of Interest, the Minutes of the meeting of Special Council held on 2 August 2017 be confirmed as a correct record.

C35 **Declarations of Interest**

Members present at the meeting declared the following personal interests in their capacity as a Member of a County, Parish or Town Council:

Name	Minute No.	Member of	Action Taken
Cllr M Chilcott	All	SCC	Spoke and voted
Cllr H Davies	All	SCC	Spoke and voted
Cllr S Goss	All	Stogursey	Spoke and voted
Cllr A Kingston-James	All	Minehead	Spoke and voted
Cllr B Maitland-Walker	All	Carhampton	Spoke and voted
Cllr C Morgan	All	Stogursey	Spoke and voted
Cllr P H Murphy	All	Watchet	Spoke and voted
Cllr J Parbrook	All	Minehead	Spoke and voted
Cllr P Pilkington	All	Timberscombe	Spoke and voted
Cllr N Thwaites	All	Dulverton	Spoke and voted
Cllr A H Trollope-Bellew	All	Crowcombe	Spoke and voted
Cllr K H Turner	All	Brompton Ralph	Spoke and voted
Cllr T Venner	All	Minehead	Spoke and voted
Cllr D J Westcott	All	Watchet	Spoke and voted

In addition, Councillor T Venner declared a prejudicial interest in respect of Agenda Item 7 – Proposed Business Rates Revaluation Relief Scheme as he was in receipt of Small Business Rate Relief and left the Chamber during the discussion of this item.

The Chairman advised that as he had been working with local constituents in respect of Agenda Item 6 – Amendment to New Traffic Regulation Order (Off-Street Parking) 2017, and in the interest of transparency and fairness, he would stand down as Chair during discussion of this item and the Vice Chairman would take over.

C36 **Public Participation**

Agenda Item 6 – Amendment to New Traffic Regulation Order (Off-Street Parking) 2017 following Public Consultation

Judy Ernest, Deputy Chair of Dulverton Town Council, Keith Coulman, Dulverton Town Councillor and Gerry Lewis, Chair of Dulverton Town Council spoke in opposition to the recommendations of report no. WSC 101/17. In summary, their concerns were as follows:

- WSC had imposed an unnecessary burden on Dulverton - residents and workers would suffer hardship and the economic wellbeing of Dulverton businesses would be detrimentally affected.
- The views and concerns of the objectors had not been listened to and the consultation response had been misrepresented.
- Dulverton Town Council had received numerous representations to the effect that people were not happy with the proposed changes to parking charges and conditions, namely requests for the permits to be used without restriction in the Lion Stables car park and the retraction of the increase in parking permit costs.
- Changing the status of the Lion Stables car park to enable permits to be used in the car park and increasing the hourly rate had no justification in Dulverton and was against the stated requests of the town council and the business community.
- The permit figures quoted in the report were believed to be widely optimistic.
- The issue concerning the lack of uniformity in terms of hourly car parking charges in the district and the short term car parking policy was raised.

C37 Chairman's Announcements

22 August 2017	Attended a Garden Party hosted by the High Sheriff of Somerset, Sir Richard Hickmet, at the Kings Hall School, Taunton
26 August 2017	Accepted an invitation from the Chairman of the Bristol Channel Yachting Association to attend an event to judge the best decorated boat at the Watchet Marina
3 September 2017	Attended the Chairman of Sedgemoor District Council's Civic Service at St Mary's Church, Bridgwater

In addition, the Vice-Chairman represented the Chairman of Council at the Flying Scotsman Event at Bishops Lydeard Station and at the Scout's AGM.

C38 Amendment to New Traffic Regulation Order (Off-Street Parking) 2017 following Public Consultation

(Report No. WSC 101/17, circulated with the Agenda.)

Following the Public Consultation period of 2 June until 10 July 2017, the Council received 119 letters from the general public, businesses, parish/town councils and district councillors. Of these representations 118 raised objections, with one in support.

Following consideration of the objections, the report sought agreement for the amendment of Recommendations 2.2 and 2.4 of the report to Full Council on 22 March 2017 (as permitted by West Somerset Council's Constitution, Section 14) in relation to the Dulverton charges.

There was only one representation received concerning the changes to the Traffic Regulation Order (TRO) covering Watchet and the report did not propose any further changes following this consultation.

The Lead Member for Regeneration and Economic Growth presented the report and advised that due consideration had been given to the objections raised during the public consultation process, and face to face meetings were held with representatives of Dulverton Town Council. He explained the reasoning behind changing the status of the Lion Stables car park from a short term to a long term car park and reported that the cost of parking permits had also been discussed at length. Consideration should also be given to delivering parity across the whole district, as Dulverton was not a special case.

The Lead Member reiterated that the Council had listened and tried to address the concerns raised by the objectors and went on to propose the revised recommendations of the report, subject to the addition of 'named permits' in recommendation 2.2 so that the last line read "...so both permits are fully aligned with those named permits across the District." These were duly seconded by Councillor K Mills.

Concerns were raised that the proposed revised recommendations did not fully address the numerous objections or address the root of the problem. The fact that the changes were required to bring parity with other West Somerset car parks was also disputed. Despite the need and desire to encourage residents, businesses and visitors to use the car parks, the proposals were seen as a barrier, as well as creating on street parking problems.

Councillor N Thwaites therefore proposed an amendment, which was seconded by Councillor S Pugsley, to substitute resolution 2.2 of the report with the following:

'Council recognises that the West Somerset Car Park Strategy 2005 is in need of review and that the process of review is already included in the Scrutiny Committee work plan for 2017 and this review should include the charging structure as part of that work stream. In the interim, Council resolves to remove the changes to permit charges and permit usage in Dulverton from the Traffic Regulation Order (Off-Street Parking) 2017 so that the other changes may be implemented forthwith.'

The Chairman of Scrutiny expressed support for the amendment, and he advised that Members would have an opportunity to debate the Car Parking Strategy at a future Scrutiny Committee as the strategy was in need of a review. It was indicated the Council had taken far too long to agree and process the New Traffic Regulation Order, and as a consequence of the delay, problems with parking were occurring at the Watchet Harbour slipway. A suggestion to provide incentives to purchase permits was also raised.

On being put to the vote the amendment was LOST.

Various issues were raised in regards to the original motion. The Assistant Director Operational Delivery brought to Members' attention that the TRO had not been unnecessarily held up as there was always a requirement to present a follow-up report to Full Council to agree the process.

RESOLVED (1) that Dulverton (6 and 12 month) permits be brought in line with the "Named" permit in two stages. Stage one to be implemented in October 2017, 6 months £105 and 12 months £150; stage two from 1 May 2018 so both permits are fully aligned with those named permits across the District.

RESOLVED (2) that the Lion Stables be approved as a long stay car park to enable the Dulverton permit to be accepted within this car park.

C39 Proposed Business Rates Revaluation Relief Scheme

(Report No. WSC 102/17, circulated with the Agenda.)

The purpose of the report was to consider amending the Discretionary Rate Relief policy to include the new relief for revaluation from 1 April 2017.

In the Budget on 8 March, the Chancellor announced that the Government would make available a discretionary fund of £300 million over four years from 2017-18 to support those businesses that faced the steepest increases in their business rates bills as a result of the revaluation. Local government was best placed to determine how this fund should be targeted and administered to support those businesses and locations within their area that were in the greatest need.

The Lead Member for Resources and Central Support presented the item and highlighted the key points from report. The Revenues Team were thanked for their hard work in developing the new relief policy which would maximise the funding in order to support those businesses in need.

The Lead Member proposed the recommendation which was duly seconded by Councillor M Dewdney.

In response to a question as to how many businesses would qualify for the relief scheme, the Principal Revenues & Debt Recovery Officer confirmed that 23 pubs had received £33,000 and 22 small businesses had been given £31,000 to date. In addition, he advised that currently there were approximately 246 businesses going through the new set of relief schemes and the estimate of spend was £161,000. It was also confirmed that the Government had been informed of the Council's current position, and the Principal Revenues & Debt Recovery Officer was thanked for the work undertaken in this regard. It was further noted that the relief schemes were 100% funded by Government; and there was no roll forward of reliefs and it could only be spent in-year.

RESOLVED that the use of Council's local discount powers from 1 April 2017 to award Revaluation Relief to those organisations that face significant increases in their business rates bills following revaluation be supported.

C40 HPC Planning Obligations Board – Allocations of CIM Funding

(Report No. WSC 105/17, circulated with the Agenda.)

The purpose of the report was to present the recommendations of the Hinkley Point C Planning Obligations Board and West Somerset Council Cabinet for the allocation of monies from the Community Impact Mitigation (CIM) Fund secured through the Section 106 legal agreement for the Site Preparation Works at Hinkley Point.

The Lead Member for Resources and Central Support outlined the details of the report. She provided further information on the project and proposed the recommendation which was duly seconded by Councillor C Morgan.

Members expressed support for the project and it was hoped that something similar would be put forward for West Somerset.

RESOLVED that the recommendation of the Hinkley C Planning Obligations Board and West Somerset Cabinet to release £79,289 from the 1st Annual payment to the Bridgwater Chamber of Commerce for the Supply the Supplier Business Engagement project be endorsed, with the following conditions:

- that 50% of the funding should be released to enable the employment of relevant project staff when a formal Memorandum of Understanding between the Bridgwater Chamber of Commerce and Somerset Chamber of Commerce is agreed, signed and in place before the start of the project;
- that the remaining 50% of the funding should be released when a range of Key Performance Indicators that measure outputs and outcomes of the project with targets are developed and submitted by Bridgwater Chamber of Commerce and agreed by the Planning Obligations Board within 3 months of the start date of the project staff and a plan for financial sustainability of the project after the initial 2 years is developed by Bridgwater Chamber of Commerce and reported to the Board within 6 months of the start date of the project staff.

C41 West Somerset Council 2017 Asset Strategy

(Report No. WSC 103/17, circulated with the Agenda.)

The purpose of the report was to seek approval to adopt the West Somerset Council 2017 Asset Strategy and to approve a revised governance process as informed by the discussions at Corporate PAG held on 29 March 2017, presented to Cabinet Agenda Setting on 19 April 2017 and to Scrutiny on 3 August 2017.

The Lead Member for Resources and Central Support outlined the details of the report. She thanked the Member Working Group for their time and support in reviewing the draft strategy and extended thanks to the officers for taking the Scrutiny Committee's feedback on board and reflecting their comments within the revised asset strategy being presented. The creation of the strategy would help improve asset data and intelligence, and it was felt to be useful for Members to have background information when looking at any asset propositions going forward.

The Lead Member proposed the recommendations which were duly seconded by Councillor B Maitland-Walker.

During the discussion concern was raised about the lack of community involvement in the asset strategy process and the membership of the Asset Management Group was questioned.

RESOLVED (1) that the adoption of the West Somerset Council 2017 Asset Strategy (attached as an appendix to the report), the principles within and the recommendations, be adopted.

RESOLVED (2) that the specific final protocol decisions that flow from the approved strategy, including key decisions, to be undertaken as executive portfolio holder decisions be agreed.

C42 Seaward Way, Minehead – Proposals for Mixed Development (Part 1)

(Report No. WSC 104/17, circulated with the Agenda.)

The purpose of the report was to seek endorsement of the business case and Cabinet recommendations for proceeding with a viable investment to develop a mixed use scheme, creating new affordable homes and essential employment units at Seaward Way, Minehead.

The Lead Member for Housing, Health and Wellbeing presented the report and provided detailed background information. He went on to propose the recommendations which were duly seconded by Councillor A Hadley.

Members were supportive of the scheme to provide much needed jobs and affordable homes in the district, and welcomed the mixed use development was aligned with achieving West Somerset Council's key priorities.

C43 Exclusion of the Press and Public

RESOLVED that the press and public be excluded during consideration of the appendices contained in Seaward Way, Minehead Confidential Business Case (Part 2) on the grounds that, if the press and public were present during this item, there would be likely to be a disclosure to them of exempt information of the class specified in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 as amended as follows:

The appendices contained information that could release confidential information relating to the financial or business affairs of any particular person (including the authority holding that information). It was therefore agreed that after consideration of all the circumstances of the case, the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

C44 Readmittance of the Press and Public

RESOLVED that the press and public be readmitted to the meeting.

C45 Seaward Way, Minehead – Proposals for Mixed Development

Consideration was given to the detail contained in the confidential appendices.

RESOLVED that the following proposals be approved:

(a) The sale of land to local housing provider, identified specifically for a residential scheme, on the eastern half of the site. The land sale will be subject to a conditional contract based on draft terms, as set out in the special purchaser's offer letter (Confidential Part 2 - Appendix D timescales extended by agreement).

(b) Approve a supplementary estimate of £2.982m to the Capital Programme for this scheme, to be funded by external borrowing, to pay for the costs of planning, development, construction and professional fees. (Confidential Part 2 – appendices H & I).

(c) Delegate Director of Growth and Development and S151 Officer the authority to proceed with the proposed development, in agreement with Asset Project Group and Lead Members (Portfolio Holder, Deputy Leader & Leader), delivering two new commercial units for rent on retained land, and:

- (i) Appoint a preferred Design and Build provider (Contractor A) as the most economically advantageous tenderer (Confidential Part 2 - Appendix F).
- (ii) Appoint a professional team of advisors to support the Council with detailed design and planning, quality and cost control, ensuring the commercial units are developed to an agreed specification, on time and within budget (Confidential Part 2 - Appendix K);

- (iii) Conclude Lease Agreement with occupier of large Light Industrial Unit (Draft Terms agreed with major business operator and its parent company as guarantor (Confidential Part 2 - Appendices L);
- (iv) Conclude Lease Agreement with occupier of new smaller unit, based on draft Heads of Terms agreed with local business operator (Confidential Part 2 - Appendix M);
- (v) Submit a planning application, following consultation and develop scheme in accordance with a future planning committee determination, within agreed programme timescales and budget (indicative milestones in Confidential Part 2 Appendix G).

The meeting closed at 7.08 pm.

Report Number: WSC 114/17

West Somerset Council

Full Council 22 November 2017

Stogumber Neighbourhood Development Plan formal adoption (“made”) as a Development Plan Document for WSC

This matter is the responsibility of Cabinet Member Keith Turner (Housing, Health & Wellbeing Portfolio Holder)

1 Executive Summary / Purpose of the Report

1.1 Stogumber Neighbourhood Development Plan (SNDP) is a community led planning document which has been produced by Stogumber Parish Council. The document and its evidence base passed an Independent Examination and was supported by 59.58% of those who voted in the referendum. The Stogumber Neighbourhood Development Plan should be formally adopted (made) to enable it to be used to help it decide planning applications in the Stogumber Neighbourhood Plan Area.

2 Recommendations

2.1 That Full Council consider the Stogumber Neighbourhood Development Plan and that it be formally adopted (“made”) as a West Somerset Council (WSC) Development Plan Document, to be used in the planning application decision making process for the Stogumber Neighbourhood Plan area.

3 Risk Assessment (if appropriate)

Risk Matrix

Description	Likelihood	Impact	Overall
As there are no legal reasons not to formally adopt (“made”) the SNDP, to not adopt risks Judicial Review	4 (Likely)	4 (Major)	16 (High)
As there are no legal reasons not to formally adopt (“made”) the SNDP, to not do adopt fails to implement Legislation	5 (Certain)	3 (Moderate)	15 (High)

As there are no reasons not to formally adopt (“made”) the SNDP, therefore risks the credibility of WSC with the Qualifying Body undertaking the Neighbourhood Plan, and the community supporting it.	5 (Certain)	4 (Moderate)	20 (Very High)
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Risk Scoring Matrix

Likelihood	5	Almost Certain	Low (5)	Medium (10)	High (15)	Very High (20)	Very High (25)
	4	Likely	Low (4)	Medium (8)	Medium (12)	High (16)	Very High (20)
	3	Possible	Low (3)	Low (6)	Medium (9)	Medium (12)	High (15)
	2	Unlikely	Low (2)	Low (4)	Low (6)	Medium (8)	Medium (10)
	1	Rare	Low (1)	Low (2)	Low (3)	Low (4)	Low (5)
			1	2	3	4	5
			Negligible	Minor	Moderate	Major	Catastrophic
			Impact				

Likelihood of risk occurring	Indicator	Description (chance of occurrence)
1. Very Unlikely	May occur in exceptional circumstances	< 10%
2. Slight	Is unlikely to, but could occur at some time	10 – 25%
3. Feasible	Fairly likely to occur at same time	25 – 50%
4. Likely	Likely to occur within the next 1-2 years, or occurs occasionally	50 – 75%
5. Very Likely	Regular occurrence (daily / weekly / monthly)	> 75%

4 Background and Full details of the Report

- 4.1 The Localism Act introduced Neighbourhood Development Plans to the planning system, giving communities direct power to develop a shared vision for their neighbourhood and shape a locally distinctive development plan which reflect the growth needs and priorities of their communities.
- 4.2 The Localism Act, the National Planning Policy Framework, Town and Country Planning Act 1990, Neighbourhood Planning Act 2017, Housing and Planning Act 2016 and

various Neighbourhood Planning Regulations provide the regulatory framework for neighbourhood planning.

- 4.3 From inception Neighbourhood Development Plans are community led development plan documents with the Local Planning Authority providing advice and assistance, and taking regulatory decisions at key legislative stages set out in the Act's and Regulations.
- 4.4 A Neighbourhood Development Plan must be predominantly land-use based (i.e. use of land, type and scale of development, allocate land for development). It cannot be contrary to National and Local Planning Policy (National Planning Policy Framework, West Somerset Local Plan), nor can it conflict with European Legislation (Equalities, Environmental and Ecological). A Neighbourhood Plan cannot restrict development but it can shape development that has been allocated through local Planning Policy and allocate land for development.
- 4.5 Stogumber Parish Council began the process of developing a Neighbourhood Plan in 2013. An application was received from them in January 2014 to produce a neighbourhood plan and for the designation of the Stogumber Parish boundary running entirely within the West Somerset Local Planning Authority area, the Exmoor National Park boundary which passes through the Parish was excluded. The application was published for statutory consultation between Friday 14th February 2014 and Thursday 27th March 2014 in accordance with Regulation 6 of the Neighbourhood Plans (General) Regulations.
- 4.6 A parish council are authorised to act in relation to a neighbourhood area if that area consists of or includes the whole or any part of the area of the council. In accordance with Section 61F of the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) Stogumber Parish Council are therefore a "relevant body" for the purpose of producing a neighbourhood development plan.
- 4.7 In accordance with Section 61G of the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and taking account of Government guidance WSC formally designated the neighbourhood area on 30th April 2014 as Stogumber Parish boundary which runs entirely within the West Somerset Local Planning Authority area, the Exmoor National Park boundary which passes through the Parish was excluded.

4.8 The SNDP was developed through an iterative process over four and a half years using quantitative (e.g. factual studies and statistics) and qualitative (e.g. surveys, consultation and engagement) data. The SNDP contains 13 policies:

- Overall Requirements for Development;
- Location of Development;
- Setting of Stogumber;
- Design & Appearance of Development;
- Flood Risk;
- Renewable Energy;
- Housing Sites (Types, Sizes and Tenures);
- Housing Delivery (Local Needs);
- Residential Institutions (Use Class C2) for Older and Disabled People;
- School & Village Hall Site;
- Existing Public Open Spaces;
- The Beacon Field;
- Car Parking;

There are also two Community Actions. Whilst these matters did not meet the Basic Conditions legal tests required for Neighbourhood Development Plans they were important matters that could be retained as Community Actions, aims for the Parish Council to promote and support.

- Transport; and
- Allocation of Housing.

The Stogumber Neighbourhood Development Plan is appended to this report.

4.9 The SNDP and its supporting documents was submitted to WSC in November 2016. In accordance with Regulation 16(v) of The Neighbourhood Planning (General) Regulations it was subject to regulatory consultation, which ran from 18 November and 13 January (two weeks longer than the statutory figure in the Neighbourhood Plans

(General) Regulations 2012 due to the Christmas holiday period). 14 representations were received during the period of consultation which were submitted in their entirety to the independent examiner in accordance with Regulation 17(d).

4.10 In accordance with Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and in the Neighbourhood Plans (General) Regulations 2012 an Independent Examiner, John Mattocks, was jointly appointed by WSC and Stogumber Parish Council to carry out an independent examination of the SNDP.

4.11 The examination was conducted by written representations. The Independent Examiners report was received by WSC and the Parish Council on 30th May 2017. The report concluded that:

- The SNDP is compliant with European Convention of Human Rights;
- The SNDP is compatible with EU Environmental Obligations (Strategic Environmental and Habitats Assessment) and does not breach Convention Rights;
- The SNDP, subject to modifications, meets all the Basic Conditions;
 - Has regard to national policies and to advice contained in guidance issued by the Secretary of State;
 - Contributes to the achievement of sustainable development;
 - Is in general conformity with the strategic policies contained in the development plan for the area [WSC adopted Local Plan];
 - Does not breach, and is otherwise compatible with, European Union (EU) obligations;
 - Is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects;
 - Ensure that 'prescribed conditions' are met and 'prescribed matters' [the correct processes and procedures] have been complied with in plan preparation and submission.

and that,

- As such the SNDP can progress to referendum and the referendum area should not extend beyond the Neighbourhood Area to which the Plan relates [the Parish of Stogumber, minus the area of Exmoor National Park].

Neighbourhood development plans are subject to similar legal tests as the Boroughs planning policy documents and in terms of evidence, viability, being positive and not restricting development. The recommendations made in the Examiner's report were to make the plan compliant with planning legislation, and thereby enable it to be effectively applied to development proposals in the Parish of Stogumber and reduce the risk of challenge.

- 4.12 Having considered each of the recommendations made in the Examiner's report, and the reasons for them, WSC in consultation with Stogumber Parish Council and the Local Development Panel, decided through an Executive Decision of the Portfolio Holder for Housing, Health & Wellbeing to accept the recommendations 1 to 5 and 7 to 27 in their entirety and partially accept recommendation 6, minus the map, as agreed with the Parish Council.
- 4.13 Following discussions with Stogumber Parish Councillors at their Parish Council Meeting on Thursday 27th July 2017 WSC Officers agreed to progress the SNDP without a map defining the contiguous existing built up area. The IE's stated that the recommended policy wording clarified the Parish Councils preferred location for development being the existing built up area of the village of Stogumber or in close proximity to it (within 50 metres), and contiguous with that area being: previously developed land, land in private gardens, and land occupied by agricultural or forestry buildings. The revised SNDP policy wording was closely modelled on WSC Local Plan policy SC1: Hierarchy of Settlements. The SNDP policy is in broad compliance with WSC Local Plan. The absence of a map does not change this. A map, the IE suggested, would provide certainty for the purpose of interpreting and implementing the policy wording in the SNDP. The WSC Local Plan Policy does not have accompanying maps and the policy been consistently applied in the planning application decision making process for other secondary villages.

- 4.14 WSC publicised this decision and asked for representations on it. The Council received no objections or negative comments.
- 4.15 In accordance with the Localism Act 2011, Neighbourhood Planning (Referendum) Regulations and Neighbourhood Planning (Prescribed Dates) Regulations the SNDP was subject to a referendum, on 5 October 2017, which poses the question *Do you want West Somerset Council to use the neighbourhood plan for Stogumber to help it decide planning applications in the neighbourhood area?*.
- 4.16 Persons within the neighbourhood area were entitled to vote if they were on electoral register and were eligible to vote in a local election. There are 569 electorate in the Stogumber Neighbourhood Plan Area and 193 persons, 33.91%, voted. The results of the referendum were:
- Yes 115 59.58%;
 - No 78 40.41%;
 - Rejected ballot papers 0 0%.
- 4.17 The Planning Guidance states that following a referendum WSC, as the local planning authority, must decide whether the Neighbourhood Plan should be made (brought into legal force). This must within 8 weeks of the referendum. There are a narrow circumstances where the local planning authority is not required to make the neighbourhood plan. These are where it considers that the making of the neighbourhood plan would breach, or otherwise be incompatible with, any EU or human rights obligations.
- 4.18 The Portfolio Holder recommends to members of the Full Council that the SNDP be made. The Independent Examiner's report said that the SNDP was compliant and compatible, subject to changes, which the Portfolio Holder accepted and those recommendations were applied. The correct processes and procedures have been complied with in the preparation, submission, examination and referendum for the plan.

5 Links to Corporate Aims / Priorities

5.1 The decision of Member's relates to a statutory duty. In addition the SNDP relates to the following elements of the Corporate Strategy 2016 – 20:

Theme 1: Our Communities

- 1a: *Increase the availability and affordability of homes for local people – to both buy and to rent;*
- 1b: *The retention of young people; and*
- 1c *The wellbeing of older people.*

Theme 2: Business & Enterprise

- 2b: *Support and promote West Somerset's vital tourism and agricultural sectors.*

Theme 3: Our Place & Infrastructure

- 3a: *Support measures and proposals that protect local communities from flooding;*
- 3b: *Influence others to improve the road network within West Somerset and the way in which it is managed and maintained; and*
- 3c: *Work with others to find solutions that ensure facilities valued by local communities and visitors...continue to be available.*

5.2 Finance / Resource Implications

5.3 There are no known resource implications if the Stogumber Neighbourhood Development Plan is made (brought into legal force) through formal adoption by WSC.

5.4 If the SNDP is not made WSC would be open to Judicial Review, with its associated financial and recourse costs, because the Plan is deemed compliant and compatible with The Localism Act, the National Planning Policy Framework, Town and Country Planning Act 1990 and the various Neighbourhood Planning Regulations.

6 Legal Implications

6.1 WSC is required to have made a NDP if it has it meets the legal criteria. To not do so risks the intervention of the Secretary of State and any costs incurred by the Department for Communities and Local Government for that intervention are required to be met by

WSC.

6.2 The SNDP would become a statutory WSC Development Plan Document and therefore given material weight in the Development Management process. Applications for planning permission in the Neighbourhood Plan Area would be determined in accordance with it, unless (as any other development plan document) material considerations indicate otherwise.

6.3 If WSC did not adopt the SNDP it may be open to Judicial Review, because the Plan is deemed compliant and compatible with The Localism Act, the National Planning Policy Framework, Town and Country Planning Act 1990, Neighbourhood Planning Act 2017, Housing and Planning Act 2016 and the various Neighbourhood Planning Regulations.

7 Environmental Impact Implications

7.1 The SNDP was subject of a Strategic Environmental Assessment (SEA), which included consultation with the three SEA statutory consultees (Environment Agency, Natural England and Historic England). The report was conducted by an independent environmental consultancy. There are no individual, or cumulative, adverse impacts on the environment as a result of the Plan.

8 Safeguarding and/or Community Safety Implications

8.1 No known implications

9 Equality and Diversity Implications

9.1 No known implications

10 Social Value Implications

10.1 Neighbourhood Development Plans give communities direct power to develop a shared vision for their neighbourhood, and shape a locally distinctive development plan which reflect the growth needs and priorities of their communities. Stogumber parish council have invested a lot into producing a locally specific NDP for their area, which has included engagement with the people and businesses of the parish.

11 Partnership Implications

11.1 No known implications

12 Health and Wellbeing Implications

12.1 SNDP supports the Somerset Health & Wellbeing Strategy:

- Priority 2: Families and communities are thriving and resilient:
Action: Well-connected, vibrant communities;
- Priority 3: Somerset people are able to live independently:
Action: Housing for independence.

13 Asset Management Implications

13.1 No known implications

14 Consultation Implications

14.1 Throughout the development of the SNDP and after its submission to WSC, the consultation has been undertaken in accordance with the Town and Country Planning Act 1990 (as amended by the Localism Act), Neighbourhood Planning (General) Regulations and Neighbourhood Planning (Referendum) Regulations, and in the case of its accompanying SEA report the Environmental Assessment of Plans and Programmes Regulations 2004.

15 Local Development Panel Comments / Recommendation(s)

15.1 [To be shared at the meeting as the LDP met on 21 November 2017].

16 Democratic Path

16.1 Local Development Panel and Full Council.

Reporting Frequency: Once only

List of Appendices

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Stogumber Neighbourhood Plan

November 2016 to September 2026

"Only the Welsh Marches can rival the charm of the vale that divides the Quantocks from Exmoor. In its midst, the village of Stogumber seems to retire even further from view."

Simon Jenkins 'England's Thousand Best Churches' Penguin Books 1999

"Stogumber... its colours are white and grey and cream, brown and dusky red; its houses, jumbled out down the sides of hilly streets, are set at queer slopes and angles, and display oddly-shaped windows and unexpected flights of steps as individual as human idiosyncrasies. Dark red stone and colour-wash, stained brown tiles and slates, dormers, gables, square-panel lattice-work, iron hand-rail, iron door-ring and hinges... a variety of detail catches the eye at each turn of the street."

Berta Lawrence 'Quantock Country' Westaway 1952



This Neighbourhood Plan was prepared by Geo & Co Ltd for Stogumber Parish Council

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Prologue: A Description of Stogumber

Directions of view are generally simplified to North, East, South and West.

Landscape and setting

The Parish lies between the steep moorland-topped Quantock Hills to the north-east, and the austere Brendon Hills to the south-west:

“Panoramic views are gained from these hills across the vale to the coast and are an ecological link between these two areas of moorland. Within the overall character there is considerable variety, united by its lowland mixed farming landscape with dense hedges, coarse woodland, red soils and settlement pattern. The area is densely settled with a dispersed pattern of hamlets and scattered farmsteads linked by sunken winding lanes.”

Vale of Taunton and Quantock Fringes National Character Area

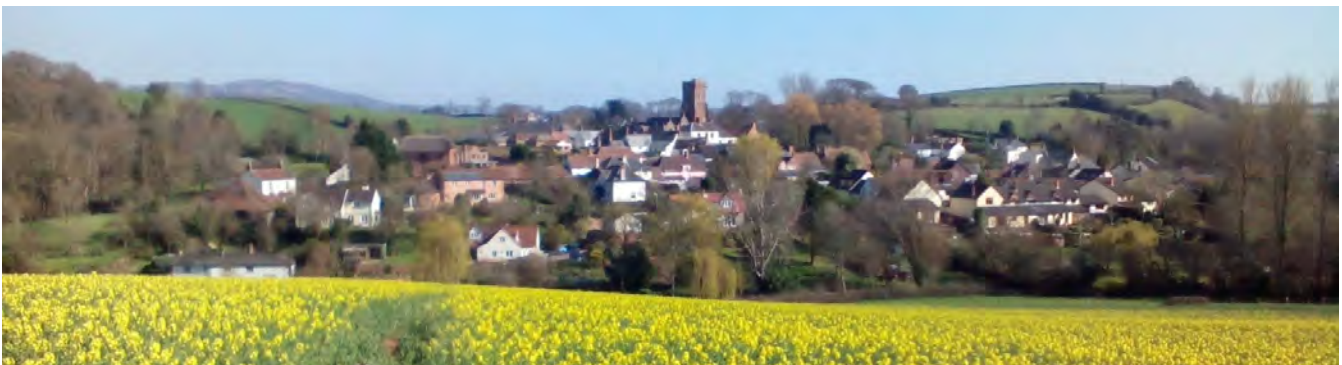
Seen from the grand masses of the Quantock hills on one side and the Brendon Hills on the other, the vale between appears broad and sweeping. However, when one descends from the hills into the Parish it is discovered to be a complex and often disorientating landscape of small winding valleys divided by steep ridges and knolls. Views within and across the Parish are sometimes enclosed and particular, but can suddenly become wide or long as one turns a corner or crests a hill. Places close-by are often concealed, whilst places farther away are brought into view, then hidden. The changefulness of a journey through the Parish is stimulating and intriguing, and cannot be adequately represented by photographs.



Stogumber from the South

Around the village there are views of water meadows and a rushing brook; orchards; historic buildings set against green hillsides; lanes that twist between deep banks; and one of the most beautifully sited cricket clubs in the county, having the Quantocks stretched out beyond. The Church tower can be seen standing proud, with the cottages and houses of the village heaped around it.

Hills encircling the village are seen riding above the house roofs, steep ridges crowned by trees, or the mound of Beacon Field. From almost any angle, within or without, in the older part of the village or the newer, the village is seen as sitting within and defined by the distinctive landscape.



Stogumber from the West

The village is centred on a knoll topped by the handsome church tower, with houses clustered down the slopes into two small valleys.

On the fringes of the village



Cridlands Steep, Vellow Road



Togford, Vellow Road



From Lower Combecross Lane



Oldway looking South



Oldway looking North



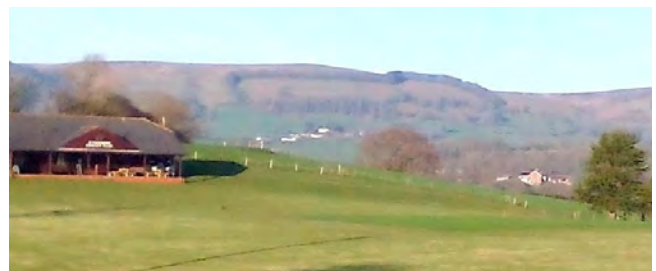
Station Road looking West



From Hilly Head



Higher Wood Lane looking North



Cricket Club on Station Road

Stogumber village



From the Church Tower, looking North

Top left: Yellow Road Middle left: High St Centre: The Square Middle right: Hill St Far right: Manor House



From the Church Tower, looking East

Left: Manor House Top: Deane Close Through trees: Hall Farm Top right Village Hall and Playing Field



From the Church Tower, looking South

Top left: Slade Close and Pickpurse Lane Middle left through trees: Hall Farm barn Top right: Oldway



From the Church Tower, looking West

Top left: Oldway Left and bottom: Brook Street Upper middle: Sawpits Close Right: Yellow Road

The older part of the village

High St, Hill Street, Brook Street, the bottom of **Station Road, Vellow Road** and **Oldway** form the older part of the village. In front of the church is a small irregular square, around which are the pub, shop and post office, the medieval former vicarage and manor house.

Houses are generally cob or local red sandstone and date from the 1500s to 1800s, often rendered, with roofs of natural slate, clay tile or thatch. Cottages are generally attached but not in uniform terraces – neighbours often having contrasting characters and architectural features – and are usually built along the edge of the pavements. Streets are seldom straight for long, having gentle curves and shaper corners. Some later cottages and larger houses, often of Georgian or Victorian appearance if not origin, are set back from the streets, and visible from the church tower are some surprisingly large gardens.

Oldway has an additional idiosyncrasy, which is that a number of cottages are hidden up above the steep bank, invisible from the lane but seen from across the village.

Sawpits Close is a modern insertion that reflects many elements of traditional Stogumber character, with its variety of almost continuous frontages reaching around the corner and coming close to the pavement edge, and traditional roof profiles to some of the houses. From the fields one sees its variety of levels perched on the slope above the brook.

The overall effect is of close-packed variety, emphasised by the topography. Tightly defined views constantly develop as one walks down streets, but even from the centre of the village, this sense of enclosure is tempered by views - at the end of streets and over rooftops - of the hills around. The landscape setting of Stogumber is thus experienced on the approaches, but also from within.

The older buildings of the village (including the Zinch group on Station Road) are mainly encompassed by the **Conservation Area** shown on the Stogumber Features Map.



High St, the Square and Hill St



The Square looking South



The Church from the South



Hall Farm barn and granary from the Churchyard



High St looking East
Cobbled pavement on left; slate gully on right



High St looking West



Hill St from top looking East
Cobbled pavement on right



Hill St looking East



Vellow Road looking North



Hill St looking South



Vellow Road looking South



Brook St

Yellow Road



Brook St towards High St



Brook Street from Hill Farm
Left: pond *Right: brook*



Brook Street looking East



Oldway looking North



Oldway looking South



Sawpits Close looking North



Sawpits Close looking West

The newer part of the village

From the moment one comes around the end of the church along the churchyard path, there is a more spacious and wide-spread air. This continues through the newer part of the village, which extends from the churchyard along a broader ridge, either side of **Station Road** leading to the Cricket Club. There is a scattering of older houses (some of great historical interest) but most buildings date from the middle of the 1900s to the present day.

These generally comprise regular terraces and semi-detached houses (**Slade Close** and **Quantock View** – built as council houses) and later detached privately-owned houses (Archers Grove and Pickpurse Lane). All are mainly rendered with slate or tile roofs. Houses are usually set back behind gardens.

Archers Grove is neo-vernacular in the design of the individual houses and some use local stone, though not in its layout. **Pickpurse Lane** has an unobtrusive appearance and blurs the distinction between the later semi-detached houses of Slade Close and adjacent parts of the village.

Also along Station Road is the **Village Hall** and **School**, on a shared site with a Playing Field below. Almost opposite is the only remaining undeveloped length of Station Road, with a high hedgebank concealing **Beacon Field**, owned by the Parish Council. There are great views from the top. Behind Slade Close is the **Playground** and bike track. Just beyond the village, before Station Road drops down to the steam railway Doniford Stream, is a gloriously sited Cricket Club, with the ridge of the Quantocks as its backdrop.

The overall effect is a linear progression from the old to the new; more open and loosely structured than the older part of the village, with intervening gardens and open spaces. However, the older and newer parts have in common the ever-present views of the surrounding hills (the Quantocks and Brendons often in the distance) placing the village firmly in its setting. The challenge for new development is not to dilute or undermine the long established character of the village with designs insufficiently anchored in the local character.

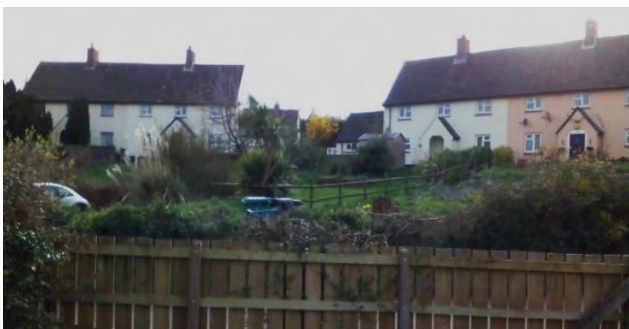
Deane Close, although situated at the bottom of Hill St, is closer in architectural character to the newer part of the village along Station Road, and is a spacious group of bungalow terraces designed for older people, with a common room at the centre.



Playground behind Slade Close



School and Village Hall from the Playing Field



Quantock View on Station Road



Slade Close looking West



Beacon Field looking North

Left: Slade Close Upper middle: Pickpurse Lane Lower middle and right: Archers Grove with Cricket Club beyond



Slade Close and Pickpurse Lane

*The left-hand side of the street ahead is Slade Close and the right-hand side is Pickpurse Lane
Slade Close runs along Station Road then turns left (above) to curl into a cul-de-sac*



Archers Grove

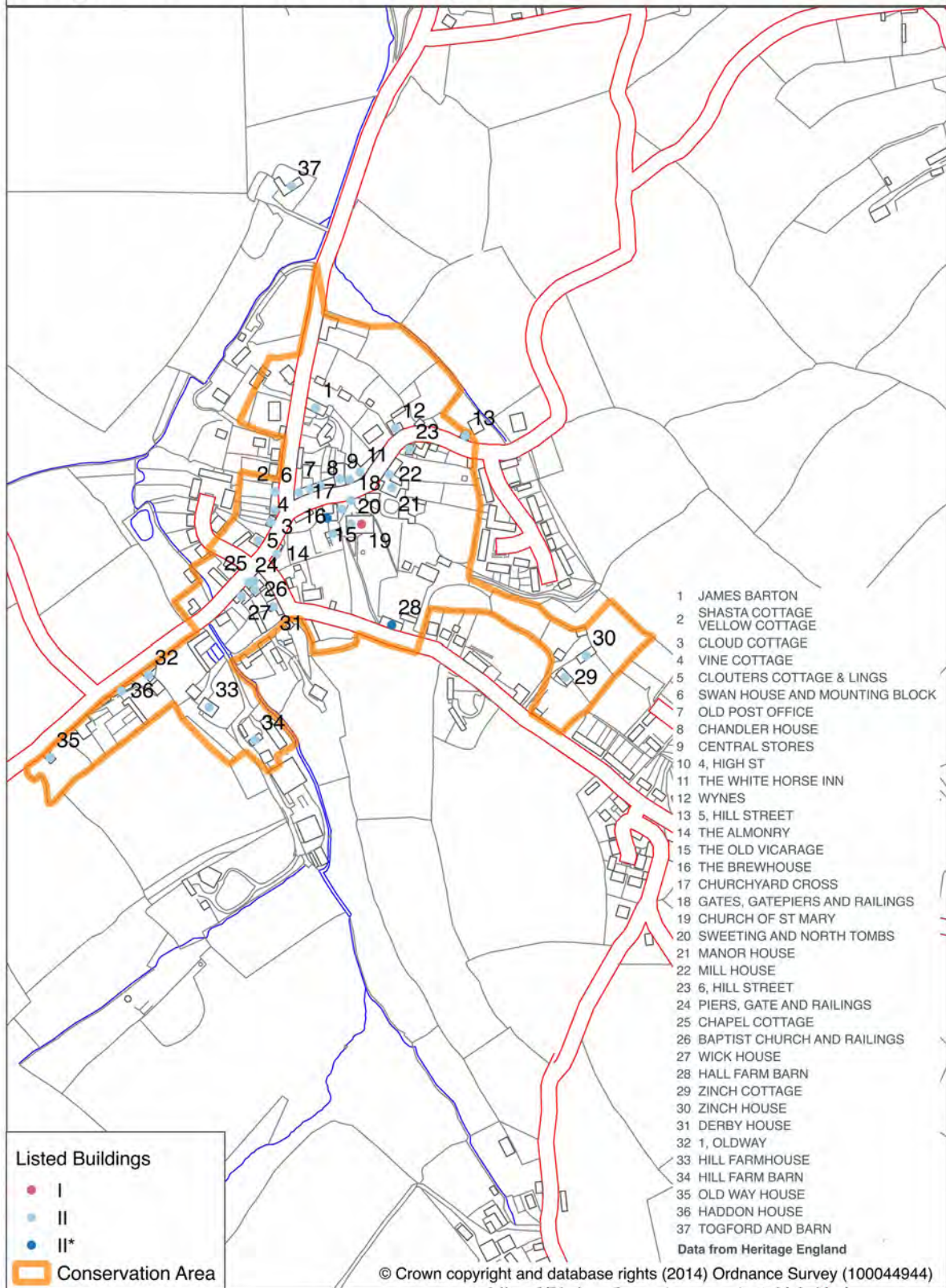


Deane Close looking West

Stogumber Building Age



Stogumber Listed Buildings



Introduction

Stogumber is a Parish which wishes to take a more active role in planning its future, which is why it has prepared a Neighbourhood Plan. Stogumber is an unusually vibrant community. Few West Somerset villages have managed to retain all of the following services: Post Office, shop, pub, school, church and village hall. To be confident of there being sufficient demand to sustain these services, Stogumber parish wishes to see enough development of the right sort happen.

We want to ensure that we remain a living, working community, and so the Plan supports new housing, both affordable and open market, of the sizes and types we need to meet the needs of households already part of the community, and to attract new households who can strengthen our community.

The Plan also supports a wide range of economic development, recognising that the rural economy is now about much more than just agriculture, and that the more local jobs we have the stronger the community will be.

As mentioned above, the Parish has a good range of public services and facilities. The Plan protects these and supports our services and facilities in going from strength to strength, aligning with our aspirations for a stronger community and local economy.

The attractive landscape of the Parish complements and is complemented by the large number of historic buildings. It is therefore also vitally important that the landscape and built character of the Parish are respected and enhanced by the Plan.

Overall, the Neighbourhood Plan seeks to maintain and strengthen the virtuous circle between the local environment, local community and local economy, which already works well within the Parish. If we maintain and increase the strength of the local community and economy then we will also sustain our local services and facilities. The high quality local environment means that people and businesses want to be here. If new development helps us to become more self-reliant, and maintains the quality of the local environment, then we can become stronger. Crucially, the village and Parish have the desire and capacity to do this.

Neighbourhood Plan

The parish of Stogumber has prepared this 10 year Neighbourhood Plan to cover many aspects of new development in the Parish. A Neighbourhood Plan, when 'made', becomes the primary Plan used for the determination of planning applications in the Parish for all of the issues it covers. This means that the Stogumber Neighbourhood Plan is deliberately tailored to address local issues in more detail than the West Somerset Local Plan.

The aim of the Plan is to secure a positive future for the Parish for the 10 years of the Plan's life by specifically responding to the needs of, and opportunities within the Parish. The Plan's content is the result of a long process of consultation within the Parish to identify the needs and wishes¹ of the community.

The area covered by the Plan is shown on the Stogumber Neighbourhood Plan Area map - it is smaller than the full extent of the Parish as it leaves out the part of the Parish which is in Exmoor National Park.

The Plan differentiates (Policy EN2) between the village of Stogumber, and the remainder of the Parish (open countryside).

The Plan works via the following structure:

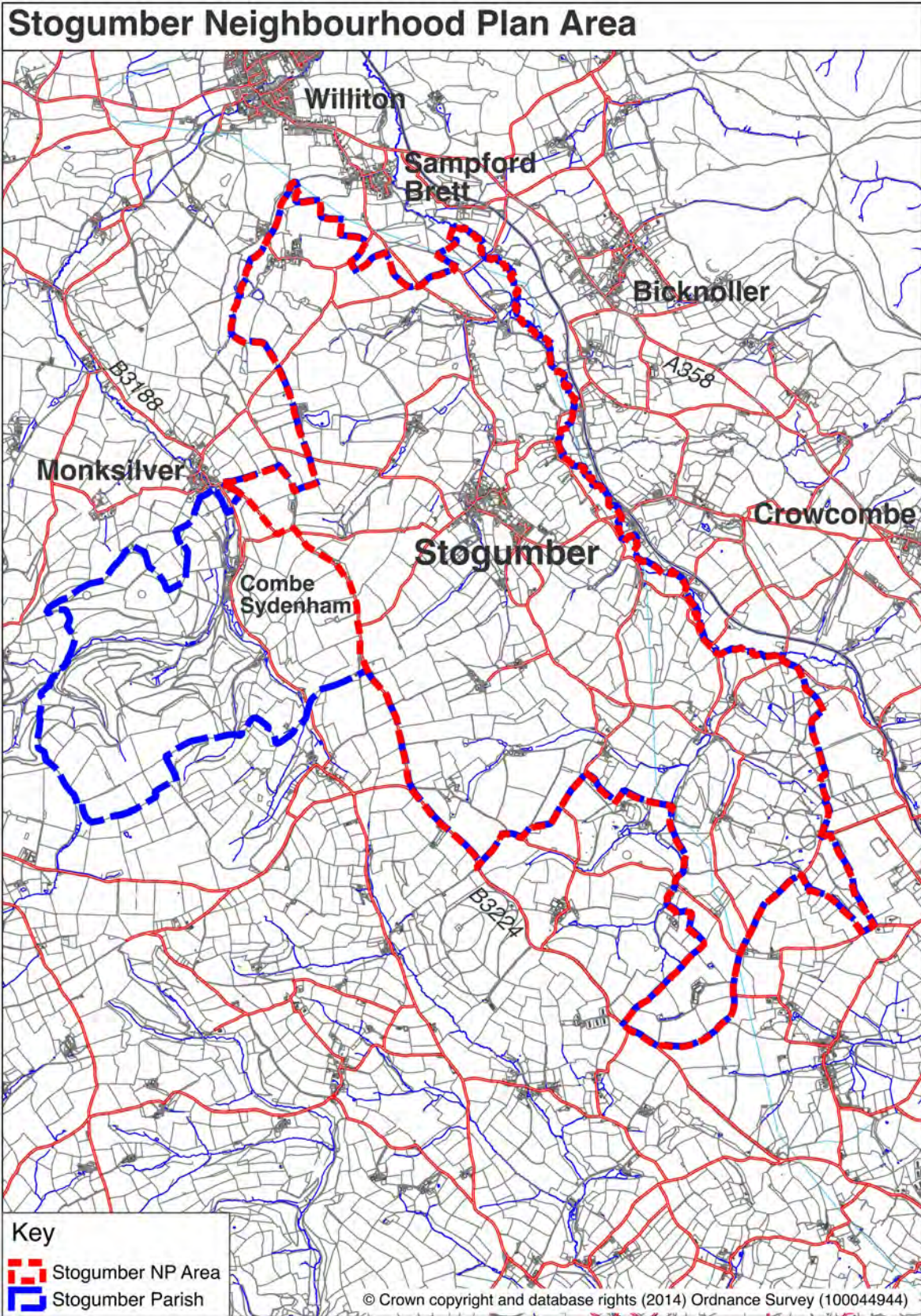
- Vision - for new development
- Environment chapter - locational requirements for all development, and environmental policies
- Community chapter - community policies
- Economy chapter - local economy policies.

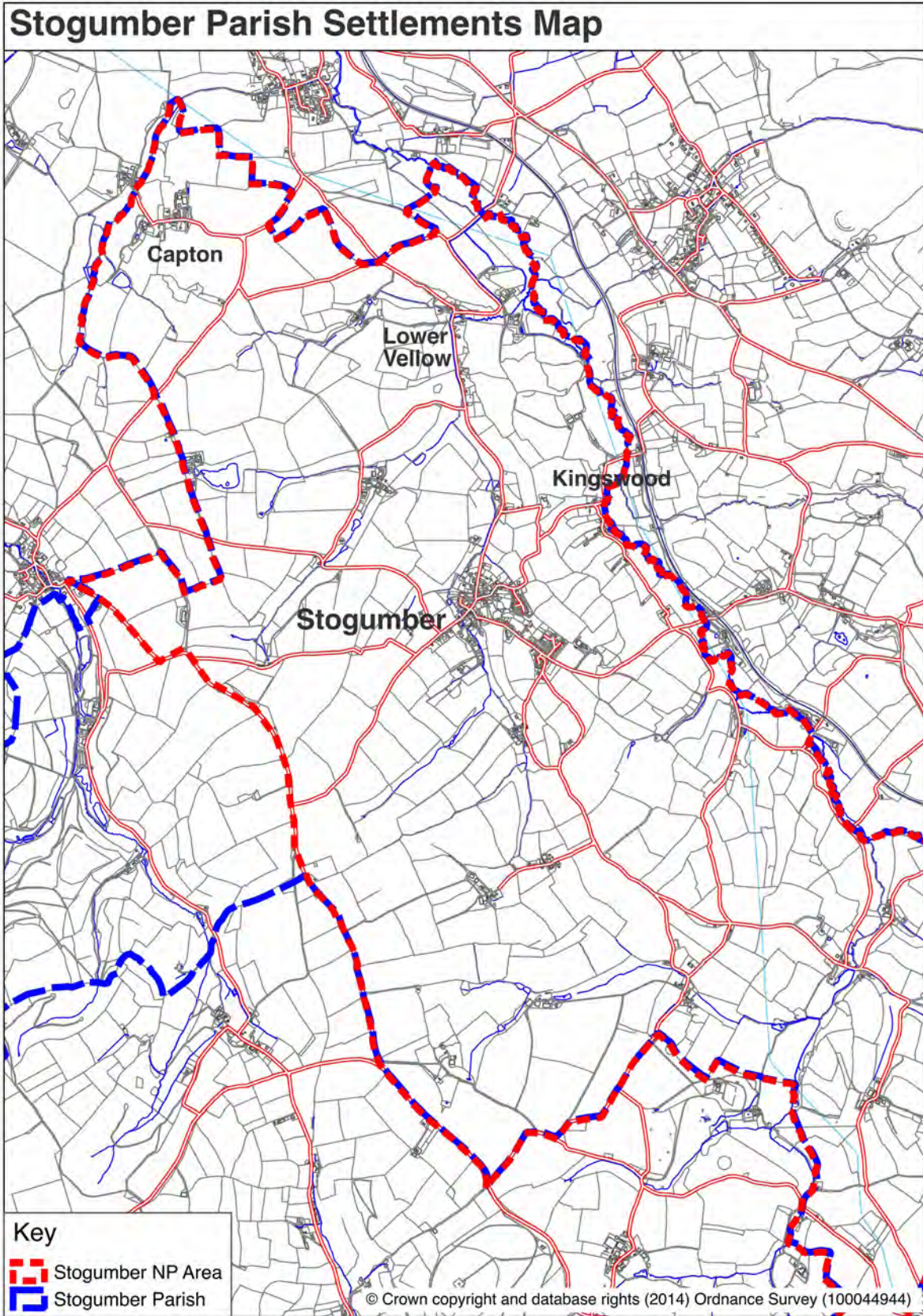
Neighbourhood Plans can only address matters the planning system covers in order to assess new development proposals and condense them into policies to determine planning applications. However, they can identify other matters of local importance which planning is indirectly linked to and which require coordination with planning. These differences are highlighted where necessary within the Plan; for example 'Community Aspirations'.

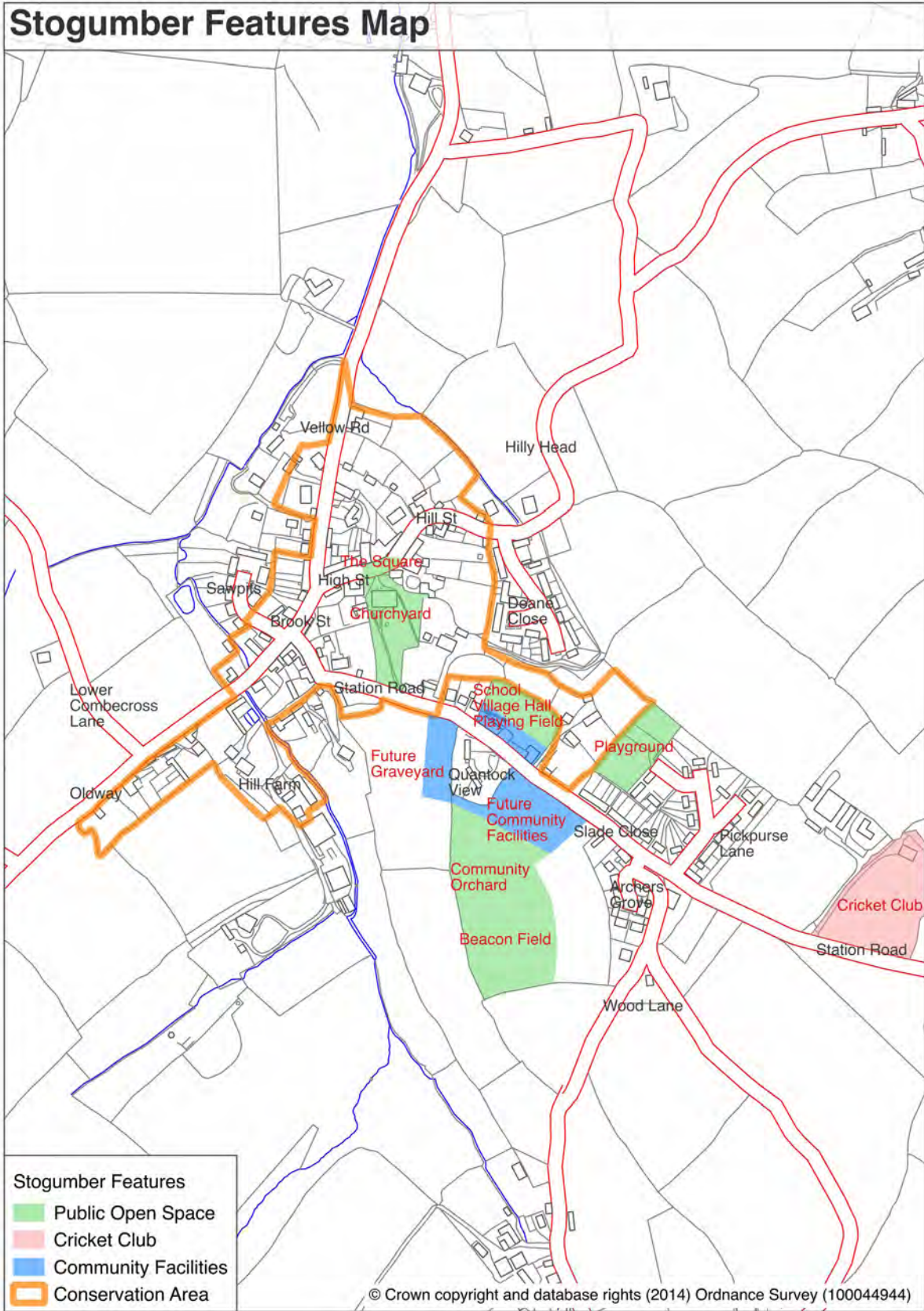
1 Stogumber Neighbourhood Plan Statement of Needs and Wishes - Second Draft - July 2014

Stogumber Neighbourhood Plan Area - Context









Vision

The vision for Stogumber is that economic and social infrastructure will have been strengthened, through appropriate forms and levels of development, so that:

- Stogumber continues to be a vibrant, inclusive and caring community;
- more young people have been able to stay in Stogumber when they start a family and more young families have been enabled to move into the village;
- facilities and services for older members of the community have been maintained and improved, so that they have continued to live in Stogumber as their need for support has increased;
- more employment opportunities have been provided for residents, and economic activity in the village has increased which has maintained and increased the viability of existing businesses, facilities and services;
- the architectural and landscape character of the village, hamlets and countryside has been maintained and enhanced.

This Plan has specific policies for specific types of development. Underpinning these are the Overall Requirements for Development, which apply to all forms of development.

O1 Overall Objectives for Development

New Proposals for new development should ensure that:

- there are no significant harmful impacts on residential amenity²;
- the setting of the village, and the landscape and built character of the Parish, is at least maintained;
- there would be no significant harm to road safety, especially for pedestrians and cyclists;
- adequate parking is provided on site in order to minimise the need for additional on-street car-parking; and
- where applicable, the provision and range of essential facilities and services, and economic and social vitality of the community, is at least maintained.

² Over all quality and character of the area, consideration of privacy in terms of overlooking, overbearing impact, overshadowing or loss of light.

Environment

The Environment chapter of the Plan comes first in order to set out an overall structure for what sorts of development will be permitted, and the environmental requirements new development is expected to fulfil.

It also deals with Flood Risk, Renewable Energy, and Transport.

It is important that the Plan also ensures that this level of development does not damage the high quality environment of the Parish, by clearly explaining what is most important about it, and setting out policies to ensure that it is maintained and enhanced by new development.

Local Environment

The high environmental quality of the Parish is one of its most distinctive features. This includes its wider landscape and its built character - from whole settlements through to individual buildings. These are essential qualities of the Parish, which all new development must respect, protect and enhance. This includes the following specific designations:

- landscape of the Parish - mostly Vale of Taunton & Quantock Fringes NCA³ - some in Exmoor NCA. Also the Local Landscape Character Area: 5 Doniford Stream and Quantock Fringe⁴;
- the Stogumber Conservation Area;
- Listed Buildings.

Location of Development

New development will be concentrated within and adjacent to the village of Stogumber. Within and adjacent to the village, previously developed sites are the preferred locations for new development.

The conversion of existing buildings is also supported within and adjacent to the village and hamlets, and the conversions of farm buildings for economic use anywhere in the Parish - policy EC6.

Policy EN2 covers new Houses (C2), Live-Work Units (C4), Residential Institutions (C5), Car Parking (C11), Self Catering Units (EC2) and Business Space (EC3). It does not cover extensions to buildings where no change of use is proposed, or those changes of use not captured by the policies listed above.

EN1 Location of Development

The preferred location for new development is within the existing built-up area of Stogumber village, or in close proximity⁵ to, and contiguous with, that area on:

- previously developed land as defined in the NPPF; or
- land within private residential gardens; or
- land that is or has been occupied by agricultural or forestry buildings.

All other land will be regarded as lying within the Open Countryside. Development will not be permitted on designated Local Geological Sites or Local Wildlife Sites (see Appendix 2).

3 National Character Area -

<https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

4 <http://www.westsomersetonline.gov.uk/getattachment/Planning---Building/Planning-Policy/Evidence-Base-Information/Environmental-Evidence/West-Somerset-Landscape-Character-Assessment/West-Somerset-Landscape-Character-Assessment-1999.pdf.aspx>

5 'Close proximity' is defined as within 50 metres

Setting of Stogumber

An important characteristic and planning consideration in Stogumber is the 'inter-visibility' of sites within and around the village. The village is built upon steep slopes and little valleys, which turn in different directions, create interesting and attractive views within, in and out of the village. Proximity is not necessarily a guide to visibility and visual impact. Often sites that are not visible from neighbouring locations are visible from a number of different places around the village. This characteristic creates opportunities for good design to contribute towards the character of the village, but could increase the visual harm of poor or inappropriate design.

The Prologue **A Description of Stogumber**, provides a detailed description and illustrations of what makes up and is important to the Setting of Stogumber.

EN2 Setting of Stogumber

The setting of the village of Stogumber is a valuable element of its character. Views in and out of the village and the main approaches to the village play key roles in its setting.

Proposals with significant harmful impacts on the setting of Stogumber will not be permitted.

Design and Appearance of Development

The buildings of Stogumber and the hamlets are an interesting variety of ages, scales and shapes reflecting its historical development and accentuated by the hilliness of the Parish. Much of Stogumber is covered by a Conservation Area where new development should not harm its special architectural and historic appearance and character.

New buildings should fit in with and harmoniously build upon that which is most attractive and locally distinctive through good and in-keeping design. Important features of local buildings are walls of render or natural local red sandstone, and roofs of natural slate, clay tile or thatch.

The older buildings in the village are almost all encompassed by the Conservation Area. This was designated on the basis that the architectural and historic qualities of the area are worthy of preservation and enhancement.

Within the conservation area the design of new development should pay particular attention to scale, external appearance and the suitability of materials in order to complement and enhance the character of the Conservation Area. The extent of the Conservation Area is shown on the Stogumber Features Map.

Developments should seek to retain established native trees and hedgerows, and ponds, as these are beneficial to the character of the Parish and can help reduce the visual and environmental impact of new development. It is usually better to retain established trees and hedgerows than to remove them and plant new ones, but new planting may be also required to mitigate visual and environmental impacts of development.

Design of developments should take account of guidance from the Somerset Waste Partnership to enable efficient collection of waste and recycling, with the sustainability benefits that this brings.

The Prologue, **A Description of Stogumber**, provides a detailed description and illustrations of what is characteristic and important in the design and appearance of development in the Parish. Maps of the age structure of the buildings in Stogumber village and of the locations of the Listed Buildings in the village are also provided.

EN3 Design and Appearance of Development

New development should make a positive contribution to the appearance of built development in the Parish through its design and use of materials.

Within the Stogumber Conservation Area new development should conserve or enhance the special architectural and historic appearance and character of the Conservation Area.

The design of new development should reflect or compliment the established local character and distinctiveness of built development in the Parish. This includes both the design of individual buildings and their relationship to one another.

The choice and use materials for new development should reflect or complement those which are important to the established local character and distinctiveness of built development in the Parish.

New developments should seek to retain established native trees and hedgerows, and new native trees and hedges should be planted where necessary, to maintain the character of the Parish and reduce the visual and environmental impact of new development.

New developments should seek to enable efficient collection of waste and recycling.

Flood Risk

National policy⁷ and Guidance⁸ lay out a clear set of requirements for the assessment of flood risk in relation to new development. This is strongly supported by the Plan. The areas of flood risk concerned are shown on the Environment Agency's Flood Map for Planning (Rivers and Sea).

At additional locations within the Parish there are locally-specific flood risks. These are shown on the Environment Agency's Risk of Flooding from Surface Water map. These are mainly on the Doniford Brook and Stream between Hill Farm and Cottiford.

National policy and guidance advises that flood risk from all sources should be taken into consideration. Local knowledge and experience tells us that there are locally specific issues in relation to flood risk from surface water, such as certain pieces of land which are especially prone to flooding or features of local watercourses which are particularly vulnerable to flood risk. Some of these are captured by the Flooding from Surface Water map derived from Somerset County Council data and currently published by the Environment Agency. The Plan therefore contains a policy to ensure that these locally specific matters are not overlooked.

On recommendation by the Environment Agency, development within flood zones 2 and 3 will not be supported even if supported by a Flood Risk Assessment and deemed to pass the Sequential and Exception Tests, because there is sufficient land that is not in flood zones 2 and 3 to meet the level of development envisaged by this Plan. Nor will development be supported in locations identified by the Flooding from Surface Water map on the basis of 1 in 100 year events. It is better to avoid rather than manage the flood risk.

There may be sites not themselves at risk of flooding, but where poorly designed development, or any development, would increase the risk of flooding homes or businesses in other locations. Such developments will not be supported.

EN4 Flood Risk

In addition to those sites requiring a Flood Risk Assessment under national policy and guidance, a Flood Risk Assessment will also be required for proposals at locations of locally specific flood risk. Development will not be supported in flood zones 2 and 3, nor in locations at risk from surface water flooding. Development will not be supported if it would increase the risk of flooding of homes or businesses at other locations.

Renewable Energy

Under permitted development rights it is possible to install low carbon and micro-regeneration renewables such as, solar PV, solar thermal, biomass boilers, ground source and air source heat pumps, and domestic wind turbines without the need for an application for planning permission, subject to specified limits on size, high and location. Greater use of renewable energy is an important aspect of sustainable development. The Plan supports proposals for small scale renewable energy production subject to acceptable impact on the Local Environment (EN1), the Setting of Stogumber (EN2), and the Design and Appearance of Development (EN3).

EN5 Renewable Energy

Small-scale on-site renewable energy development and proposals for micro-renewable energy schemes to serve individual or small groups of buildings, mounted on buildings or on the ground, will be supported permitted provided that the overall requirements for development, as set out in Policy O1, are met.

Small-scale means of a size designed to directly meet the needs of the occupants of the site (a house or business or a specific group of houses and/or businesses) and not designed primarily for export to the National Grid for use elsewhere. Renewables include thermal and photo-voltaic solar, ground- and air-source heat pumps, biomass and anaerobic digestion where these meet the definition of small-scale above.

Transport

The road network in the Parish is relatively constrained. The Neighbourhood Plan seeks to maximise the sustainable use of the local road network by:

- supporting development which will reduce the need for people to travel out of the Parish;
- where highway works are required in order to mitigate the local highway impacts of development which is otherwise acceptable, requiring that;
- the highway works themselves would not have significant harmful impacts on the landscape and built character of the area, and provided that;
- the highway works themselves would not compromise use of local roads by pedestrians or cyclists.

Other transport priorities the Parish will be pursuing through a Community Aspiration:

CA1 Community Aspiration: Transport

- securing specific improvements to the local road network which would improve safety and enhance the flow of traffic without adversely affecting the rural character of the area, such as the provision of passing places and the provision of new pavement in front of new development where this is justified and taking into account any impact on the built character of the area;
- improving visibility at the Crowcombe Cross junction on the A358 in consultation with Crowcombe Parish Council (which supports the inclusion of this priority in the Plan);
- making Station Road, between the Village Hall and the Cricket Club, safer for pedestrians, children, cyclists, horse-riders and other road-users;
- slowing traffic between the Village Hall, School and the Wood Lane junction as there is no pavement and car-parking means that pedestrians often cannot walk along the verge but are forced out into the highway. Electronic 'Slow Down' signs could be installed;
- encouraging the provision of a commuter service on the West Somerset Railway;
- supporting community transport schemes, such as StoGo.

Community

We are already a relatively sustainable and self-reliant community, however the key to a strong future is to meet as many of our own needs ourselves. New development is one way to do this. Generally, we want to maintain the vitality, inclusivity and caring nature of our community.

At present, the Parish of Stogumber has 3% fewer people in the age band 18-44 (21.2%) than the average for West Somerset (24.8%), and the village itself nearly 6% fewer (18.1%). In contrast there are 4% more people aged 65+ in the village than in West Somerset (33.0% vs 29.1%), though the proportion in the Parish as a whole (27.6%) is only 2% higher⁶. This is why, specifically, we want to increase the number of young families, and to improve support and services for the older population.

There are also changes to community buildings and facilities which are needed and which the Plan can support.

The wrong sort of development can also weaken our community, by threatening much needed and valued local facilities and services. This is why the Plan safeguards those of greatest importance.

Housing

The Plan supports both housing to meet local needs⁷ (both 'affordable' and 'open market'⁸), and also a limited amount of housing intended to create opportunities for the sorts of new households we need to come and make positive contributions to our community.

Types of new housing which, by virtue of type or size, would not assist in strengthening our community will not be permitted.

At present 26.0% of houses in the village of Stogumber are social rented, and nearly 15.9% in the Parish as a whole, compared to 14.7% in West Somerset. Almost all of this difference is accounted for in a reduced proportion of private rented housing. In terms of the number of bedrooms both the Parish (17.9%) and the village (21.0%) have fewer two bedroom houses than the average for West Somerset (29.1%). The Parish as a whole also has slightly fewer one and three bedroom houses. In contrast the Parish (24.8%) has 10.5% more four bedroom houses than for West Somerset (14.3%) and 11.3% houses with five or more bedrooms compared to 6.5%.⁹

This all tells us that at present our need for more affordable houses to rent is limited, and that smaller houses to buy are a priority. This may change over time so it is important that the latest Local Housing Needs Survey is referred to for development proposals.

6 2011 Census data

7 Houses for those already living in the Parish or with connections to it.

8 Affordable houses are those only available to those unable to meet their housing needs in the open market, and can be for rent or a type of low cost home ownership. Open market houses are all other types of house.

9 2011 Census data

Housing Sites

Housing sites have to comply with policies EN2, being within or adjacent to the village, and EN5 regarding design and appearance. The layout and density of new housing should be in keeping with the existing character of the village and hamlets. For sites with a variety of house sizes and tenures, both should be well mixed. New housing development should assist the physical and social integration and connectivity of Stogumber, not create geographical or social enclaves.

Policy C2 contains thresholds for the cross-subsidy and provision of affordable housing. The density of housing development should not be contrived to circumvent these thresholds, and proposals may be refused for this reason where this is apparently the case.

C1 Housing Sites

Sites for new housing development should be located in accordance with Policy EN2, and their design and appearance should be in accordance with Policy EN5.

The layout and design of new housing development should assist the physical and social integration and connectivity of the village.

New housing development in the village should provide a variety of house types, sizes and tenures to meet local needs as identified in the latest local housing needs survey with a particular focus on the provision of housing suitable for young families and for the elderly.

Tenures should be well mixed across the development.

Where it is apparent that density is deliberately being reduced to circumvent the affordable housing requirements of Policy C2 proposals may be refused on this basis.

Housing Delivery

The Plan supports appropriate housing provision over the lifetime of the Plan. The Plan assumes that cross-subsidy will be needed to deliver affordable housing and therefore requires that for each development of six or more houses one be an affordable unit, provided on the same site. Provision can be spread across linked sites to boost the feasibility and viability of proposals, and if it can be justified the provision of affordable housing will exceptionally be accepted on a different site.

It is a community aspiration that all new affordable housing will be 'local needs' housing occupied by those in housing need and with a connection to the village as defined in CA2 Community Aspiration: Housing Allocation

It is a community aspiration of the parish to see local needs affordable units occupied by a person / persons and their dependants in housing need who have:

- a minimum period of five years permanent and continuous residence in the Parish or an adjoining parish; or
- is not now resident in the Parish or an adjoining parish but with a local connection with the parish including a period of permanent and continuous residence of five years or more within the last 10 years; or
- an essential need to live close to another person who has a minimum of five years permanent and continuous residence in the parish or an adjoining parish, the essential need arising from proven age or medical reasons; or
- needs to live close to their place of work in the Parish or an adjoining parish.

For all housing development, whatever the number of units, the average net internal floorspace when taken in aggregate, does not exceed 100m², including across linked sites, unless it can be demonstrated that larger dwellings would better meet identified local housing needs or assist in providing housing suitable for families. This is to ensure that, overall, units are of a size to meet current local needs and attract young families and those wishing to downsize.

In certain circumstances, such as for sites where the development of more than one house is not feasible, where a large dwelling is being replaced, or where a house contains separate ancillary accommodation (such as a granny flat) or a home office, a house of greater than 100m² may be justified on a case by case basis.

The provision for affordable housing must be of a size and type known to be currently needed. The most recent housing needs assessment for the Parish¹⁰ identified the need for four two bed affordable homes, including bungalows, and a range of types of open market houses, with the clear majority being two bedroom dwellings. Over the lifetime of the plan known needs may change, however it will be unacceptable to provide *affordable* units which are smaller than those known to be needed in order to be able to build larger open market homes within the overall 100m² average. Suitable conditions or s106 agreements may be used to ensure the timely delivery of smaller and affordable units.

For all new dwellings permitted development rights for extensions will be removed in order to ensure that the dwellings remain of a sufficiently small size to meet the needs of the Parish. However, planning permissions will be granted provided the dwelling continues to meet local housing needs.

C2 Housing Delivery

WSC Local Plan envisages limited development, individual schemes of up to ten dwellings providing about a 10% increase in the village of Stogumber's total number of dwellings, c.16 dwellings, during the WSC Local Plan period.

For proposals for six dwellings or more it is required that 35% of the total be a local needs affordable dwelling, provided on the same site. In exceptional circumstances provision on separate sites within the Parish may be combined in order to assist the feasibility and viability of development, and it may be possible to justify that the affordable units are not provided on the same site.

Local needs affordable units shall be of a size and type to meet know local need as identified in the latest Local Housing Needs Survey. Planning permission will be refused should the number of dwellings proposed be lower than the site's reasonable capacity, taking account of site constraints, which results in a lower provision or contribution towards affordable housing.

Subject to an assessment of the effect on the viability of a development proposal, all schemes of any number of units, including linked sites, should provide that the net internal floor area for all dwellings, when taken in aggregate, does not exceed an average of 100m² per dwelling unless it can be demonstrated that larger dwellings would better meet identified local housing needs or assist in providing housing suitable for families.

For all new dwellings permitted development rights for extensions will be removed. Planning permission for the extension of such dwellings will be permitted provided that the extended dwelling would continue to meet local housing needs as identified in the latest local housing needs survey.

CA2 Community Aspiration: Housing Allocation

It is a community aspiration of the parish to see local needs affordable units occupied by a person / persons and their dependants in housing need who have:

- a minimum period of five years permanent and continuous residence in the Parish or an adjoining parish; or
- is not now resident in the Parish or an adjoining parish but with a local connection with the parish including a period of permanent and continuous residence of five years or more within the last 10 years; or
- an essential need to live close to another person who has a minimum of five years permanent and continuous residence in the parish or an adjoining parish, the essential need arising from proven age or medical reasons; or
- needs to live close to their place of work in the Parish or an adjoining parish.

Live-Work Units

As part of the overall housing delivery of the Plan live-work units are supported so that the occupants can also work in the Parish, at home. Live-work units are where the dwelling also contains an amount of space for commercial activities, such as offices or workshops, which forms the majority of total floorspace.

Live-work units must meet the requirements for housing of Policies C1 and C2, and contribute to overall housing numbers. In addition the impacts of the work element should not cause significant harmful impacts to neighbours, either from the use itself or through unacceptably elevated transport impacts. Exceptionally, a live-work unit may be allowed in locations where 'normal' dwellings would not, if a different type of site is required to accommodate the work element.

For all live-work units, use of the residential and commercial floorspace will be controlled by a suitable planning condition.

Residential institutions for older and disabled people

The Parish needs more space in residential institutions for older and disabled people. The Plan supports this provision, provided that such development would not cause significantly harmful impacts on neighbours, either from the use itself or transport aspects. This includes provision through conversion or new build.

C3 Residential Institutions for Older and Disabled People (Use Class C2)

Proposals for residential institutions for older and disabled people will be supported, subject to Policy O1.

Services & Facilities

There are certain services and facilities which the Plan regards as essential for the ongoing vitality and sustainability of the community and local economy. Making sure that these services and facilities are run successfully is not something the Plan can do. The Plan, however, can give important support by making sure that the vital local services and facilities such as the school, village hall, pub and shop are safeguarded, by making sure that there is space for these services and facilities to move or expand when needed, and making sure that there is enough car parking for the needs of the village.

Although the Plan does not generally identify development sites, this section is an exception because it is necessary to identify current (and potential future) sites that provide essential services and facilities, in order to safeguard them. This is best done with a map - the Stogumber Features Map.

School and Village Hall

The school and the village hall currently occupy the adjacent sites. Both may need alteration or expansion where they are, or one may move to leave the whole site available. To provide the necessary level of safeguarding and flexibility both sites are protected as one on the Stogumber Features Map.

It is also possible that enabling development on this site could provide the resources required for the relocation of the School and/or Village Hall and/or the playing field.

School

Having the school in the village brings great benefits. It gives children the opportunity to start their education close to home amongst people they know. It encourages families with young children to settle and remain in the village, increasing its economic and social vitality. It also gives children a sense of belonging to the village, encouraging them to value and respect the community and its residents, and to aspire to take a full and increasing part in it.

The federated Stogumber and Crowcombe schools are over-subscribed and aspire to provide better facilities for their pupils. Outdoor play space appropriate for use by the school must also be safeguarded. Any decision about new school buildings would be a decision for the School, in consultation with parents and the wider communities. As the Crowcombe and Stogumber Schools are federated, we would expect any decisions on new buildings to have proper regard for the well-being of both Parishes.

Village hall

The existing village hall is too small. The population of the Parish is 702 but the village hall can only seat 110 in rows and 70 at tables. The size of the hall needs to be approximately doubled to give sufficient space for the needs of the village. It also needs to have sufficient space outside for general use in good weather, and needs to accommodate overnight stays by groups such as cubs who will also need access to toilets and showers. It is suggested that the design of an extended or new village hall should involve consideration of the acoustics to enable users of all ages to hear clearly.

The snooker club currently attached to the village hall must be accommodated (ideally with a full-size table) either in the new / extended village hall or at another appropriate location in the village.

C4 School and Village Hall Site

The alteration and/or extension of the existing school and village hall buildings or the construction of new buildings on the existing site(s) will be permitted. Proposals for the re-use of the current site of the school and village hall for uses other than the expansion or redevelopment of the school, village hall or both will only be supported where they are to provide enabling development for the relocation of the school or village hall or both to an equally suitable alternative site in the village, subject to the following criteria:

- the scale of enabling development should be the minimum required to enable relocation; and
- in the event of either the school or village hall remaining at the site the enabling development would not adversely impact on the amenity or functionality of the remaining use, in its current form or if extended or redeveloped in future;
- if both the school and village hall have been relocated elsewhere without the need for enabling development then the re-use or redevelopment of the site should be of equal use to the community.

For the purposes of this Plan the school and village hall mean not just the two buildings, but also their associated open spaces and parking. Therefore the relocation of the school or village hall or both includes all of these features.

Open Spaces and Rights of Way

A range of existing Public Open Spaces are important to the vitality and health of the community. These are protected by the Plan unless better alternatives can be found. Public Open Spaces, and the Cricket Club, used and valued by the community, are shown on the Stogumber Features Map.

In addition there is a need for a variety of additional sorts of Public Open Space to meet the community's needs and enhance local quality of life. In some instances land for these new open spaces has already been identified, and the Plan also protects these Proposed Public Open Spaces.

Rights of way throughout the Parish are well used and are much appreciated. The Parish Council will be looking for opportunities to improve access to footpaths for less agile users, particularly on the edge of the village and hamlets, such as replacing stiles with large kissing gates.

The Parish Council is working to secure the future management of the Playground, and will be seeking to improve its facilities through grants and funds arising from planning obligations linked to developments in the Parish.

C5 Existing Public Open Spaces

Proposals for the re-use of existing Public Open Spaces used by and of value to the community, will only be allowed subject to the following criteria:

- the Public Open Space will be replaced with an alternative use of equal or higher quality and value to the community on the same site or another equally suitable site within the Parish; and
- the proposals would not result in the loss of open space that is important to the character and quality of the local environment.

The Stogumber Features Map identifies the following Public Open Spaces used by and of value to the community:

- playing field (below village hall);
- playground (behind Slade Close);
- churchyard;
- The Square;
- top of Beacon Field as indicated;
- community orchard.

The Cricket Club is also greatly valued as a sporting and social facility.

The Beacon Field

The Beacon Field is divided, as shown on the Stogumber Features Map, into two parts:

- The lower part, currently public open space, and intended for the future development of community facilities. Full planning permission has already been granted for a permanent car-park.
- The upper part, including the Jubilee Copse and Community Orchard, currently and intended to remain, public open space or community horticulture such as allotments.

Both parts can currently be used for occasional car-parking for large events, and it is intended that such use will continue into the future, albeit limited by any development and tree-planting that takes place.

C6 The Beacon Field

Permission for development on the lower part of the Beacon Field will be granted where the development is of buildings or facilities of benefit to the community, such as (but not limited to) a new village school or new village hall, subject to the criteria listed under Policy O1.

Development should enable, and where appropriate, facilitate vehicular access to the upper part of the field and to the proposed new graveyard in the adjoining field.

Permission for a building on the upper part of the field will not be granted except for purposes that directly improve the use of the land as public open space or community horticulture.

Car Parking

As noted above, planning permission has been granted for a permanent car park in Beacon Field, and work to create has begun. However, many of the houses in the older part of the village do not have off-street parking, and are not close to the new car park, and the number of parked cars often obstructs the narrow streets. New development may reduce on-street parking currently available (e.g. by creating new accesses) or create increased demand for parking spaces. The Plan supports the provision of additional car parking spaces to be provided by new development in such circumstances, provided that it would not have a significant harmful impact on the landscape or built character of the area, amenities of residential and other neighbours, or the local road network.

C7 Car Parking

Development must include sufficient off-street car parking spaces to meet the demand generated by that particular development. Permission for additional car-parking spaces, beyond the minimum number required, will be granted subject to Policy O1.

Stogumber church

Stogumber church is a Grade 1 Listed Building, and so it and the churchyard are already subject to the highest level of protection. The Plan supports this level of protection for the church, and also sensitive changes to the building and furnishings to enable it to better fulfil its role.

Essential Services

Whilst the village shop (Central Stores) and the pub (The White Horse) are commercial businesses, they bring much wider benefits to the village. They are places where people meet, exchange views, and obtain advice and information, helping to connect and bind the community. They reduce the volume of traffic on the roads (as otherwise people would need to shop and socialise elsewhere). They facilitate many of the voluntary services and social events in the village. They help enable elderly residents, and people without access to transport, to remain living in the village. The Post Office gives access to banking and government services and information.

There are now Permitted Development Rights to change shops to houses and flats subject to certain 'prior notification' considerations. These include that the shop should be under 150m² in floor area and taking account of possible transport and highways impacts, contamination, flooding risks, the design or external appearance of the building, and whether there would be undesirable impact on adequate provision of shops where there would be a reasonable prospect of the building being used as such.

The Plan resists the loss of these essential services and supports diversification of these services in order to maintain their overall viability - such as the addition of a tea room to the village shop.

Economy

The local economy is important to the Parish and the Plan supports existing local businesses and encourages new ones.

In addition to farming and tourism businesses, and the shop and the pub, there are a wide variety of small businesses in the Parish, serving local, regional and sometimes even national markets. Many of these businesses are not very visible because they operate from homes or are tucked-away and do not have a 'shop front'.

Nonetheless, many of the working population commute outside Stogumber, spending more time away from their homes and family, reducing the day-time vitality of the village, and adding to traffic on the lanes.

More businesses in the village would also reduce the amount of goods and services that residents need to obtain from outside the village, and could create a 'virtuous circle':



Realistically, there will not be a dramatic growth in the number of businesses in the village, but any move in that direction would be welcome, increasing employment opportunities for residents, enhancing family life and reducing the number of residents who need to commute to work outside the village.

The Parish currently has a significantly higher proportion of resident working in more senior occupations than is the case for West Somerset. 21.9% work in 'Professional Occupations'¹¹ compared to 11.7% for the District. In contrast only 9.5% of residents of the Parish work in 'Elementary Occupations', compared with 14.5% in the whole of West Somerset.

41.2% of residents of the Parish travel to work by car – the average for West Somerset is 35.5%. 11.4% work from home compared to 7.9%. yet only 6.3% go to work on foot compared to 12.6% (38% are not in employment in the Parish, and 38.4% in the District as a whole). Travel to work in the Parish therefore has a split personality – a greater proportion work from home, yet this is offset by a greater proportion also travelling to work by car.

All of this data from the Census indicates that boosting the business 'virtuous circle' in the Parish is a sensible policy objective.

EC1 Local Economy

Proposals for economic development, including the development of additional business space, in a location which accords with the locational priorities stated in Policy EN2, will be approved provided that the criteria in Policy O1 are met.

Business (Class B) development may also be permitted in other locations where it can be demonstrated that there are specific business reasons why a different sort of location is required.

New retail (Class A1) development will be permitted provided that it would not, by reason of its location or scale, have a harmful effect on the vitality and viability of the village centre.

¹¹ 2011 Census definitions and data

Visitor Accommodation

The visitor economy is important to the Parish. Strengthening and widening the range of accommodation available is supported. The Plan supports new guest houses, bed and breakfast, self-catering units, and small sites for temporary low impact 'glamping' structures such as small wooden chalets, shepherds' huts and yurts which can be readily accommodated in the local environment without significant harm. If use as visitor accommodation ceases, the temporary structures will have to be removed.

EC2 Visitor Accommodation

Proposals for additional visitor accommodation will be approved provided that the provisions of Policy O1 are met and subject to the following additional requirements:

- for guest houses and B&Bs, the proposals are for the conversion or re-use of an existing building;
- for self-catering units, that the proposals are either for the conversion or re-use of an existing building; or if new build, that is in accordance with Policy EN2, and, in either case, permission is subject to a condition restricting the use to that of short-term occupancy as visitor accommodation;
- for the use of land as a small scale camping or 'glamping' site, that the proposals are for no more than five separate units of temporary accommodation of a modest nature plus commensurate communal facilities; and that any permission is subject to conditions restricting the use of the site to that of visitor accommodation and requiring the removal of the units of temporary accommodation should the use cease.

Business Space

New business space, either new build or conversions, is supported provided that the overall requirements of development set out in O1 are met.

Food and Drink Businesses

The Plan supports more food and drink businesses, such as restaurants, cafés, and tea-gardens. These can benefit existing visitors and residents, and attract new visitors. However these sorts of uses can have harmful impacts on residential and other neighbouring uses. Where such impacts are significant proposals will not be allowed. For this reason it is envisaged that a permanent take-away is unlikely to be acceptably accommodated in the Parish due to impacts from litter, noise and smell.

Retail

The village shop is a greatly cherished service and the facility that it provides is therefore protected (EC1).

Other Business Space

The Plan supports additional other business space in the Parish, as it can strengthen local employment and the local economy.

As there are now significant freedoms to change between offices, light industry, general industry and storage and distribution for floorspace of under 500m², and also shops, financial and professional services, restaurants and cafes, pubs and bars, and take-aways without planning permission. If premises are considered capable of such use swaps the impacts of all potential further uses should also be considered against the criteria of policy O1.

Agriculture

Agriculture¹² is one of the bedrocks of the local economy. The Plan supports meeting the needs of existing agricultural businesses, their diversification, and also the establishment of new agricultural businesses, including smaller holdings which are nonetheless established agricultural units¹³.

Agricultural Land

The Neighbourhood Plan area of the Parish contains agricultural land of Grades 1, 2, 3 and 4, although no distinction is made between Grades 3a and 3b in the available classification. National policy and the Local Plan discourage development on Best and Most Versatile agricultural land (Grades 1, 2, and 3a) in favour of development in lower Grades. Where Grade 3 land is proposed for development additional assessment will be required to establish whether it is Grade 3a or 3b.

In addition, this Plan requires that where new development would not replace, but would otherwise affect the use of land for agriculture (such as commercial scale solar arrays), that proposals would not significantly adversely affect the agricultural viability and productivity of the land on which they would be situated.

EC3 Agricultural Land

This Plan seeks to protect the agricultural productivity of land in the Parish. Proposals for the development of agricultural land for additional or mixed purposes which would significantly adversely affect the agricultural viability and productivity of the land on which they would be situated will not be permitted.

Agricultural Development and Diversification

Most development concerning agriculture does not require planning permission as it is 'Permitted Development', where the principle of the development is already accepted. Some instances, such as the erection of new barns or creation of new tracks, are subject to a Permitted Development 'Prior Notification' process. Agricultural development on the smallest holdings (under 5ha) usually requires planning permission.

The Plan supports agricultural development, whatever approval route is required. This includes new barns and tracks, relocation of farm yards and buildings to more suitable locations and improve accesses for farm vehicles, provided that there is no significant harmful impact on the local environment, neighbouring uses and the local road network.

The Plan also supports agricultural diversification - seeking additional incomes from the farm. Most agricultural diversification involves the re-use of farm buildings - this is dealt with by policy E5. Other types of agricultural diversification, such as making and selling non-agricultural products, adding value to food, or working in energy markets such as woodfuel, may require additional buildings or facilities. These will be supported provided that there is no significant harmful impact on the local environment, neighbouring uses and the local road network.

Agricultural diversification is intended to provide additional support for farm businesses and not to replace them. Proposals for agricultural diversification can therefore only be made for established agricultural units, still in use as such, and may accordingly be tied to the holding by condition or s106 agreement if necessary.

EC4 Agricultural Development and Diversification

Proposals for agricultural development and agricultural diversification are supported by this Plan, provided that the requirements of Policy O1 are met.

12 'agriculture' is taken as including 'horticulture' in the Plan

13 As defined by the The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014

Re-use of Agricultural Buildings

Planning controls over the re-use of agricultural buildings have been relaxed considerably recently. It is now Permitted Development to re-use many agricultural buildings for service and business uses and also residential purposes subject to requirements set out in the Town & Country Planning (General Permitted Development) Order (England) 1995 and 2015.

In those circumstances where planning permission is required the Plan supports the re-use of agricultural buildings, with a preference for service and business uses as boosting the local economy is a priority.

Where re-use for residential purposes is contemplated, reference should be made to EN2 Location of Development.

EC5 Re-use of Agricultural Buildings

Proposals for the re-use of agricultural buildings are supported by this Plan, provided that the requirements of Policy O1 are met.

Dwellings on New Holdings

The Parish has a strong agricultural heritage which needs new entrants to agriculture and new farms to be able to thrive. New holdings, which are genuine established agricultural units, where new farm businesses can be established and grow, are supported by this Plan.

Recent trends in farm disposal mean that often land is separated from dwellings previously attached to it, and that farms are split into smaller land parcels. Running an agricultural holding can be difficult and more expensive if not living on site, which can significantly hold back the viability of the holding. The focus for any new holding should be on establishing and growing farm businesses, and not achieving a permanent dwelling.

National policy and the Local Plan (OC1) allow for new dwellings on holdings where there is essential need for a farm worker to live permanently on site. Where such an essential need is not fully proven, but where the viability of the holding would be significantly compromised without the ability to live on site, this Plan supports granting of temporary permission for dwellings designed to be of low environmental impact in construction and use, and therefore readily capable of removal at the expiry of temporary consent. Although successive granting of temporary consents is not usually encouraged, where the holding business is clearly viable, productive and of benefit to the local area, but the essential need to live on site is not yet proven, further temporary consents may be justified, particularly if the original term of the temporary consent was relatively short.

EC6 Dwellings on New Holdings

Where an essential need to live on site is proven dwellings on new holdings are supported by this Plan. Where the viability of holding business would be significantly compromised without the ability to live on site, but such an essential need is not yet proven, a temporary consent (3 year) for dwellings designed to be of low environmental impact in construction and use, and which is readily capable of removal.

Appendix 1: Statistics

Age Structure – 2011 Census

Age Structure (KS102EW)

	Stogumber countryside E00149426	Stogumber village E00149427	Stogumber Parish Non-Metropolitan District	West Somerset District	South West Region	England Country
All Usual Residents	288	414	702	34675	5288935	53012456
Age 0 to 4	19	21	40	1444	296094	3318449
Age 5 to 7	10	10	20	833	166138	1827610
Age 8 to 9	6	5	11	548	106551	1145022
Age 10 to 14	15	17	32	1640	296892	3080929
Age 15	0	4	4	366	64003	650826
Age 16 to 17	1	7	8	741	128935	1314124
Age 18 to 19	5	5	10	692	135139	1375315
Age 20 to 24	8	8	16	1744	333166	3595321
Age 25 to 29	11	14	25	1549	307159	3650881
Age 30 to 44	50	48	98	4616	994693	10944271
Age 45 to 59	77	90	167	7309	1063214	10276902
Age 60 to 64	29	48	77	3113	361507	3172277
Age 65 to 74	42	65	107	5154	532902	4552283
Age 75 to 84	9	34	43	3374	348759	2928118
Age 85 to 89	3	20	23	1021	99900	776311
Age 90 and Over	3	18	21	531	53883	403817

	Stogumber countryside E00149426	Stogumber village E00149427	Stogumber Parish Non-Metropolitan District	West Somerset District	South West Region	England Country
All Usual Residents	288	414	702	34675	5288935	53012456
Age 0 to 4	5.1%	6.6%	5.7%	4.2%	5.6%	6.3%
Age 5 to 7	2.4%	3.5%	2.8%	2.4%	3.1%	3.4%
Age 8 to 9	1.2%	2.1%	1.6%	1.6%	2.0%	2.2%
Age 10 to 14	4.1%	5.2%	4.6%	4.7%	5.6%	5.8%
Age 15	1.0%	0.0%	0.6%	1.1%	1.2%	1.2%
Age 16 to 17	1.7%	0.3%	1.1%	2.1%	2.4%	2.5%
Age 18 to 19	1.2%	1.7%	1.4%	2.0%	2.6%	2.6%
Age 20 to 24	1.9%	2.8%	2.3%	5.0%	6.3%	6.8%
Age 25 to 29	3.4%	3.8%	3.6%	4.5%	5.8%	6.9%
Age 30 to 44	11.6%	17.4%	14.0%	13.3%	18.8%	20.6%
Age 45 to 59	21.7%	26.7%	23.8%	21.1%	20.1%	19.4%
Age 60 to 64	11.6%	10.1%	11.0%	9.0%	6.8%	6.0%
Age 65 to 74	15.7%	14.6%	15.2%	14.9%	10.1%	8.6%
Age 75 to 84	8.2%	3.1%	6.1%	9.7%	6.6%	5.5%
Age 85 to 89	4.8%	1.0%	3.3%	2.9%	1.9%	1.5%
Age 90 and Over	4.3%	1.0%	3.0%	1.5%	1.0%	0.8%

Dwellings – 2011 Census

Dwellings, Household Spaces and Accommodation Type (KS401EW)

	Stogumber countryside	Stogumber village	Stogumber Parish	West Somerset Non- Metropolitan District	South West Region	England Country
	E00149426	E00149427	Parish	West Somerset Non- Metropolitan District	South West Region	England Country
All Dwellings	133	198	331	17571	2401289	22976066
Unshared Dwelling	133	198	331	17565	2399113	22955448
Shared Dwelling; Two Household Spaces	0	0	0	2	639	6700
Shared Dwelling; Three or More Household Spaces	0	0	0	4	1537	13918
All Household Spaces	133	198	331	17594	2408437	23044097
Household Spaces With At Least One Usual Resident	121	181	302	15623	2264641	22063368
Household Spaces With No Usual Residents	12	17	29	1971	143796	980729
Whole House or Bungalow; Detached	95	84	179	6354	716955	5128552
Whole House or Bungalow; Semi-Detached	29	71	100	5179	656137	7076395
Whole House or Bungalow; Terraced (Including End-Terrace)	9	41	50	3216	559150	5642969
Flat, Maisonette or Apartment; Purpose-Built Block of Flats or Tenement	0	0	0	1504	308081	3854451
Flat, Maisonette or Apartment; Part of a Converted or Shared House (Including Bed-Sits)	0	1	1	831	120358	984284
Flat, Maisonette or Apartment; In Commercial Building	0	1	1	329	28819	257218
Caravan or Other Mobile or Temporary Structure	0	0	0	181	18937	100228
	Stogumber countryside	Stogumber village	Stogumber Parish	West Somerset Non- Metropolitan District	South West Region	England Country
	E00149426	E00149427	Parish	West Somerset Non- Metropolitan District	South West Region	England Country
All Dwellings	133	198	331	17571	2401289	22976066
Unshared Dwelling	100.0%	100.0%	100.0%	100.0%	99.9%	99.9%
Shared Dwelling; Two Household Spaces	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Shared Dwelling; Three or More Household Spaces	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%
All Household Spaces	100.0%	100.0%	100.0%	100.1%	100.3%	100.3%
Household Spaces With At Least One Usual Resident	91.0%	91.4%	91.2%	88.9%	94.3%	96.0%
Household Spaces With No Usual Residents	9.0%	8.6%	8.8%	11.2%	6.0%	4.3%
Whole House or Bungalow; Detached	71.4%	42.4%	54.1%	36.2%	29.9%	22.3%
Whole House or Bungalow; Semi-Detached	21.8%	35.9%	30.2%	29.5%	27.3%	30.8%
Whole House or Bungalow; Terraced (Including End-Terrace)	6.8%	20.7%	15.1%	18.3%	23.3%	24.6%
Flat, Maisonette or Apartment; Purpose-Built Block of Flats or Tenement	0.0%	0.0%	0.0%	8.6%	12.8%	16.8%
Flat, Maisonette or Apartment; Part of a Converted or Shared House (Including Bed-Sits)	0.0%	0.5%	0.3%	4.7%	5.0%	4.3%
Flat, Maisonette or Apartment; In Commercial Building	0.0%	0.5%	0.3%	1.9%	1.2%	1.1%
Caravan or Other Mobile or Temporary Structure	0.0%	0.0%	0.0%	1.0%	0.8%	0.4%

Tenure – 2011 Census

Tenure (KS402EW)

	Stogumber countryside E00149426	Stogumber village E00149427	Stogumber Parish	West Somerset Non- Metropolitan District	South England West Region	Country
						2206336
All Households	121	181	302	15623	2264641	8
Owned; Owned Outright	61	78	139	7024	801786	6745584
Owned; Owned with a Mortgage or Loan	32	42	74	3397	725172	7229440
Shared Ownership (Part Owned and Part Rented)	0	0	0	72	17116	173760
Social Rented; Rented from Council (Local Authority)	1	3	4	181	130652	2079778
Social Rented; Other	0	44	44	2107	170868	1823772
Private Rented; Private Landlord or Letting Agency	21	9	30	2189	345229	3401675
Private Rented; Other	2	1	3	321	41905	314249
Living Rent Free	4	4	8	332	31913	295110

	Stogumber countryside E00149426	Stogumber village E00149427	Stogumber Parish	West Somerset Non- Metropolitan District	South England West Region	Country
						2206336
All Households	121	181	302	15623	2264641	8
Owned; Owned Outright	50.4%	43.1%	46.0%	45.0%	35.4%	30.6%
Owned; Owned with a Mortgage or Loan	26.4%	23.2%	24.5%	21.7%	32.0%	32.8%
Shared Ownership (Part Owned and Part Rented)	0.0%	0.0%	0.0%	0.5%	0.8%	0.8%
Social Rented; Rented from Council (Local Authority)	0.8%	1.7%	1.3%	1.2%	5.8%	9.4%
Social Rented; Other	0.0%	24.3%	14.6%	13.5%	7.5%	8.3%
Private Rented; Private Landlord or Letting Agency	17.4%	5.0%	9.9%	14.0%	15.2%	15.4%
Private Rented; Other	1.7%	0.6%	1.0%	2.1%	1.9%	1.4%
Living Rent Free	3.3%	2.2%	2.6%	2.1%	1.4%	1.3%

Bedrooms – 2011 Census

Number of Bedrooms (QS411EW)

	Stogumber countryside E00149426	Stogumber village E00149427	Stogumber Parish	West Somerset Non- Metropolitan District	South West Region	England Country
All Household Spaces						
With At Least One Usual Resident	121	181	302	15623	2264641	22063368
No Bedrooms	1	1	2	21	4392	54938
1 Bedroom	3	17	20	1318	241580	2593893
2 Bedrooms	16	38	54	4546	619273	6145083
3 Bedrooms	39	78	117	6491	913784	9088213
4 Bedrooms	42	33	75	2238	365104	3166531
5 or More Bedrooms	20	14	34	1009	120508	1014710

	Stogumber countryside E00149426	Stogumber village E00149427	Stogumber Parish	West Somerset Non- Metropolitan District	South West Region	England Country
All Household Spaces						
With At Least One Usual Resident	121	181	302	15623	2264641	22063368
No Bedrooms	0.8%	0.6%	0.7%	0.1%	0.2%	0.2%
1 Bedroom	2.5%	9.4%	6.6%	8.4%	10.7%	11.8%
2 Bedrooms	13.2%	21.0%	17.9%	29.1%	27.3%	27.9%
3 Bedrooms	32.2%	43.1%	38.7%	41.5%	40.4%	41.2%
4 Bedrooms	34.7%	18.2%	24.8%	14.3%	16.1%	14.4%
5 or More Bedrooms	16.5%	7.7%	11.3%	6.5%	5.3%	4.6%

Occupation – 2011 Census

Occupation (KS608EW)

	Stogumber countryside E00149426	Stogumber village E00149427	Stogumber Parish	West Somerset Non- Metropolitan District	South England West Region	Country
All Usual Residents						2516272
Aged 16 to 74 in Employment	160	155	315	15355	2560384	1
1. Managers, Directors and Senior Officials	22	21	43	1929	283074	2734900
2. Professional Occupations	31	38	69	1801	422807	4400375
3. Associate Professional and Technical Occupations	22	12	34	1361	310428	3219067
4. Administrative and Secretarial Occupations	15	12	27	1300	281607	2883230
5. Skilled Trades Occupations	32	17	49	2793	342980	2858680
6. Caring, Leisure and Other Service Occupations	11	19	30	1896	250304	2348650
7. Sales and Customer Service Occupations	7	9	16	1114	215489	2117477
8. Process, Plant and Machine Operatives	7	10	17	936	171227	1808024
9. Elementary Occupations	13	17	30	2225	282468	2792318

	Stogumber countryside E00149426	Stogumber village E00149427	Stogumber Parish	West Somerset Non- Metropolitan District	South England West Region	Country
All Usual Residents						2516272
Aged 16 to 74 in Employment	160	155	315	15355	2560384	1
1. Managers, Directors and Senior Officials	13.8%	13.5%	13.7%	12.6%	11.1%	10.9%
2. Professional Occupations	19.4%	24.5%	21.9%	11.7%	16.5%	17.5%
3. Associate Professional and Technical Occupations	13.8%	7.7%	10.8%	8.9%	12.1%	12.8%
4. Administrative and Secretarial Occupations	9.4%	7.7%	8.6%	8.5%	11.0%	11.5%
5. Skilled Trades Occupations	20.0%	11.0%	15.6%	18.2%	13.4%	11.4%
6. Caring, Leisure and Other Service Occupations	6.9%	12.3%	9.5%	12.3%	9.8%	9.3%
7. Sales and Customer Service Occupations	4.4%	5.8%	5.1%	7.3%	8.4%	8.4%
8. Process, Plant and Machine Operatives	4.4%	6.5%	5.4%	6.1%	6.7%	7.2%
9. Elementary Occupations	8.1%	11.0%	9.5%	14.5%	11.0%	11.1%

Economic Activity – 2011 Census

Economic Activity (QS601EW)	Stogumber countryside E00149426	Stogumber village E00149427	Stogumber Parish	West Somerset Non- Metropolitan District	South West Region	England Country
All Usual Residents Aged 16 to 74	223	285	508	24918	3856715	3888137 4
Economically Active; Total	162	167	329	16118	2710787	2718313 4
Economically Active; Employee; Part-Time	25	37	62	3626	583936	5333268
Economically Active; Employee; Full-Time	64	75	139	7290	1442959	1501656 4
Economically Active; Self-Employed with Employees; Part-Time	4	3	7	139	15404	148074
Economically Active; Self-Employed with Employees; Full-Time	18	10	28	742	79458	715271
Economically Active; Self-Employed Without Employees; Part-Time	19	13	32	1123	116741	990573
Economically Active; Self-Employed Without Employees; Full-Time	30	15	45	2065	221633	1939714
Economically Active; Unemployed	2	12	14	688	126208	1702847
Economically Active; Full-Time Student	0	2	2	445	124448	1336823
Economically Inactive; Total	61	118	179	8800	11459281	11698240
Economically Inactive; Retired	42	83	125	5764	611204	5320691
Economically Inactive; Student (including Full-Time Students)	4	13	17	754	188809	2255831
Economically Inactive; Looking After Home or Family	10	12	22	844	143005	1695134
Economically Inactive; Long-Term Sick or Disabled	1	6	7	1047	138532	1574134
Economically Inactive; Other	4	4	8	391	64378	852450
All Usual Residents Aged 16 to 74	223	285	508	24918	3856715	3888137 4
Economically Active; Total	72.6%	58.6%	64.8%	64.7%	70.3%	69.9%
Economically Active; Employee; Part-Time	11.2%	13.0%	12.2%	14.6%	15.1%	13.7%
Economically Active; Employee; Full-Time	28.7%	26.3%	27.4%	29.3%	37.4%	38.6%
Economically Active; Self-Employed with Employees; Part-Time	1.8%	1.1%	1.4%	0.6%	0.4%	0.4%
Economically Active; Self-Employed with Employees; Full-Time	8.1%	3.5%	5.5%	3.0%	2.1%	1.8%
Economically Active; Self-Employed Without Employees; Part-Time	8.5%	4.6%	6.3%	4.5%	3.0%	2.5%
Economically Active; Self-Employed Without Employees; Full-Time	13.5%	5.3%	8.9%	8.3%	5.7%	5.0%
Economically Active; Unemployed	0.9%	4.2%	2.8%	2.8%	3.3%	4.4%
Economically Active; Full-Time Student	0.0%	0.7%	0.4%	1.8%	3.2%	3.4%
Economically Inactive; Total	27.4%	41.4%	35.2%	35.3%	29.7%	30.1%
Economically Inactive; Retired	18.8%	29.1%	24.6%	23.1%	15.8%	13.7%
Economically Inactive; Student (including Full-Time Students)	1.8%	4.6%	3.3%	3.0%	4.9%	5.8%
Economically Inactive; Looking After Home or Family	4.5%	4.2%	4.3%	3.4%	3.7%	4.4%
Economically Inactive; Long-Term Sick or Disabled	0.4%	2.1%	1.4%	4.2%	3.6%	4.0%
Economically Inactive; Other	1.8%	1.4%	1.6%	1.6%	1.7%	2.2%

Industry of Employment – 2011 Census

Industry (QS605EW)

	Stogumber countryside E00149426	Stogumber village E00149427	Stogumber Parish	West South West Somerset Non- Metropolitan District	West South West Region	England Country
All Usual Residents Aged 16 to 74 in Employment	160	155	315	15355	2560384	2516272 1
A Agriculture, Forestry and Fishing	34	8	42	862	42090	203789
B Mining and Quarrying	0	0	0	17	5347	43302
C Manufacturing	7	10	17	966	231776	2226247
C10-12 Manufacturing; Food, Beverages and Tobacco	1	3	4	149	30717	307520
C13-15 Manufacturing; Textiles, Wearing Apparel and Leather and Related Products	1	0	1	58	8674	102956
C16,17 Manufacturing; Wood, Paper and Paper Products	0	1	1	189	6839	65687
C19-22 Manufacturing; Chemicals, Chemical Products, Rubber and Plastic	0	0	0	130	21336	264421
C23-25 Manufacturing; Low Tech	2	3	5	107	32072	375445
C26-30 Manufacturing; High Tech	2	1	3	115	79144	586741
C18, 31, 32 Manufacturing; Other	1	2	3	218	52994	523477
D Electricity, Gas, Steam and Air Conditioning Supply	2	1	3	164	14705	140148
E Water Supply; Sewerage, Waste Management and Remediation Activities	1	1	2	126	19801	175214
F Construction	6	9	15	1146	205121	1931936
G Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles	21	26	47	2349	413749	4007570
H Transport and Storage	1	3	4	455	103301	1260094
I Accommodation and Food Service Activities	2	7	9	2223	161098	1399931
J Information and Communication	3	2	5	256	84169	1024352
K Financial and Insurance Activities	6	1	7	229	95621	1103858
L Real Estate Activities	0	1	1	243	36246	367459
M Professional, Scientific and Technical Activities	20	11	31	663	151096	1687127
N Administrative and Support Service Activities	4	6	10	723	113233	1239422
O Public Administration and Defence; Compulsory Social Security	7	14	21	624	180911	1483450
P Education	20	15	35	1371	248166	2490199
Q Human Health and Social Work Activities	16	26	42	1989	330496	3121238
R,S Arts, Entertainment and Recreation; Other Service Activities	10	9	19	897	119666	1206021
T Activities of Households as Employers; Undifferentiated Goods - and Services - Producing Activities of Households for Own Use	0	5	5	49	3088	30356
U Activities of Extraterritorial Organisations and Bodies	0	0	0	3	704	21008

	Stogumber countryside E00149426	Stogumber village E00149427	Stogumber Parish	West Somerset Non- Metropolitan District	South West Region	England Country
				256038	2516272	
All Usual Residents Aged 16 to 74 in Employment	160	155	315	15355	4	1
A Agriculture, Forestry and Fishing	21.3%	5.2%	13.3%	5.6%	1.6%	0.8%
B Mining and Quarrying	0.0%	0.0%	0.0%	0.1%	0.2%	0.2%
C Manufacturing	4.4%	6.5%	5.4%	6.3%	9.1%	8.8%
C10-12 Manufacturing; Food, Beverages and Tobacco	0.6%	1.9%	1.3%	1.0%	1.2%	1.2%
C13-15 Manufacturing; Textiles, Wearing Apparel and Leather and Related Products	0.6%	0.0%	0.3%	0.4%	0.3%	0.4%
C16,17 Manufacturing; Wood, Paper and Paper Products	0.0%	0.6%	0.3%	1.2%	0.3%	0.3%
C19-22 Manufacturing; Chemicals, Chemical Products, Rubber and Plastic	0.0%	0.0%	0.0%	0.8%	0.8%	1.1%
C23-25 Manufacturing; Low Tech	1.3%	1.9%	1.6%	0.7%	1.3%	1.5%
C26-30 Manufacturing; High Tech	1.3%	0.6%	1.0%	0.7%	3.1%	2.3%
C18, 31, 32 Manufacturing; Other	0.6%	1.3%	1.0%	1.4%	2.1%	2.1%
D Electricity, Gas, Steam and Air Conditioning Supply	1.3%	0.6%	1.0%	1.1%	0.6%	0.6%
E Water Supply; Sewerage, Waste Management and Remediation Activities	0.6%	0.6%	0.6%	0.8%	0.8%	0.7%
F Construction	3.8%	5.8%	4.8%	7.5%	8.0%	7.7%
G Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles	13.1%	16.8%	14.9%	15.3%	16.2%	15.9%
H Transport and Storage	0.6%	1.9%	1.3%	3.0%	4.0%	5.0%
I Accommodation and Food Service Activities	1.3%	4.5%	2.9%	14.5%	6.3%	5.6%
J Information and Communication	1.9%	1.3%	1.6%	1.7%	3.3%	4.1%
K Financial and Insurance Activities	3.8%	0.6%	2.2%	1.5%	3.7%	4.4%
L Real Estate Activities	0.0%	0.6%	0.3%	1.6%	1.4%	1.5%
M Professional, Scientific and Technical Activities	12.5%	7.1%	9.8%	4.3%	5.9%	6.7%
N Administrative and Support Service Activities	2.5%	3.9%	3.2%	4.7%	4.4%	4.9%
O Public Administration and Defence; Compulsory Social Security	4.4%	9.0%	6.7%	4.1%	7.1%	5.9%
P Education	12.5%	9.7%	11.1%	8.9%	9.7%	9.9%
Q Human Health and Social Work Activities	10.0%	16.8%	13.3%	13.0%	12.9%	12.4%
R,S Arts, Entertainment and Recreation; Other Service Activities	6.3%	5.8%	6.0%	5.8%	4.7%	4.8%
T Activities of Households as Employers; Undifferentiated Goods - and Services - Producing Activities of Households for Own Use	0.0%	3.2%	1.6%	0.3%	0.1%	0.1%
U Activities of Extraterritorial Organisations and Bodies	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%

Method of Travel to Work – 2011 Census

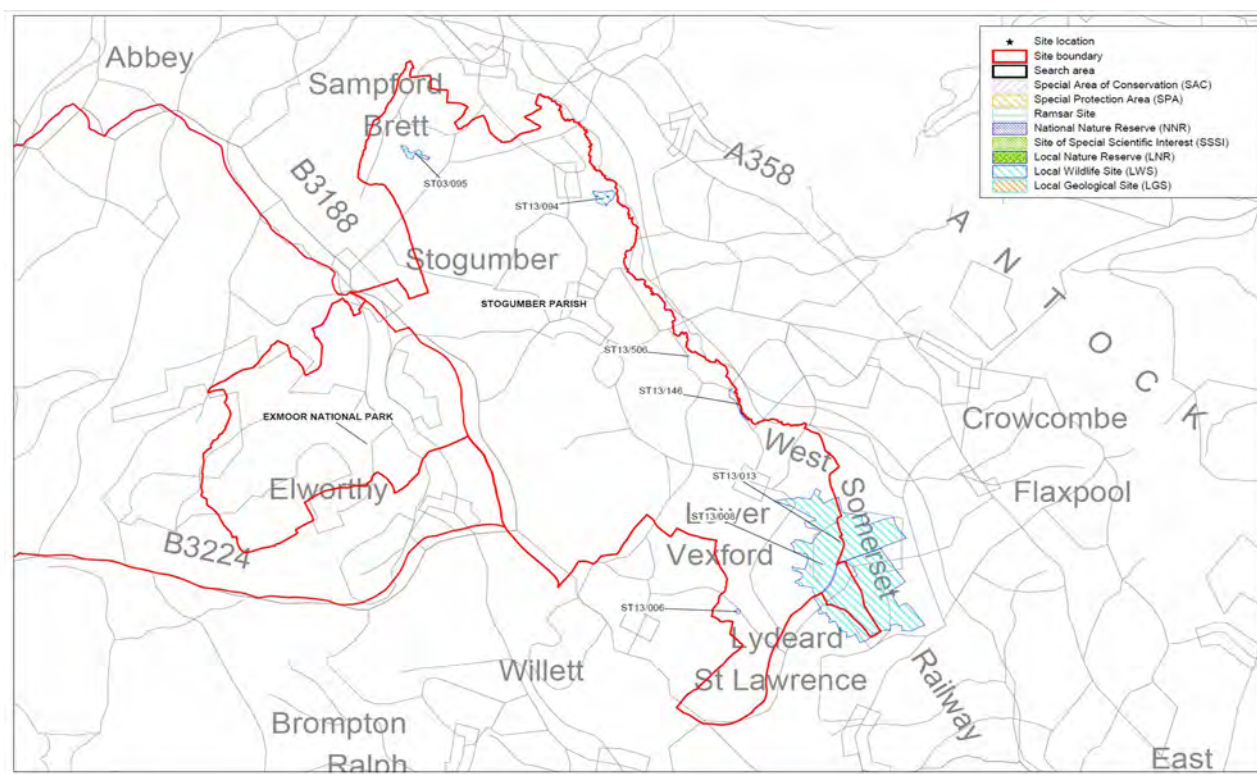
Method of Travel to Work (QS701EW)

	Stogumber countryside E00149426	Stogumber village E00149427	Stogumber Parish	West Somerset Non- Metropolitan District	South West Region	England Country
All Usual Residents Aged 16 to 74	223	285	508	249183856715	38881374	
Work Mainly at or From Home	33	25	58	1962	177999	1349568
Underground, Metro, Light Rail, Tram	1	1	2	24	3086	1027625
Train	3	1	4	87	38898	1343684
Bus, Minibus or Coach	3	0	3	326	119878	1886539
Taxi	0	0	0	43	7493	131465
Motorcycle, Scooter or Moped	2	1	3	102	28461	206550
Driving a Car or Van	97	109	206	84261596171	14345882	
Passenger in a Car or Van	1	2	3	667	132014	1264553
Bicycle	1	0	1	431	90285	742675
On Foot	17	15	32	3146	348463	2701453
Other Method of Travel to Work	2	1	3	141	17636	162727
Not in Employment	63	130	193	95631296331	13718653	

	Stogumber countryside E00149426	Stogumber village E00149427	Stogumber Parish	West Somerset Non- Metropolitan District	South West Region	England Country
All Usual Residents Aged 16 to 74	223	285	508	249183856715	38881374	
Work Mainly at or From Home	14.8%	8.8%	11.4%	7.9%	4.6%	3.5%
Underground, Metro, Light Rail, Tram	0.4%	0.4%	0.4%	0.1%	0.1%	2.6%
Train	1.3%	0.4%	0.8%	0.3%	1.0%	3.5%
Bus, Minibus or Coach	1.3%	0.0%	0.6%	1.3%	3.1%	4.9%
Taxi	0.0%	0.0%	0.0%	0.2%	0.2%	0.3%
Motorcycle, Scooter or Moped	0.9%	0.4%	0.6%	0.4%	0.7%	0.5%
Driving a Car or Van	43.5%	38.2%	40.6%	33.8%	41.4%	36.9%
Passenger in a Car or Van	0.4%	0.7%	0.6%	2.7%	3.4%	3.3%
Bicycle	0.4%	0.0%	0.2%	1.7%	2.3%	1.9%
On Foot	7.6%	5.3%	6.3%	12.6%	9.0%	6.9%
Other Method of Travel to Work	0.9%	0.4%	0.6%	0.6%	0.5%	0.4%
Not in Employment	28.3%	45.6%	38.0%	38.4%	33.6%	35.3%

Appendix 2: Designated Local Geological and Wildlife Sites

File code (see map) and map reference	Name	Description	Status
ST13/506 ST113358	Caslake Quarry	Massive bedded sandstones, well cemented with subordinate conglomerates. Probably near the base of the Vexford breccias.	Local Geological Site
ST03/095 ST081390	Embro Copse & Jacob's Pond	Ancient broadleaved semi-natural woodland with wet areas.	Local Wildlife Site
ST13/006 ST117337	Dean's Farm Wood	Partially cleared broadleaved woodland with legally protected species.	Local Wildlife Site
ST13/008 ST128338	Binfords Wood	Ancient semi-natural broadleaved woodland, conifer plantation and species rich glades and rides.	Local Wildlife Site
ST13/013 ST129343	Crowcombe Heathfield	Species-rich site with remnants of lowland heathland amongst broadleaved and coniferous plantation and semi-natural broadleaved woodland.	Local Wildlife Site
ST13/094 ST102385	Curdon Wood	Ancient woodland with mixed woodland regime, also some semi-natural broadleaved woodland and coppice and disused quarries.	Local Wildlife Site (also a Scheduled Ancient Monument)
ST13/146 ST116362	Water Farm	Copse Semi-natural broadleaved woodland and scrub.	Local Wildlife Site



Report Number: WSC 119/17

West Somerset Council

Full Council – 22nd November 2017

HPC Planning Obligations Board – Allocation of CIM Funding

This matter is the responsibility of Cllr M Chilcott, Lead Member for Resources and Central Support.

Report Author: Lisa Redston, Community and Housing Lead – Energy Infrastructure

1 Purpose of the Report

- 1.1 The purpose of this report is to present the recommendations of the Hinkley Point C Planning Obligations Board and West Somerset Council Cabinet, for the allocation of monies from the Community Impact Mitigation (CIM) Fund secured through the Section 106 legal agreement for the Site Preparation Works at Hinkley Point.

2 Recommendations

- 2.1 That Full Council endorses the recommendation of the Hinkley C Planning Obligations Board and West Somerset Cabinet as follows:
- 2.1.1 To award Somerset County Council £393,849 from the 1st Annual CIM fund payment for the Somerset Education Business Partnership project.
- 2.1.2 To not award £300,000 of CIM funding to North Petherton Rugby Club for the New Changing Rooms project on the basis that the project did not sufficiently meet the criteria to mitigate community impacts of the HPC development.
- 2.1.3 To award Holford and District Village Hall £125,000 from the CIM Fund ring-fenced for West Somerset for the Holford Village Hall - Fit for Future project with the following conditions:
That no funding will be released until
- Planning permission has been granted for the proposed project.
 - Match funding has been secured to cover the total project costs as set out in the application.
 - Following the tender process and selection of a preferred contractor the CIM Fund Manager is satisfied that the project remains affordable.
- 2.1.4 To not award £35,000 of CIM funding to Fiddington Village Hall for the Kitchen and Toilet Renovation project and to advise the applicants to return with a revised application.
- 2.1.5 To note that the HPC Planning Obligations Board have deferred a decision on the application from Citizens Advice Sedgemoor for £165,837 towards the Supporting Hinkley Advice Needs project pending the submission of additional information by the applicant to support their application.

3 Risk Assessment

Risk Description	Current Score	Existing and planned control measures	Target Score after control
Lack of quality approvable bids to the CIM Fund due to communities not having the means (skills/resources) to make quality bids and deliver projects resulting in a lack of effective impact mitigation projects	Medium (12)	Community development officers in post in WSC/TDBC and Sedgemoor District councils and Engage WS contracted to support communities in WS in making bids and project delivery. Risk remains feasible as capacity of community development officers is limited.	Medium (9)
Risk of future community impacts not being mitigated due to early demand for funding exceeding available budget resulting an inability to respond to future or unknown impacts.	Medium (12)	Annual contribution payments (2015 and 2016) will ensure a budget is available to respond to future demand. Planning Obligations Board to continue to develop funding strategy that includes mechanisms for review and reprioritisation and trigger points for release of funding to reflect changes in circumstances and impacts.	Low (8)
Failure of the Planning Obligations Board to allocate CIM fund by August 2017 resulting in continued requirement for staff resource to manage application/decision making process, finances and to support community.	Medium (9)	Planning Obligations Board to continue to develop funding strategy to provide direction for release of funding.	Low (4)
Failure of the Planning Obligations Board to monitor the actual and potential impacts of the development due to the lack of a defined impact monitoring procedure resulting in the inability of the Planning Obligations Board to apply funding to achieve maximum mitigation of impacts.	Medium (16)	Planning Obligations Board to develop process and procedures for monitoring the impact and potential impact of the development and reflect this in the funding strategy.	Low (8)

- 3.1 The scoring of the risks identified in the above table has been based on the WSC and TDBC council's risk assessment scoring matrix. Only those risks that score medium or high are detailed in this report. The full risk assessment is available on request from the CIM Fund Manager.

4 Background

- 4.1 Applications to the CIM Fund are considered by the Planning Obligations Board against nine criteria outlined in the Section 106 legal agreement for the Site Preparation Works at Hinkley Point. A recommendation is subsequently made to West Somerset Council's Cabinet. Any proposals above £25,000 also require approval by West Somerset's Full Council.

Criteria	Evaluation Criterion
Priority Impact Zones	<p>Priority shall be given to those areas that are anticipated in the Environmental Statement to experience or which actually experience the greatest adverse impact from the project in accordance with the following hierarchy:</p> <ol style="list-style-type: none"> 1) Directly adjacent to the site 2) Directly adjacent to the main transport routes to and from the site within West Somerset, Sedgemoor and Somerset 3) Within West Somerset and/or Sedgemoor and directly affected by adverse impacts of the project 4) In Somerset but beyond West Somerset and Sedgemoor and experiencing the next greatest degree of adverse impact, with projects which benefit West Somerset and Sedgemoor as well as its immediate area 5) In Somerset and experiencing indirect adverse impacts or in relation to a measure which benefits West Somerset and/or Sedgemoor.
Quality of Life	The principal purpose of the contribution shall be to enhance the quality of life of communities affected/potentially affected by the Project.
Sustainability	To what extent will the project contribute to achieving sustainable communities, contribute to regeneration objectives and raising environmental sustainability?
Extent of benefit	To what extent has the applicant demonstrated that the project will ensure a positive benefit and/or legacy to an adequate proportion of people within that community?
Community Need	To what extent has the applicant demonstrated a need for the project
Community Support	To what extent is there demonstrable local community and and/or business support for the project?
Partner Support	To what extent is there demonstrable local partner support for the project?
Governance	Demonstrate that good governance arrangements are in place, including financial and project management to ensure deliverability?
Value for Money	Can the applicant demonstrate value for money and that reasonable effort has been made to maximise the impact of any investment? Has match funding been secured where appropriate?

5 CIM Applications considered by the HPC Planning Obligations Board

- 5.1 The HPC Planning Obligations Board considered on applications to the CIM Fund on 5th October 2017. The Board considered the application against each of the nine funding criteria.

- 5.2 Where an application is seeking funding to mitigate impacts or to benefit from opportunities in relation to education, skills, training or employment the Planning Obligations Board seeks the view of the Hinkley Point C Education, Employment and Skills Operations Group (EESOG). EESOG includes representatives from the District and County Council, EDFE, Department of Work and Pensions, and a range of Education and Training providers. The views of EESOG in relation to applications are included in the application summary.
- 5.3 Where an application is seeking funding to mitigate impacts or to benefit from opportunities in relation to the promotion of tourism the Planning Obligations Board seeks the view of the Hinkley Point C Tourism Action Partnership (HTAP). The view of HTAP in relation to the application is included in the application summary where appropriate.
- 5.4 All applications have been subject to financial viability checks, any concerns in relation to the viability of an organisation or project are highlighted within the summary.
- 5.5 Full Council are asked to consider the following applications to the CIM Fund.

5.6

Project Name:	Somerset Education Business Partnership(EBP)
Expression of Interest Ref No:	232
Organisation Applying:	Somerset County Council
Summary of Project:	Funding is sought to create an EBP in Somerset. The EBP will deliver a face to face contact with employers and educators, online resource, and events regarding local employment and work related learning opportunities (e.g. industry days, work experience, traineeships and apprenticeships), careers advice provision and guides for employers on how to engage with and recruit young people. The focus of the EBP will be to forge links between business and young people via education in Sedgemoor and West Somerset. The EBP will also take a strategic role and analyse gaps and help to standardise quality of provision across Somerset. The EBP will be open to all, not just those in education. The EBP will be impartial and will not act as an agent of any particular organisation. Funding is sought for the first 3 years of the project.
Impacts mitigated as stated in application:	There is evidence that Somerset employers and particularly those in West Somerset and Sedgemoor feel they cannot compete with HPC in retaining or attracting new staff to backfill vacancies due to displacement of staff to HPC, this includes young people. There are opportunities for young people as a result of HPC to seek careers within Somerset, however at present there is not consistency across the County in terms of careers advice, understanding how to access employment or work related learning to enable them to take advantage of the opportunities that HPC and back filling posts can provide. This project will ensure young people can take advantage of working and engaging with employers.
Start Date: Jan 2018	Total Project Costs: £443849
Completion Date: Dec 2020	Amount applied for: £393849

Documents received:	Business Plan; 11 letters of support; 2015/106 and 2016/2017 statement of accounts; SCC Strategic Framework; Project financial forecast summary; SCC constitution, Financial Regs and Procurement regs; SCC member code of conduct and decision making protocols.
EESOG Expert Commentary:	
<p>EESOG was broadly supportive of the original proposal, feeling that such a service is essential for Somerset where there is currently a very patchy provision of Careers Education Information Advice and Guidance (CEIAG).</p> <p>The view of EESOG is that the lack of good CEIAG provision is seriously undermining the talent pool at a time when opportunities and demand are at their highest. This means that young people are missing out on some great and rewarding placement and jobs.</p> <p>EESOG did recognise some of the weaknesses of the previous application, and are pleased to see that this proposal is much stronger and viable.</p> <p>In making comments members of EESOG have commented:</p> <p>The application demonstrates much improved value for money The Governance arrangements are far more transparent, and much needed capacity for the Somerset Chamber is now being delivered via SCC and their agreement to host the posts. The financial contributions from the Somerset Local Authorities is welcomed, and helps to embed additional value, and avoids duplication of activity. There is far more confidence that the EBP will align to the activity of EESOG and ensure that Somerset provides a sustainable talent pool to drive economic productivity for the area.</p>	
CIM Fund Manager Comments:	
<p>This was a very well thought out application which proposed an effective way to deliver the service in the local context in terms of impact mitigation; maximising opportunities available as a result of the HPC project and drawing on the strength of existing partnerships.</p> <p>The bid contained a great deal of detail to give the necessary assurances that the concerns of the Board in relation to the previous bid for an EBP in Somerset had been addressed.</p> <p>SCC are well placed to ensure the project is delivered effectively and to draw upon existing partnerships within the skills, education and employment sector and to draw upon the expertise and business engagement provided by the Somerset Chamber of Commerce.</p> <p>Community need has been established in the context of mitigating the impacts of displacement of employees to the HPC project, maximising the opportunities for young people to take gain from generationally significant employment opportunities and the current challenges of a mixed and confusing array of career advice, work related learning opportunities and opportunities to engage with employers in Somerset. The project will provide significant benefits for education providers, individuals (especially young people) and employers in Somerset.</p> <p>The application included a list of outputs and deliverables providing clarity on the expected activity of the EBP. Performance will be reported on KPIs directly attributed to the EBP (take up of service by schools and employers) and those indirectly attributed to the EBP (e.g reduction in NEETs, increased levels of employment and social mobility). If the project is awarded funding the applicants should be advised to develop ways to measure outcomes of careers advice, WRL and employment opportunities for individuals.</p>	

The plans to ensure that information is open to all businesses, education providers and individuals is key to ensuring a wide reach, and the plans to target those areas most impacted by the HPC development shows a keen understanding of local context and community need.

The application describes very strong partnership working arrangements to ensure a range of key stakeholders (statutory and business) have input into the day to day operation of the EBP, and overall governance, strategic steer, risk management and performance monitoring. Collaborative working between key statutory stakeholder organisations, the Chamber, EDF skills and employment projects, supply chain, education providers and employers provides assurance that the project will be delivered effectively in Somerset.

The assessment of whether the project offers value for money has taken into account the potential for significant social value to be gained from the project and that the project is likely to maximise opportunities and benefits for young people in Somerset.

POB comments:

The Board felt the bid was very comprehensive and addressed all questions they had in relation to the effective delivery of an EBP in Somerset.

The Board took into account that the project would provide benefits for a three years and that an exit strategy, that considered continuation and funding options for the project past year 3, has been considered.

The Board agreed that the focus on measuring the take up of the service by businesses and education providers needed to be enhanced by measuring the actual benefits and the impact on the lives of young people and they would wish to see with within any monitoring reports submitted by the applicants to the CIM Fund Manager.

The Board suggested that the applicants were advised to utilise social media to engage with young people.

The Board unanimously agreed to recommend allocation of CIM funding to support the project.

POB recommendation:

To allocate £393849 from the 1st Annual CIM fund payment to Somerset County Council for the Somerset EBP project.

5.7

Project Name:	Additional Changing Rooms
Expression of Interest Ref No:	216
Organisation Applying:	North Petherton Rugby Football Club
Summary of Project:	Funding is requested to contribute towards new changing rooms at North Petherton rugby club which will enhance facilities.

Impacts mitigated as stated in application:	Communities in North Petherton are impacted by Hinkley Point C and related significant housing developments in the area. 2 caravan parks in North Petherton are solely providing accommodation to HPC workers (150 caravans are expected to accommodate workers). The club provides community hub providing sport and other community facilities for those in North Petherton and the surrounding areas. The club has seen an increase in membership across all age groups due to promotion of health and wellbeing activities and this is expected to increase with HPC families migrating into the area. The influx of new visitors and residents due to HPC has driven the need to update facilities. The club hosts training and matches for a HPC rugby team.
Start Date: 1/5/2018	Total Project Costs: £420,000
Completion Date: 1/9/2018	Amount applied for: £300,000
Documents received:	Club development plan; Letters of support; Public liability insurance; various policies (health and safety, codes of conduct, safeguarding, code of conduct, first aid, membership etc.); Accounts 2014/2016, Plans for new changing rooms and gym.
Documents outstanding:	No detailed business plan or cost projections provided.

CIM Fund Manager Comments:

Although it is clear that the club is committed to improving its community and sporting facilities the application was missing essential detail to provide assurance that an investment of this size to develop new changing rooms would be appropriate and would mitigate impacts of the HPC project for a significant number of the local community.

There is a good level of community support for the project, evidenced through a range of letters from user groups, local organisation and partners. The club is well used for rugby by a good number of the local community, groups and visitors, although the changing room use is limited to and will benefit only those involved in the sport and some community groups at this time.

Although the organisation is planning to develop a community gym at the facility at this stage funding is not guaranteed and a delivery plan for the gym was not included to give the necessary assurances that the wider community would benefit from the changing rooms.

Local authorities are aware that HPC workers are staying in accommodation provided by the 2 caravan parks adjacent to the club, although these are not solely providing accommodation for HPC workers. We are also aware that there are a significant number of HPC workers renting accommodation within the areas of Stockmoor and Willstock.

There is definite need for enhanced community and sporting facilities to meet increase in demand, however benefit will be limited to those using the changing rooms for rugby until the gym and enhanced community space have been developed. If funding was sought for the gym and enhanced facilities this would provide better impact mitigation. It is expected that an investment of £300k should provide transformational benefits for a community impacted by HPC with benefits for a wide range of people. The development of changing

rooms alone is unlikely to provide this.

There is significant detail missing from the application in terms of risk assessment and contingency, clear measures of success, income generation and how this will be used to offset future development and maintenance plans and plans for securing the funding needed for the gym and enhanced social space, promotional activity and an explanation of decision making in terms of the preferred supplier.

With £300k sought for this project this information is vital to help give necessary assurance that the project is deliverable and will achieve impact mitigation for the wider community of North Petherton.

POB Comments:

The Board agreed that there was a clear need for enhanced community and sporting facilities in North Petherton as a result of the growth in population in the area and impacts of the park and ride and works at junction 24 linked to the HPC project.

The Board agreed that this was potentially the right location and organisation to deliver a project that benefited the wider community, but that the new changing rooms alone didn't offer the opportunities that the wider community needed.

The Board had concerns about the scale of the project, and suggested that a project that aimed to enable access to facilities to a wider range of people through other recreational activities at the club would provide better mitigation of impacts.

The Board requested that the CIM Fund Manager and Sedgemoor District Council work with the applicants to consider alternative projects that would deliver better impact mitigation.

POB recommendation:

To not award CIM funding to North Petherton Rugby Club for the New Changing Room project.

5.8

Project Name:	Holford and District Village Hall - Fit for Future (Second application)
Expression of Interest Ref No:	179
Organisation Applying:	Holford and District Village Hall Committee
Summary of Project:	To refurbish and extend the Village Hill and change the adjoining land to create an overflow car park for users of the hall and adjacent Cricket Club. The project will enable educational, recreational, sport and social activities for all age groups in the surrounding areas and improve quality of life for residents of communities nearest the HPC site, new HPC workers and families moving into the area. The extension to the venue will enable activities to take place that can't be offered due to the current layout of the building. Work includes an improved entrance with porch, a new meeting room and a new community area with flexible storage and improved toilet and baby changing facilities, improved lighting and insulation to reduce running costs.

Impacts mitigated as stated in application:	The HPC development is increasing the number of workers and families moving into and visiting the area. The project aims to foster good relations between new residents and the local community. The project aims to provide activities for HPC workers and the local community affected by the works at the HPC site and wider infrastructure development. The project aims to involve new residents and families in community clubs and promote volunteering. The venue is on a convenient location on the A39 close to target impacted groups. The applicants will take the lead in early action to promote a cohesive community and provide services, activities, and courses to reduce the need for local residents to travel, helping to reduce congestion as a result of the HPC project.
Start Date: April 2018	Total Project Costs: £517,570
Completion Date: September 2018	Amount applied for: £125,000
Documents received:	Capital Project Delivery Plan; Business Plan; Analysis of community survey results; 53 letters of support; Project plan; Project budget; Travel plan for proposed hall; safeguarding and equality policies; access statement; copy of hire agreement; hall risk assessment; health and safety and fire safety policy; insurance policy; complaints policy; conflict of interest policy; data protection policy; charity registration; balance sheet Aug 2017.
CIM Fund Manager Comments:	
<p>This is a very well presented, detailed and thought out project and application to the CIM fund. Successfully meeting all 9 criteria.</p> <p>Community need in relation to the HPC project has been well established and has taken into account detailed research into the local community and the wider District picture. Need has been established for local activities that reduce the need to travel for those living in communities closest to the HPC site, especially for vulnerable and low income members of the community that are less likely to wish to travel outside of the villages. Need has also been established in relation to the integration of HPC workers who are living in Holford and the surrounding villages and who will be attracted to the area as a result of the park and ride in Williton.</p> <p>The applicants have carried out extensive and robust consultation with the wider community. This included users, potential new users and hirers, young people, families and older people to ensure the project is needed by the community. The consultation has helped to shape the layout of the improved facilities and the offer of services and activities to ensure they meet the needs of the community and mitigate the impacts of HPC on communities closest to the HPC site. Over 50 letters of email and support have been provided with the application from a range of users, residents, families, local businesses and agencies and councillors.</p> <p>The applicants have an impressive range of partners involved in the design and delivery of provision within the hall. The application demonstrates a keen understanding of the importance of sharing expertise, resources and provision across partners to enable community needs to be met effectively. A joint Awards for All grant has enabled the applicants to establish partner working relationships with other village halls in the area, together they have held taster sessions, governance and facilities management training and now ensure that halls offer different provision to widen the catchment area and signpost to each other effectively.</p>	

Governance arrangements are robust, with clear structures for financial and project decision making in relation to the project. A detailed risk register and management plan was included in the application. A range of targets and performance measures have been developed and are included in the business plan. The applicants have gathered baseline information to measure the success of the project in relation to increase in provision and take up of activities, along with outcome measures taking into account improved wellbeing and reduced impacts of HPC on the community.

Letter of support provided with the application evidence that the applicants have consultation with potential users and groups for social, leisure, educational and business use to support the cost projections for increase revenue from hire set out in the business plan.

The investment from the CIM fund along with significant match funding will help to ensure a significant number of the local impacted community will benefit from the facilities and provision of local events, activities, courses and opportunities for private and business hire throughout the life of the HPC project.

POB Comments:

The Board fully supported the application and commented that the bid provided a great deal of detail; was greatly improved from the first application; was requesting a more appropriate level of funding and aimed to draw a significant amount of match funding into the area.

The Board recommended that the applicants should be advised there is a resource available as part of the Hinkley Help scheme to provide professional construction management support to the project.

POB recommendation:	<p>To award Holford and District Village Hall £125,000 from the CIM Fund ring-fenced for West Somerset for the Holford Village Hall - Fit for Future project with the following conditions:</p> <p>That no funding will be released until</p> <ul style="list-style-type: none"> • Planning permission has been granted for the proposed project. • Match funding has been secured to cover the total project costs as set out in the application. • Following the tender process and selection of a preferred contractor the CIM Fund Manager is satisfied that the project remains affordable.
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5.9

Project Name:	Kitchen and Toilet renovation
Expression of Interest Ref No:	207
Organisation Applying:	Fiddington Village Hall
Summary of Project:	Funding is sought to renovate the kitchen and toilets within the hall to encourage greater use by the community and income generation which will be redirected into hall maintenance and new community events.
Impacts mitigated as stated in application:	The main impact of on the community in Fiddington is the traffic associated with the HPC project. Annual average daily traffic flows show an increase in traffic through the village of 7.6% since 2012

	(approx. 420 vehicles). If operation Harold is implemented traffic in the village will be affected and made worse by the road layout with few passing places. Mill Farm campsite has received planning approval to accommodate 53 HPC workers and HPC workers are also accommodated in B&Bs in Fiddington. Workers are likely to use private cars during leisure time further increasing traffic in the village and on the A39. Integration of HPC workers into the village is important.
Start Date: Jan 2018	Total Project Costs: £40259.82
Completion Date: Feb 2018	Total applied for: £35000.00
Documents received:	Location plans; Letters of support (Parish Council, Caterers, Art group leader, Art group member/Community events x5, Resident x4, WI member, Village Hall committee member x2); Project budget, Project timeline; Business Plan 2018 to 2020; 3 quotes for each element; Balance statements 2014 to 2016; insurance policy.
CIM Fund Manager Comments:	

The village hall currently provides annual or monthly activities that are well received by the community based on the letters of support showing that the village hall is valued by the local community, especially those of the older generation and those that attend regular groups. Groups and events are mostly aimed at the older generation. The range of current events held at the hall do however help to bring the community together, provide social and leisure opportunities and helping to improve cohesion and reduce isolation, therefore strengthening the community.

It is clear that the hall requires improvement to ensure current and future users impacted by the HPC development and increase of workers in the village are attracted to and able to use the hall safely. However the application does not focus on what services or activities residents now require in the hall, the activities that will be provided, who will access them and how they will mitigate the impacts of HPC on the community.

The Business Plan shows a modest, although realistic, increase in revenue by 2020 which may limit the additional community events/activities that could be provided, especially if there are maintenance costs to be taken into account. No detail has been provided regarding how this will be reinvested into a community programme of events and activities. It is unclear how the project will improve quality of life for a good proportion of the local community, including families, young people, older people and to integrate new residents. Therefore it is unclear how the project will mitigate impacts of HPC on the community.

The applicants have not provided evidence to give assurance that they have liaised with other community halls in the area (Stogursey, Holford, Cannington) to co-ordinate a range of impact mitigation activities.

The application does not provide detail of how it will measure its success in terms of an increase in users and the number of impact mitigating services and activities (for example that reduce the need to travel or integrate new residents) that will be provided.

Taking into account the amount requested the Board may wish to consider proportionate expectations of the applicant, and may wish to attach conditions to any funding award where there is a shortfall of detail or planned actions to improve the potential for the project to mitigate impacts.

POB Comments:	
<p>The Board recognised that there was an impact on the community of Fiddington due to a significant increase in population linked to the HPC project and that the village hall was the only community facility in the village but that the application did not address how it would mitigate these impact.</p> <p>The Board agreed that SDC needed to undertake work with the applicants to address how they can ensure that the village hall mitigates impact in terms of the additional activity they are going to provide for the community and workers moving into the area.</p> <p>The Board recommended that a firm offer of support should be offered by SDC to the applicants with the aim to submit a revised application.</p>	
POB recommendation:	To not award CIM funding to Fiddington Village Hall for the Kitchen and Toilet Renovation project and to advise the applicants to return with a revised application.

5.10

Project Name:	Supporting Hinkley Advice Needs
Expression of Interest Ref No:	140
Organisation Applying:	Citizens Advice Sedgemoor
Summary of Project:	<p>The project aims to deliver advice services needed across Sedgemoor as a result of the HPC development. Funding is requested for a 3 year revenue project that aims to increase organisational capacity to meet changing advice needs; deliver joint services to an increasing population; enhance the skills of current residents and incoming population; promote social cohesion and integration. The project will also enable the organisation to become a strategic partner in the HPC development, implement service improvements to ensure best value is achieved in all areas of service delivery and open opportunities for volunteering, employment and training. Funding is required to cover costs of one member of staff to oversee delivery, volunteer recruitment and training and marketing.</p>
Impacts mitigated as stated in application:	<p>The LIR identified likely impacts as</p> <ul style="list-style-type: none"> • Economic – opportunities for local people and the skills required to take up opportunities • Housing Market and Services – availability and affordability • Integration – impacts on community cohesion resulting from the influx of workers and their families • Health and quality of life - of local communities including vulnerable communities, children and young people causing possible mental health issues • Considerable added pressure on key services <p>The objective of the project is to mitigate and alleviate these impacts through</p>

	<ul style="list-style-type: none"> • retaining the provision of advice to established local communities • increasing the availability of advice to new populations and • ensuring a consistent quality standard across the area
Start Date: 1/12/17	Total Project Costs: £165,837
Completion Date: 31/12/20	Amount applied for: £165,837
Documents received:	Business plan, financial management plan, project plan and timeline, outreach location map, risk register, officer job description, worker job description, letters of support District Cllrs Lerry, Smedley, Hinckes, Pearce, Corke, Cresswell; MP for Wells; Axbridge TC, Puriton PC, Bridgwater TC, Wedmore PC, Cheddar PC, Cannington PC, Chedzoy PC and Otterhampton PC. Insurance policy documents. Safeguarding policy, Health and Safety policy, Articles of Association, Annual report and accounts 15/16 and 16/17, Financial statements 15/16 and 16/17.
Documents outstanding:	Letters of support from partners.
CIM Fund Manager Comments:	

Although it is recognised that there is likely to be an increased need in demand for advice services for the resident community and new non home based workers and families in Sedgemoor due to the HPC development, the application did not provide sufficient detail or evidence in relation to several of the criteria.

It is likely there will be an increased need for particular advice services (housing/tenancy, removing barriers to employment, accessing local service especially health related, specialist advice, opportunities to integrate into the community) as a result of impacts of the HPC project on local people and an increase in non-home based workers and families moving to the area. It is likely that demand will increase in key impacted areas in Sedgemoor such as areas along the main transport routes and areas accommodating HPC workers. The application proposes increased advice provision generally, and in its current outreach areas therefore the project is likely to provide some benefit to communities not impacted by HPC.

It is likely that the applicants are positioned well to increase volunteer advice provision in Sedgemoor, and plans to increase that provision by up to 100 hours per week is likely to meet any significant demand generated as a result of the HPC project. However it is unclear how the estimated increase in demand was calculated. It is also unclear from the application whether the applicants will be targeting increased provision proportionally in line with impacts of the HPC project in specific areas of Sedgemoor. As the output/outcome monitoring measures do not appear to monitor demand generated by HPC it is difficult to see how data will be used to target support and advice.

The application lacks detail on how the project will integrate with other projects that aim to support those impacted by the HPC development or those offering support services in impacted areas to ensure duplication is avoided, although the application states that referral arrangements and partnership working has been arranged with SARI and Diversity Voice the application did not contain any further detail or letters of support from partner organisations.

The application demonstrates that advice services can have a significant benefits and improve quality of life for those accessing advice.

There are plans to promote the project but it is unclear how the project will be promoted to service users impacted by HPC and to recruit new volunteers.

In return for 100% funding it is unclear whether the number of hours of advice offered (especially in the first 2 years), benefits to volunteers and length of time the project will provide a benefit offers value for money. No match funding has been sought for this project. The project could offer improved value if the increased provision and new outreach was targeted in those areas most impacted by HPC rather than across Sedgemoor as a whole.

POB Comments:

The Board felt that this was the right organisation, in the right location but the application needed to be refined to ensure that the Board were confident in the CAB's ability to deliver the necessary impact mitigation in the most effective way.

The Board agreed that the support provided should be targeted to communities most impacted by the HPC development and the advice on offer should be targeted at impacts on housing, employment and for those new to the area to access local services, specialist advice and opportunities to integrate into the community rather than more general advice.

The Board agreed that there was a significant amount of detail missing from the bid and that work should be undertaken with the applicants to support them in submitting further information to support their application.

POB recommendation:

To defer a decision on the application from Citizens Advice Sedgemoor for the Supporting Hinkley Advice Needs project pending additional information to be supplied by the applicant to support their application.

6 Links to Corporate Aims / Priorities

- 6.1 The allocation of these funds will enable the Council to deliver against the Corporate Priorities of '*Our Communities* - Helping our communities remain sustainable and vibrant is vital in keeping West Somerset a great place in which to live and work' and '*Our Place and Infrastructure* - West Somerset is a beautiful place to visit and in which to live and work. We want to keep West Somerset a place to be proud of and one which is well maintained and welcoming to residents, visitors and businesses alike.

7 Finance / Resource Implications

- 7.1 On 6th May 2016, EDF made the payment for the second anniversary of phase two under the Site Preparation Work agreement. Under this, the CIM fund has received £1,937,220 inclusive of inflation uplift. Bringing the total CIM Fund received to £7,424,395.

- 7.2 Financial information regarding allocated funding from the Community Impact Mitigation Fund can be found in Appendix A.
- 7.3 Any impact on the councils resources are highlighted within the summary of each application.
- 7.4 All organisations applying for funding are subject to financial viability checks to reduce risk associated with the award of grant funding.

8 Legal Implications

- 8.1 These funds have been paid by a developer (NNB Genco) due to the signing of a Section 106 legal agreement for planning permission to carry out the site preparation works at Hinkley Point C (West Somerset Council Planning Application No: 3/32/10/037). As part of this legal agreement West Somerset Council shall take into account the recommendations of the Planning Obligations Board when deciding how to apply those elements of the Community Impact Mitigation Contributions (Schedule 1 – General, Para. 5.3 of the S106).

9 Environmental Impact Implications

- 9.1 Applicants are encouraged to consider the environmental implications of their project and to demonstrate how their projects will promote environmental sustainability, for example through the use of recycled materials, alternative energy sources, reduction in travel by motor vehicles, improvements to the local environment and regeneration.
- 9.2 There are environmental impacts associated with the wider proposed development of Hinkley Point C. These have been assessed within the Environmental Statement submitted by NNB Genco with the application to carry out Site Preparation Works at Hinkley Point C (West Somerset Council Planning Application No: 3/32/10/037) and additional mitigation measures have been secured.

10 Safeguarding and/or Community Safety Implications

- 10.1 Applicants are encouraged to consider the promotion of community safety and community cohesion as part of their project.
- 10.2 Applications for projects that provide facilities or services to children, young people or vulnerable adults are required to include copies of the applicants safeguarding policy and procedures.
- 10.3 The requirement for organisations to adhere to Safeguarding legislation are included in the CIM Fund grant terms and conditions.

11 Equality and Diversity Implications

- 11.1 Members must demonstrate that they have consciously thought about the three aims of the Public Sector Equality Duty as part of the decision making process.

The three aims the authority **must** have due regard for:

- Eliminate discrimination, harassment, victimisation
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 11.2 Organisations applying to the CIM Fund are required to describe how their project will promote

equal opportunities and will be accessible to all people in the community regardless of background, ability or personal circumstances.

- 11.3 Projects that restrict membership or access to services without being able to 'objectively justify' their reasons for doing so will not be eligible to be considered for funding. Projects that wish to limit access must be able to show that the less favourable treatment contributes to a 'legitimate' aim and that it is 'proportionate.'
- 11.4 Organisations are required to provide a copy of their Equal Opportunity Policy with their application to demonstrate awareness of their responsibility to deliver accessible services that advance equality.
- 11.5 Wider community benefit and the ability of the project to promote cohesive communities are both taken into account when scoring applications and making recommendations.

12 Social Value Implications

- 12.1 Applications to the CIM Fund must demonstrate that they provide economic, social and or environmental benefits for the local area. Applicants are also encouraged to provide opportunities for volunteering and community involvement wherever possible.

13 Partnership Implications

- 13.1 The Planning Obligations Board has representative members from Sedgemoor District Council, Somerset County Council, EDF Energy and West Somerset Council.
- 13.2 Applicants are required to demonstrate arrangement to work in partnership with other local organisations and to seek cost effective solutions by sharing resources and expertise wherever possible.

14 Health and Wellbeing Implications

- 14.1 The Community Impact Contribution and Stogursey Contribution have been paid to West Somerset Council for the purpose of mitigating the impacts of the Hinkley C development on local communities through projects that promote or improve the economic, social or environmental wellbeing of local communities.
- 14.2 The application and scoring process has been developed to prioritise funding of projects that aim to improve the health and wellbeing of people, families and communities affected by the development.
- 14.3 Applications are required to evidence and demonstrate that
 - The communities is taking responsibility for their own health and wellbeing;
 - Projects provide benefits which empower communities to be thriving and resilient
 - Projects provide benefits which support people to live independently.

15 Asset Management Implications

- 15.1 There are no asset management implications as a result of these recommendations.

16 Consultation Implications

- 16.1 Applications to the CIM Fund are considered Planning Obligations Board. The Board consists of representatives from EDF, Sedgemoor District Council, West Somerset District Council and Somerset County Council.
- 16.2 All applicants are required to demonstrate that they have consulted with their local and wider communities on project proposals with the aim of informing their need appraisal and to shape delivery of their project.

17 Cabinet Comments / Recommendation(s)

- 17.1 Cabinet endorsed the recommendations of the Hinkley Point C Planning Obligations Board at their meeting on 1st November 2017.

Democratic Path:

- **Scrutiny / Corporate Governance or Audit Committees – No**
- **Cabinet/Executive – Yes**
- **Full Council – Yes**

Reporting Frequency: Every 2 months.

List of Appendices

Appendix A	Hinkley Community Impact Mitigation Fund Approval Balances
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Contact Officers

Name:	Lisa Redston, Community and Housing Lead – Energy Infrastructure	Andrew Goodchild, Assistant Director Place and Energy
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Appendix A

	TOTAL	West Somerset	Sedgemoor	Cannington	1st Annual	2nd Annual	Stogursey
	£	£	£	£	payment	Payment	£
					£	£	
CIM Fund Received(including Inflation Uplift)	6,700,000	2,000,000	1,000,000	500,000	1,600,000	1,600,000	500,000
Inflation Uplift	724,395	134,529	67,265	33,632	151,749	337,220	33,632
TOTAL Received	7,424,395	2,134,529	1,067,265	533,632	1,751,749	1,937,220	533,632
<u>Less previously approved allocation</u>							
Stogursey Parish Council - Burgage Road Play Area	(90,373)	(90,373)					Stogursey Earplug Scheme (2,087)
Wembdon Village Hall - New VH & Play Area	(250,000)		(250,000)				Victory Hall (200,000)
Somerset Youth & Community Sailing Association	(9,600)		(9,600)				
Tropiquaria - Relocation of primates	(40,000)	(40,000)					
Tropiquaria - Relocation of play area	(37,350)	(37,350)					
Porlock Shellfish Project	(800)	(800)					
Westfield Street Café	(110,000)		(110,000)				
Williton Bowling Club	(13,000)	(13,000)					
Kilve Cricket Club	(22,000)	(22,000)					
Onion Collective	(243,119)	(243,119)					
Williton Parish Council	(250,000)	(250,000)					
Stogursey Football Club	(750)	(750)					
North Petherton Playing Fields	(46,000)		(46,000)				
SDC - Sydenham Together	(60,000)		(60,000)				
Tropiquaria - Marketing	(1,000)	(1,000)					
Bridgwater Education Trust	(18,295)		(18,295)				
Sydenham and Bower FHWG	(200,000)		(200,000)				
Cannington Village Hall	(186,186)			(186,186)			
Victoria Park Community Centre	(14,524)		(14,524)				
Watchet War Memorial Pavilion	(7,500)	(7,500)					

	TOTAL £	West Somerset £	Sedgemoor £88	Cannington £	1st Annual payment £	2nd Annual Payment £	Stogursey £
Otterhampton Parish Play Area	(37,820)				(37,820)		
Bridgwater Doctors Cricket Club	(1,000)			(1,000)			
Stogursey and District Victory Hall	(400,000)	(400,000)					
Greenways and Cycle Routes Ltd	(65,000)				(65,000)		
West Somerset Council - Employments Hub	(57,036)	(57,036)					
Bridgwater Town Centre Support Scheme	(116,070)		(116,070)				
Southern Bridgwater and North Petherton Mitigation Scheme	(344,850)		(242,776)		(102,074)		
Watchet Arts Group	(1,000)	(1,000)					
YMCA SC Beach Hotel	(12,500)	(12,500)					
Steam Coast Trail (Phase 2)	(287,950)	(287,950)					
Enterprising Minehead	(501,688)	(501,688)					
Salavation Army Youth Space	(19,745)				(19,745)		
Bridgwater Chamber of Commerce	(79,289)				(79,289)		
Current Committed Balance	(3,524,445)	(1,966,066)	(1,067,265)	(187,186)	(303,928)	-	(202,087)
Current Uncommitted Balance	3,899,950	168,463	-	346,446	1,447,821	1,937,220	331,545
<u>Less Requested approvals</u>							
Somerset County Council (EBP)	(393,849)				(393,849)		
Holford and District Village Hall	(125,000)	(125,000)					
Uncommitted Balance if all requests were approved	3,381,101	43,463	-	346,446	1,053,972	1,937,220	331,545

Report Number: WSC 120/17

West Somerset Council

Full Council – 22nd November 2017

Hinkley Point C Planning Obligations – Allocation of Ecology Contribution

This matter is the responsibility of Cabinet Member Cllr Chris Morgan, Lead Member for Energy Infrastructure

Report Author : Andrew Goodchild, Assistant Director for Place and Energy Infrastructure

1 Executive Summary / Purpose of the Report

- 1.1 This report requests that Full Council allocate £250,000 to the East Quantoxhead Estate for the purpose of providing landscaping and other works to enhance the foraging habitat for bats as a result of the loss of habitat on the main Hinkley Point C site.

2 Recommendations

- 2.1 That Full Council agree Cabinet's recommendation to allocate £250,000 to the East Quantoxhead Estate for the purpose of providing landscaping and other works

3 Risk Assessment (if appropriate)

Risk Matrix

Description	Likelihood	Impact	Overall
That the mitigation required in relation to the ecological impacts of HPC is not put in place	2	2	4
<i>The mitigations for this is the proposed allocation as set out in the report</i>	1	2	2

Risk Scoring Matrix

Likelihood	5	Almost Certain	Low (5)	Medium (10)	High (15)	Very High (20)	Very High (25)
	4	Likely	Low (4)	Medium (8)	Medium (12)	High (16)	Very High (20)
	3	Possible	Low (3)	Low (6)	Medium (9)	Medium (12)	High (15)
	2	Unlikely	Low (2)	Low (4)	Low (6)	Medium (8)	Medium (10)
	1	Rare	Low (1)	Low (2)	Low (3)	Low (4)	Low (5)
			1	2	3	4	5
			Negligible	Minor	Moderate	Major	Catastrophic
Impact							

Likelihood of risk occurring	Indicator	Description (chance of occurrence)
1. Very Unlikely	May occur in exceptional circumstances	< 10%
2. Slight	Is unlikely to, but could occur at some time	10 – 25%
3. Feasible	Fairly likely to occur at same time	25 – 50%
4. Likely	Likely to occur within the next 1-2 years, or occurs occasionally	50 – 75%
5. Very Likely	Regular occurrence (daily / weekly / monthly)	> 75%

4 Background and Full details of the Report

- 4.1 As part of the Site Preparation Works Planning Permission at Hinkley Point C an obligation was placed on EDF Energy to undertake radio tracking of bats (specifically barbastelle bats which are a UK Biodiversity Action Plan species) to determine where bats were foraging and therefore, where were appropriate locations to provide landscaping to replace the habitat lost on the Main HPC Site.
- 4.2 The results of the radio tracking reveal that the bats are foraging in locations to the east of the HPC site – East Wood, Hodder’s Coombe, Holford Combe, to the east of Kilton, Waltham’s Brake and Honibere Lane. The average roost to foraging distance was around 5km. This led to the conclusion that the priority area was between East Wood and Kilton.
- 4.3 Importantly, the areas to be enhanced need to be maintained over a period of 15 years which will allow time for the final landscape restoration scheme to have been planted after construction is complete on the Main HPC Site.
- 4.4 Following discussion with possible landowners and with the assistance of Cllr Stuart Dowding, the East Quantoxhead Estate emerged as the only real option as they were willing to take on the planting in association with tenant farmers and provide assurances regarding the long term maintenance.
- 4.5 The Estate have provided a specification and plans for enhancement alongside other

necessary works. The specification uses prices from the environmental stewardship scheme and have been double checked by the AONB service. The scheme represents value for money and is located where the radio tracking suggests the bats forage. The Estate have agreed to enter into an agreement with the Council to deliver the enhancement scheme and to maintain it over the next 15 years.

Links to Corporate Aims / Priorities

- 4.6 Key Theme 3 (Our Place and Infrastructure) of the Corporate Strategy 2016/20 includes Key Issue e. to “mitigate negative impacts on the community from the construction phase of Hinkley Point C”.
- 4.7 In 2017/18 the Corporate Plan highlights that “In 2017/18 we will support affected communities to develop plans for mitigating the impacts of the Hinkley Point C development and fund appropriate initiatives and projects from the Section 106 agreement contributions which we have secured.”

5 Finance / Resource Implications

- 5.1 The Site Preparation Works Section 106 agreement (schedule 5 – Ecology para 2.1) obligates the Council to use the Ecology Contribution (£250,000) to provide “planting, aftercare and management designed to promote the conservation of barbastelle bats and ecology within the relevant area which shall be determined by the results of the Bat Radio Tracking and Monitoring Study and existing bat surveys”
- 5.2 The scheme which has been agreed with the East Quantoxhead Estate has been assessed as providing value for money and does not result in the use of any other funds than the Ecology Contribution.

6 Legal Implications (if any)

- 6.1 Schedule 5 – Ecology of the Site Preparation Works Section 106 sets out the process for payment and the purpose to which the contribution can be spent.

7 Environmental Impact Implications (if any)

- 7.1 The Environmental Statement and Habitat Regulation Assessment which formed part of the planning approval which WSC’s Planning Committee granted for Site Preparation Works at the HPC site both identified the need for additional off site enhancement works to address the impact on protected species, in this case Barbastelle Bats. The delivery of this mitigation will provide necessary mitigation for the development until the final landscape restoration scheme is provided at the end of the construction period.

8 Safeguarding and/or Community Safety Implications (if any)

- 8.1 None

9 Equality and Diversity Implications (if any)

- 9.1 None

10 Social Value Implications (if any)

- 10.1 None

11 Partnership Implications (if any)

11.1 None

12 Health and Wellbeing Implications (if any)

12.1 None

13 Asset Management Implications (if any)

13.1 None

14 Consultation Implications (if any)

14.1 None

15 Scrutiny Comments / Recommendation(s) (if any)

15.1 None

Democratic Path:

- **Scrutiny / Corporate Governance or Audit Committees – No**
- **Cabinet– Yes**
- **Full Council – Yes**

Reporting Frequency : **Once only** **Ad-hoc** **Quarterly**
 Twice-yearly **Annually**

Contact Officers

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STANDARDS ADVISORY COMMITTEE**MINUTES OF THE MEETING HELD ON 13 JUNE 2017****AT 4.30 PM****IN THE COUNCIL CHAMBER, WILLITON****Present:**

Mr T Evans Chairman

Councillor J Davis

Mr J Gamlin

Councillor P Webber

Councillor N Thwaites

Councillor S O de Renzy-Martin

Mr I Gunn

Councillor P H Murphy

Councillor D J Westcott

Officers in Attendance:

Monitoring Officer (B Lang)

Deputy Monitoring Officer and Meeting Administrator (R Bryant)

Also present : Mr Justin Robinson, County Executive Officer of the Somerset Association of Local Councils

SA1 Apology for Absence

Ms Louise Somerville (Independent Person)

SA2 Welcome and Introductions

The Chairman welcomed everyone to the meeting and Members and officers introduced themselves.

SA3 Appointment of Chairman**RESOLVED** that Mr T Evans be appointed Chairman of the Standards Advisory Committee for the remainder of the Municipal Year.**SA4 Appointment of Vice-Chairman****RESOLVED** that Mr I Gunn be appointed Vice-Chairman of the Standards Advisory Committee for the remainder of the Municipal Year.**SA5 Minutes of the Meeting held on 14 March 2016**

(Minutes of the Meeting of the Standards Advisory Committee held on 14 March 2016 - circulated with the Agenda.)

RECOMMENDED that it be noted that the Minutes of the Meeting of the Standards Advisory Committee held on 14 March 2016 were confirmed as a correct record at the meeting of Council held on 11 May 2016.

SA6 **Declarations of Interest**

No declarations of interest were declared.

SA7 **Public Participation**

No member of the public had requested to speak.

SA8 **Raising Standards : Parish Council Health Checks**

The Chairman introduced Mr Justin Robinson, the County Executive Officer of the Somerset Association of Local Councils (SALC) who gave the Advisory Committee a presentation titled 'Raising Standards : Parish Council Health Checks'.

SALC was now in its 75th year and it currently represented 266 Town and Parish Councils and four Parish Meetings in Somerset.

The key services it provided were support and advice, troubleshooting, training and networking. Current areas for development included sharing good practice, specialist training and the promotion of high standards of governance.

The common problem areas encountered by SALC were:-

- Poor Council/community relations;
- Poor Member relations;
- Poor officer/Member relations;
- Lack of a plan;
- Lack of understanding of legal/ financial responsibilities and the Code of Conduct; and
- Lack of ambition.

SALC was currently planning to offer 'Council Health Checks' in an attempt to overcome the above problems areas.

The Health Checks were in the early stages of development but would draw on elements of existing work that had already proven to be valuable. SALC would act as a critical friend, highlighting both good practice and areas for improvement.

There would be five different options which could be chosen by a Town/Parish Council depending on the nature of the problem. These options were:-

- (1) **Council Policy/Compliance Check** – A desktop exercise or Combined with 1-2-1 new Clerk training; Would ensure that policies

were in place and up to date; Checks of agendas and minutes to ensure compliance with relevant legislation; Assessing the structure of the Council and compliance with the Transparency Code which might lead to referral to the Local Council Advisory Service.

- (2) **Staff Review/Salary Benchmarking Exercise** - Conducted by telephone or 1-2-1 interview; Reviewed hours/salaries/contracts against the work currently undertaken by the Council and its future aspirations; Would look at current member HR management, appraisals and assess training needs; This had proven helpful in diffusing officer/Member tensions in the past.
- (3) **Meeting Observation** - Particular focus on agenda management, public participation, Member engagement, Chairmanship, procedural and Code of Conduct compliance; This was a useful method to help build Council confidence and address compliance issues in a practical way.
- (4) **Personalised Training** - Training for the whole Council and staff or referral to SALC's existing training options; Single Council sessions which provided greater focus on what the Council did and an opportunity to address local concerns/problems or a training Question and Answer session where Members set the agenda. This had proven very effective at addressing poor internal relations; and a Mentoring Scheme was being developed.
- (5) **Council Business Planning** - An informal, facilitated session to take stock of where the Council was and where it wanted to be in 3-5 years' time; This might lead to a Council Work Plan or something larger involving the whole community; This had been tried and tested elsewhere and had been shown to raise aspirations and as a way of re-engaging with the local community.

Mr Robinson concluded his presentation by stating that although the development of the Health Checks were in their early days there had already been some positive outcomes and interest in the scheme from the National Association of Local Council's Improvement and Development Board.

There was a need to further trial aspects of the scheme and then assess how the Councils concerned were operating six months later on. He was hopeful that the approach outlined above would be one Standards Committees would recommend to Town and Parish Councils.

During the discussion of this item the following points were raised:-

- Who on the Town/Parish Council should obtain the legal/financial expertise required? *Ideally, the Clerk to the Council;*
- Was mediation ever used in an effort to resolve issues? *SALC had used this where deemed appropriate. There was a need though for a level of co-operation between the parties;*

- Some people sought election to Parish Councils for the 'wrong' reasons. However, they rarely remained as a Councillor when they realised they could not always get their own way.
- Was there a danger of a Clerk seeking to run a Parish Council? *A strong Chairman and a good HR Policy was the means of preventing this happening. SALC was able to help with the selection of new Clerks and assimilate them into the role;*
- Was it up to the Parish Council to ask SALC for advice/assistance or did it require a referral from a Standards Committee to trigger action? *It was entirely up to a Parish Council to decide whether to seek assistance from SALC. The trial of the 'Health Check' scheme would be actively promoted when a new member of staff took up their position with SALC;*
- Did SALC have any powers of sanction over Parish Councils? *No. If individual Councillors had allegedly breached the Parish Council's Code of Conduct resulting in a complaint being received, this would initially be dealt with by the District Council's Monitoring Officer. Recently, SALC had been 'called in' by the Monitoring Officer to resolve several complaints that had been made at one Parish Council rather than use the formal investigation route. This had proved to be successful.*
- How did a Parish Council become 'Council of the Year'? *This accolade was given to Councils who were particularly innovative. Martock Town Council was a particularly good example of this due to the range of services it provided.*
- A reference was made to the weakness in the Standards Regime relating to Councillors not declaring interests. *It was felt that the lack of sanctions available to Standards Committees ought to be restored. However, Councils were currently stuck with the regime that had been introduced by the Government in 2012.*

RECOMMENDED that Mr Robinson be thanked for his interesting presentation the contents of which would be noted.

SA9 Monitoring Officer's Update

The Monitoring Officer reported on activities undertaken since the last meeting of the Advisory Committee.

It had been quite some time since the Standards Advisory Committee had last met. Part of the reason for this was that very few formal complaints against Councillors had been received. He added he had been able to resolve these complaints without having to resort to the formal procedure.

In recent weeks, complaints had been received about Members of a particular Parish Council which would necessitate an informal meeting of the Advisory Committee to decide on the appropriate course of action to deal with them. This meeting would be arranged in due course.

The Monitoring Officer went on to draw the attention of Members to the letter that had been written by Sedgemoor District Council – with the support of eleven other Councils across the South-West – to the Secretary

of State for Communities and Local Government outlining discontent with the current Standards Regime. The views that had been expressed were strongly supported by the Advisory Committee.

RECOMMENDED that the Monitoring Officer's update be noted.

SA10 **Date of Future Meeting**

- 10 October 2017 at 4.30 pm in the Council Chamber, West Somerset House.

The meeting closed at 5.28 pm

SOMERSET PLAYING FIELDS ASSOCIATION

A Meeting of the Executive Committee was held in the Burnham Association of Sports Clubs Clubhouse, Stoddens Road, Burnham on Sea on Monday, 19th June 2017 at 10.30 a.m.

Present :- Councillor D.W. Durdan, (TDBC) (Chairman); P. Crimmins, M.F. Dare, W.J. Davey, Councillor H. Davies (WSDC), Mrs J.A. Healey, Mrs J. Lawrence, K. Marsh, Capt. J. de Winton and R. Young (Secretary/Treasurer).

Apology for Absence received from Councillor Miss A.E. Bown (SDC).

2060. Minutes

The Minutes of the Meeting of the Committee held on 6th February 2017 were confirmed and signed by the Chairman as a correct record.

2061. Annual Report 2016/17

The Secretary submitted the draft annual report for 2016/17, copies of which had previously been circulated.

ALL AGREED that, subject to minor textual amendment, the draft report be approved.

2062. Somerset County Council Loan Fund

The Secretary reported that Horrington Cricket Club had a very successful fund raising campaign and no longer needed to take up their previously approved loan to assist with the purchase of their ground at Chapel Piece, Chilcote Lane, East Horrington. **NOTED**

2063. Bath Recreation Ground Trust

The Chairman reported upon the latest position regarding the Trust and development of facilities at the ground and on nearby sites within Bath. **NOTED**

2064. National CPFA Support Committee/2017 Counties Conference

The Chairman and Mrs Lawrence reported upon proceedings at the 2017 Counties Conference held on 14th June. Arising from the report, the Committee discussed strategy ideas put forward by the CPFA Support Committee. **NOTED**

2065. Database

Ken Marsh reported that the June membership reminders had been issued through the new database. Work was now taking place to add details of the rest of the member organisations onto the new database. **NOTED**

2066. Review of Constitution

Mrs Lawrence presented a further draft revised constitution for the Association incorporating amendments agreed at the last Meeting. **ALL AGREED** that, subject to minor textual amendment, member organisations be circulated with a copy of the proposed new constitution, together with a copy of the current constitution for comparison, with a view to submission to the 2017 AGM for adoption and to the Charity Commission for any observations.

2067. Review of Resources - The Next 5 Years

Members acknowledged that there was a need for younger people to serve on this Executive Committee, hopefully including individuals with expertise in social media.

ALL AGREED that every endeavour be made to encourage younger people to serve on this Committee and, if necessary, Meetings of the Committee be held during the evening.

2068. Williton War Memorial Recreation Ground

Councillor Davies reported that in excess of £900,000 had been awarded by the National Lottery towards the cost of construction of a large pavilion building on the above Ground. Other matched funding had been secured. **NOTED.**

2068. Next Meeting

ALL AGREED that the 2017 AGM/Presentation Evening be held in Woolavington Village Hall on Tuesday, 19th September 2017 at 7.30 p.m.

The Meeting closed at 12.20 p.m.

Chairman