

The Council's Vision:

To enable people to live, work and prosper in West Somerset

LOCAL DEVELOPMENT PANEL

Meeting to be held on Wednesday 12 June 2013 at 2.30 pm

Council Chamber, Williton

AGENDA

1. Apologies for Absence

2. Minutes

Minutes of the Local Development Panel held on 11 April 2013, 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 Agenda 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.

5. Identifying the Full Objectively Assessed Housing Need for the Area – Evidence Review Update

Verbal update on the final version of the revised Northern Peninsula Strategic Housing Market Assessment for West Somerset by Principal Planning Officer (Policy) Martin Wilsher.

6. Draft West Somerset Local Plan to 2032 – Proposed New and Amended Policies in Response to the New Requirements of the National Planning Policy Framework

To consider the Report No. WSC 66/13, to be presented by Principal Planning Officer (Policy) Toby Clempson – **SEE ATTACHED.**

The proposed amended and additional Local Plan policies set out in Appendix 1 to the report, complement, and are intended to be subject to public consultation in conjunction with, the key strategic sites recommended to Full Council by the Local Development Panel on 11 April 2013.

COUNCILLORS ARE REMINDED TO CHECK THEIR POST TRAYS

The Council's Vision:

To enable people to live, work and prosper in West Somerset

The Council's Corporate Priorities:

- Local Democracy:
Securing local democracy and accountability in West Somerset, based in West Somerset, elected by the people of West Somerset and responsible to the people of West Somerset.
- New Nuclear Development at Hinkley Point
Maximising opportunities for West Somerset communities and businesses to benefit from the development whilst protecting local communities and the environment.

The Council's Core Values:

- Integrity
- Fairness
- Respect
- Trust

RISK SCORING MATRIX

Report writers score risks in reports uses the scoring matrix below

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%

- Mitigating actions for high ('High' or above) scoring risks are to be reflected in Service Plans, managed by the Group Manager and implemented by Service Lead Officers;
- Lower scoring risks will either be accepted with no mitigating actions or included in work plans with appropriate mitigating actions that are managed by Service Lead Officers.

WEST SOMERSET COUNCIL
LOCAL DEVELOPMENT PANEL 11.04.13

LOCAL DEVELOPMENT PANEL

Minutes of the Meeting held on 11 April 2013

Present:

Councillor K H Turner (Chairman)
Councillor B Heywood
Councillor I R Melhuish
Councillor K J Ross

Councillor S Y Goss
Councillor A F Knight
Councillor C Morgan

Members in Attendance:

Councillor M O A Dewdney
Councillor E May
Councillor D J Sanders

Councillor A P Hadley
Councillor P H Murphy
Councillor A H Trollope-Bellew

Officers in Attendance:

Bruce Lang, Corporate Director
Martin Wilsher, Principal Planning Officer (Policy)
Toby Clempson, Principal Planning Officer (Policy)
Krystyna Kowalewska, Meeting Administrator

LD15 Apologies for Absence

Apologies for absence was received from Councillors A F Knight and M A Smith.

LD16 Minutes

(Minutes of the Local Development Panel held on 18 October 2012 – circulated with the Agenda).

RESOLVED that the Minutes of the Meeting of the Local Development Panel held on 18 October 2012 be confirmed as a correct record.

LD17 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	Description of Interest	Personal or Prejudicial	Action Taken
Cllr K H Turner	All Items	Brompton Ralph	Personal	Spoke and Voted
Cllr S Y Goss	All Items	Quantock Vale	Personal	Spoke and Voted
Cllr K J Ross	All Items	Dulverton	Personal	Spoke and Voted
Councillor P H Murphy	All Items	Watchet	Personal	Spoke
Councillor A H Trollope-Bellew	All Items	Crowcombe and Stogumber	Personal	Spoke

LD18 Public Participation

No member of the public had requested to speak on any item on the agenda.

LD19 West Somerset Local Plan to 2032 – Understanding the Future Housing Need

(Report No. WSC 53/13, circulated with the Agenda.)

The purpose of the report was to inform Members of the provisional findings of an update to the Northern Peninsula Strategic Housing Market Assessment in as far as it relates to the Council's Local Planning Authority responsibilities and informs the progression of the emerging West Somerset Plan to 2032.

The Principal Planning Officer (Policy), Martin Wilsher, presented the report in detail and informed that WSC had only received the headline figures from the update from Housing Vision, he also advised that the need for an update was as a result of the National Planning Policy Framework (NPPF) which stated each local authority needed to have an objectively identified housing need. The findings detailed projections for the local planning authority area suggested that for the 20-year period 2011 – 2031 this could be as low as 2,400 for the West Somerset Local Planning Authority area. He reported that the identified housing need figure to plan for over the 20 year period could be in the region of 2,900, based on the fact that the original (2008) study had been based on data at the top of the housing market cycle and the latest update used information taken at the bottom of the cycle. The update confirmed that over 60% of the objectively identified housing need would be for affordable housing, not market housing, and identified the issue of under-occupation and an increase in the need for specialised elderly accommodation. The Principal Planning Officer (Policy) drew Members' attention to Table 2 of the report which detailed the projected net housing requirements for West Somerset. Members were also informed that there currently was no demand/interest by national house-builders in West Somerset.

During the discussion, the following specific issues were raised:

- The lack of national developer interest could be due to the fact that West Somerset had not identified any sites yet.
- The findings would enable officers to plan where to site future development and manage the process more effectively.
- Clarification on the term under-occupation was requested. The Officer advised that Housing Vision had to work within government's definition and interpretation of the term.
- In response to a question regarding what would the housing need be if the Hinkley Point C project did not proceed, the Officer responded that no further information could be provided until receipt of the first draft of a separate Hinkley Point report, the first draft of which would be available shortly, detailing the impact.

RESOLVED that the contents of the report be noted.

LD20 West Somerset Local Plan to 2032 – Key Strategic Site Identification

(Report No. WSC 51/13, circulated with the Agenda and a replacement Fig 17 and 18 of Appendix 3.)

The purpose of the report was to facilitate the selection and allocation of key development sites for delivery of the West Somerset Local Plan to 2032's Strategy.

The report was presented in detail by the Principal Planning Officer (Policy), Toby Clempson, and he advised that due to new requirements by the NPPF the selection of allocated key development sites was one of the key proposals to significantly boost the supply of housing. It was important to identify specific strategic sites as the Local Plan had to be consistent with national policy and credible in terms of the evidence used to justify it. In order to demonstrate that the Plan's strategy had been successfully achieved the strategic sites should allocate 50% of the indicative 2,900 housing figure referred to in the previous report (Understanding the Future Housing Need) in, or around, Minehead, Watchet and Williton.

The Officer reported that there were a limited range of sites for development due to a number of issues and he drew Members' attention to a list of criteria which would be used to inform the recommendations. He then gave a presentation to Members on the key strategic site selection figures.

In response to concerns raised regarding the lack of available sites suitable for affordable housing in Minehead, the Officer confirmed that consultations had already been undertaken on locations around Minehead, however alternative sites could still be put forward during the supplementary consultation; and evidence showed that there was a very substantial need for affordable housing.

Following questions regarding the mapping of flood zones, it was advised that the quality of the flood risk maps in the West Somerset plan area were accurate.

Councillor C Morgan proposed the recommendations in the report which were seconded by Councillor B Heywood.

RESOLVED that it be recommended to Council to publish for public consultation the draft Key Strategic Sites set out below (and in Appendices 2 and 3 to the report) at Minehead, Watchet and Williton, based on the proportions of the overall development requirement for the Local Plan set out in paragraph 2.2 and Table 1 of the report:

Key strategic site A6 – Minehead
Key strategic site D1 – Watchet
Key strategic site D2 – Watchet
Key strategic site G1 – Williton
Key strategic site G2 – Williton
Key strategic site H1a – Williton

And longer term key strategic sites as follows:

Longer term key strategic site A5 – Minehead
Longer term key strategic site D3 – Watchet

LD21 Local Plan to 2032 Delivery Timetable Review

(Report No. WSC 52/13, circulated with the Agenda.)

The purpose of the report was to present an updated Local Development Scheme for the emerging Local Plan to 2032.

The report was presented by the Principal Planning Officer (Policy), Toby Clempson who advised that it was important to formally adopt the Local Development Scheme in order for the Planning Inspector to be able to find the Local Plan sound.

Members requested whether an indication could be provided as to which parishes had approached the Council for preliminary discussions regarding a Neighbourhood Development Plan. The Officer advised that interest had been received and discussions had been had with Watchet Town Council, Stogumber Parish Council, Holford Parish Council, Kilve Parish Council and Minehead Town Council.

During the discussion of this item an additional recommendation was proposed to amend the supplementary consultation timetable so that it took place in July, August and September, instead of June, July and August. The reason being was that the consultation would run over the summer holiday period which could be problematic, and most parish councils did not hold meetings in August. By postponing the timetable parish councils would have a better opportunity to participate in the consultation exercise. It was also agreed to publish an update bulletin in the community matters newsletter detailing the timetable of events..

Councillor C Morgan proposed the recommendation contained in the report, together with the additional recommendation of amending the supplementary consultation timetable to take place in July, August and September, and this was duly seconded by Councillor B Heywood.

RESOLVED (1) that it be recommended to Council to bring the replacement Local Development Scheme, attached at Appendix 1 to the report as amended, into operation with immediate effect.

RESOLVED (2) that the timetable for the supplementary consultation be amended to take place in July, August and September.

LD22 West Somerset Local Plan to 2032 : Duty to Co-operate Update

The Principal Planning Officer (Policy), Toby Clempson, verbally updated Members on the steps taken to fulfil this new duty.

He advised that this was another new requirement of the NPPF designed to replace strategic planning and the Council had to co-operate with its neighbours and other agencies regarding cross boundary strategic issues. The full range of prescribed bodies had been written to and the Officer gave an update on the responses received. Members were advised that the Principal Planning Officers (Policy) attended a Somerset duty to co-operate meeting every 6 months, along with the Portfolio Holder, and it was very important to satisfy to the Inspector, by documenting evidence, that the plan was being prepared in line with the duty to co-operate.

Members hoped that the Inspector would take into consideration the financial cuts and the loss of staff capacity faced by the bodies involved in having a duty to co-operate.

LD23 Neighbourhood Development Planning Update

The Principal Planning Officer (Policy), Toby Clempson, advised that a written update would be circulated via email to all Members on emerging practice in neighbourhood planning.

Concern was raised by Members that some parish councils could be confusing the Neighbourhood Development Plan with the Parish Plan. The Officer was asked whether he had any knowledge as to whether the parish councils were aware of how robust the plans had to be and the financial implications of embarking on such a plan. The Officer responded that it was important when having discussions with parish councils to go through these issues and confirmed that communities could not protect themselves from unpopular development by having a neighbourhood plan.

The meeting closed at 4.47 pm.

Report Number: WSC 66/13
 Presented by: Toby Clempson / Martin Wilsher
 Author of the Report: Toby Clempson, Principal Planning Officer – Policy.
 Contact Details:

Tel. No. Direct Line 01984 635284
 Email: toby.clempson@westsomerset.gov.uk

Report to a Meeting of: Local Development Panel

To be Held on: 12th June 2013

Date Entered on Executive Forward Plan [Click here and type Date]
 Or Agreement for Urgency Granted:

DRAFT WEST SOMERSET LOCAL PLAN TO 2032 – PROPOSED NEW AND AMENDED POLICIES IN RESPONSE TO THE NEW REQUIREMENTS OF THE NATIONAL PLANNING POLICY FRAMEWORK.

1.0 PURPOSE OF REPORT

- 1.1 To facilitate recommendations to Full Council regarding the publication for consultation of proposed amended and additional draft Local Plan policies, mainly in response to the new requirements of the National Planning Policy Framework. This will enable the Council to proceed towards the publication and adoption of a National Planning Policy Framework-compliant Local Plan.
- 1.2 The material proposed in this report is intended for public consultation together with the Key Strategic Development Sites recommended to Full Council by the Local Development Panel on 11th April 2013. It is intended that the recommendations arising from both of these reports should be considered by Full Council on the 26th June 2013.

2.0 CONTRIBUTION TO CORPORATE PRIORITIES

- 2.1 The preparation and adoption of an NPPF compliant Local Plan will contribute towards achievement of the Local Democracy corporate priority Objective 2 – ‘*maximise the funding opportunities from Central Government*’ through helping to implement Key Tasks 2.1 and 2.2.
- 2.2 In addition, the Local Plan’s proposals for the economy will assist with the achievement of the New Nuclear Development at Hinkley Point corporate priority Objective 4 – “Maximising opportunities for businesses and the working age community” through helping to implement Key Task 4.3.
- 2.3 NB: The preparation of a Local Plan for the Council’s Local Planning Authority area is a statutory duty of the Council.

3.0 RECOMMENDATIONS

- 3.1 **To recommend that Council resolves to publish for public consultation the proposed, amended and additional West Somerset District Local Plan to 2032 Preferred Strategy policies set out at Appendix 1.**

The policies set out at Appendix 1 compliment the draft Key Strategic Sites recommended to Full Council by the Local Development Panel of 11th April 2013, and which, subject to resolution of Full Council, will form an integral part of the supplementary consultation.

4.0 **RISK ASSESSMENT**

Risk Matrix

Description	Likelihood	Impact	Overall
The Local Plan fails to comply with the new NPPF requirements resulting in an unsound document.	Possible (3)	Major (4)	Medium (12)
<i>This report proposes new and amended draft local plan policies to address the new planning policy requirements of the NPPF.</i>	Low (2)	Major (4)	Medium (8)
Revised planning policies addressing the NPPF's new requirements are included in the Publication Draft Local Plan but these are not considered by the examining Inspector to be sufficient to fulfil the Council's statutory duty resulting in an unsound document.	Possible (3)	Major (4)	Medium (12)
<i>Emerging case law and the results of Examinations of other authorities' Local Plans are being carefully monitored in order to ensure the requirements of the National Planning Policy Framework are being appropriately addressed.</i>	Low (2)	Major (4)	Medium (8)

The scoring of the risks identified in the above table has been based on the scoring matrix. Each risk has been assessed and scored both before the mitigation measures have been actioned and after they have.

5.0 **BACKGROUND INFORMATION**

5.1 This report completes the quartet of reports being presented to the Local Development Panel proposing policy amendments to address the changes introduced by the publication of the final National Planning Policy Framework in March 2012. For reference, the previous reports are:

- 13th June 2012 Report number WSC 80/12 – “National Planning Policy Framework (NPPF)”,
- 18th October 2012 Report number WSC 136/12 - “Detailed Implications of the National Planning Policy Framework for the emerging West Somerset Local Plan”, and;
- 11th April 2013 Report number WSC 51/13 – “West Somerset Local Plan to 2032 – Key Strategic Site Selection”.

5.2 The main reasons for the changes now proposed are:

- the requirement to provide for the full objectively assessed housing need for the area (with up to date evidence regarding the housing market area),
- the requirement to allocate key strategic development sites which are critical to the delivery of the Local Plan's strategy
- The requirement to include a design policy

The opportunity has been taken to make other appropriate adjustments to the draft policies in order to improve their effectiveness, a nuclear consultation zone policy has also been proposed for inclusion as requested by the statutory Office for Nuclear Regulation.

5.3 The four reports are in preparation to a supplementary period of consultation on a revised Local Plan Preferred Strategy which is programmed for the late summer (to take place within the period July/August/September). Following this consultation a Final Draft Local

Plan will be prepared for Publication and subsequent submission to the Secretary of State for formal examination.

- 5.3 The paper attached at Appendix 1 is an appropriately amended version of the Local Plan Preferred Strategy document which was subject to consultation during the period 23rd March to the 16th May 2013. In the main body of the text setting out the plan policies, inserted text is emboldened, with deleted text being shown crossed through. The introductory text to the Local Plan in sections 1 to 6 has been updated without the highlighting of changes. The relevant plans to accompany the policies are attached at Appendix 2.
- 5.4 The following table sets out the policies for which amendments have been proposed, as well as identifying proposed new policies together with a brief explanation of the nature of the changes:

Policy number	Policy title	Type of change	Brief indication of nature of change.
SD1	Presumption in favour of sustainable development	Replacement policy	Planning Inspectorate model policy now being required at examination.
SC1	Hierarchy of settlements	Amended policy	Policy amended to provide a more explicit settlement hierarchy. A number of key definitions have been added to the Justification.
SC2	Housing Provision	Split policy	Old SC2 has been revised and divided into two policies. This policy sets out the overall housing requirement and the proportion to be provided at the main settlements.
SC2A	Strategic Development Distribution	Split policy	The second part of revised SC2 now provides more detail on the amount of development to be provided at different settlements during the plan period.
SC4	Affordable Housing	Amended policy	The alternative sub-clause 1D providing for a minimum threshold of schemes of three dwellings has been selected. Also, the proportion of affordable to market housing has been amended in the last part of the policy for internal consistency with sub-clause 2.
SC5	Self - Containment of Settlements.	Amended policy	Minor wording change to include facilities serving rather than within a settlement.
SC6	Mixed-use development	Amended policy	Minor wording change to clarify that <i>large</i> re-developments are also included. Definition of 'large' added.
MD1	Minehead development	Amended policy	Policy reworded to remove reference to development limits (which are deleted). The 'required' and 'as appropriate' part of the policy has also been re-ordered.
MD2	Key Strategic Development Allocation at Minehead	Amended policy	Now a specific development allocation policy as opposed to a 'general direction of growth' policy.
WA1	Watchet development	Amended policy	Policy reworded to remove reference to development limits (which are deleted). The 'required' and 'as appropriate' part of the policy has also been re-ordered. Reference to protection of land for realignment of the West

			Somerset Railway due to coastal erosion added.
WA2	Key Strategic Development Allocation at Parsonage Farm, Watchet	Amended policy	Now a specific development allocation policy as opposed to a 'general direction of growth' policy.
WI1	Williton development	Amended policy	Policy reworded to remove reference to development limits (which are deleted). The 'required' and 'as appropriate' part of the policy has also been re-ordered.
WI2	Key Strategic Development Allocations at Williton	Amended policy	Now a specific development allocation policy as opposed to a 'general direction of growth' policy. Amendments to reflect the proposed allocation of sites to the north and west of the village.
LT1	Post 2026 key strategic development sites.	New policy	So that delivery of development can be ensured in the latter part of the plan period, two sites are allocated for release post 2026.
SV1	Development at Primary and Secondary Villages	Amended policy	An additional clause has been inserted requiring design to make new development a harmonious addition to the existing settlement.
OC1	Open countryside development	Amended policy	Reference added to open countryside not being adjacent or in close proximity to the major settlements or primary and secondary villages.
EC5	Safeguarding existing employment uses	Amended policy	The requirements have been re-ordered to improve clarity.
TR1	Access to and from West Somerset	Amended policy	"Green Transport Plan" has been added to the list of what provisions may include.
CF1	Maximising access to recreational facilities	Amended policy	"Health" has been added to the list of facilities which will be addressed through the policy.
CC4	Coastal Zone protection	Amended policy	Policy amended to take account of proposed changes to the plan's development policies for various types of settlement.
NH7	Development in proximity to Hinkley Point Nuclear Power Station.	New Policy	A development consultation zone policy recommended by the Office for Nuclear Regulation. Forms part of the statutory regulatory framework to protect the conditions of the power station's site licence.
NH10	Securing high standards of design.	New policy	A new NPPF requirement.

5.5 Background papers:

- West Somerset Local Plan to 2032 Preferred Strategy – January 2012
- National Planning Policy Framework CLG March 2012.

6.0 FINANCIAL/RESOURCE IMPLICATIONS

6.1 Staff resources of the Planning Policy team.

7.0 SECTION 151 OFFICER COMMENTS

7.1 This report forms a key element of the Local Plan preparation process. As such members need to fully examine the detail of the report and agree clear recommendations. This ensures that the plan has been fully considered and is as robust as possible to any potential legal challenges.

8.0 EQUALITY & DIVERSITY IMPLICATIONS

8.1 **Members need to 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

8.2 The Local Plan consultation list has been prepared in consultation with the Council's Equality officer and the provisions of the appropriate Regulations.

9.0 CRIME AND DISORDER IMPLICATIONS

9.1 None

10. CONSULTATION IMPLICATIONS

10.1 The key sites for which the report seeks to facilitate identification are intended to be subject to public consultation as part of the supplementary Preferred Strategy consultation following consideration by Full Council.

11.0 ASSET MANAGEMENT IMPLICATIONS

11.1 None

12.0 ENVIRONMENTAL IMPACT IMPLICATIONS

12.1 Environmental impact of the Local Plan's proposals will be managed through the application of the Habitat Regulations and Sustainability Appraisal process.

12.0 LEGAL IMPLICATIONS

12.1 It is a statutory duty of the Council to prepare and adopt a statutory Local Plan for its local planning authority area.

Appendix 1

THE WEST SOMERSET LOCAL PLAN TO 2032 REVISED DRAFT PREFERRED STRATEGY

Changes to the January 2012 Preferred Strategy draft are shown thus:

Deleted text is ~~crossed through~~
Additional text is **emboldened**.



JUNE 2013

MASTER V6 supplementary Pref Strat 28th May 2013

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Appendix:

Fig. 1a Plan showing Local Plan area, Main Settlements, Primary Villages and Secondary Villages with Parish boundaries.
Fig. 1b Key to parishes shown on Fig. 1a.
Fig. 2 Minehead and Alcombe key strategic development allocation plan
Fig. 3 Minehead and Alcombe flood risk map
Fig. 4 Watchet key strategic development allocation plan
Fig. 5 Watchet flood risk map
Fig. 6 Williton key strategic development allocation and flood risk plan
Fig. 7 Proposed West Somerset Bat Consultation Zone
Fig. 8 Proposed West Somerset Waterfowl Consultation Zone
Fig. 9 Proposed Coastal Change Management Area 1 – Minehead to Blue Anchor.
Fig. 10 Proposed Coastal Change Management Area 2 – Stolford to Wall Common.
Fig. 11 Nuclear Safeguarding Zones for Hinkley Point Power Station

1.0 June 2013 updated introduction to the Local Plan

NB - Changes are not highlighted in this section

1.1 Introduction

The Local Plan for West Somerset aims to help make West Somerset a better place to live in, go to school in, do business in, retire in and also where people can enjoy life. The Local Plan's policies, created with the involvement of the area's communities, will help to guide the sustainable development of the parts of West Somerset District outside the Exmoor National Park.

In order to provide the housing and other development which the area needs to maintain thriving communities and economy the Local Plan's approach will be to find ways of saying 'yes' rather than 'no' to development unless the sustainability principles of the plan are compromised.

1.2 The legal requirement to prepare a Local Plan, and the change of the title of the document from 'Core Strategy' to 'Local Plan'.

The Localism Act 2011¹ requires the Council to prepare a Local Plan, the associated Local Planning Regulations² set out how it must go about doing this. The Localism Act changed the previous title of "Core Strategy" to "Local Plan" accordingly all references to the Core Strategy apart from this explanatory paragraph, or references to documents from previous stages in the process, have been changed to "Local Plan". It must be stressed that the Council is continuing with the preparation of essentially the same document. Once adopted, the Local Plan will have powerful planning policies which form part of the statutory Development Plan for the area.

The new West Somerset Local Plan covering the period from 2012 to 2032 should not be confused with the old West Somerset District Local Plan adopted in 2006,³ whose saved policies continue to influence development as a material consideration where they do not conflict with the National Planning Policy Framework. The old plan, where referred to in this document will be known as the "saved West Somerset District Local Plan".

1.3 Localism, Neighbourhood Planning and the Local Plan

Following the change of government in May 2010 the Local Plan's importance has, increased because the Government has enacted legislation (the Localism Act 2011⁴) enabling the abolition of Regional Spatial Strategies and all national housing targets as well as saved structure plan policies. This means that the Local Plan must set out a strategy for the area which is justified by the evidence in the context of the National Planning Policy Framework. This in turn will provide a context for the preparation of any Neighbourhood Development Plans.

1.4 A presumption in favour of sustainable development:

The National Planning Policy Framework⁵ sets a new presumption in favour of sustainable development as the driver of the planning system. Accordingly, the Local Plan sets out a vision for the sustainable development of the District's communities over the next 20 years and provides the means of achieving it through the application of strategic planning policies.

¹ H.M. Government; Localism Act 2011 The Stationary Office; 2011; ISBN 978 0 10 542011 8

² H.M. Government; The Town and Country Planning (Local Planning) (England) Regulations 2012 - Statutory Instrument 2012 No.767 (S.I. 2012:767); The Stationary Office; 2012; ISBN 978 0 11 152192 2

³ West Somerset District Council; West Somerset District Local Plan – Adopted April 2006; West Somerset District Council; 2008.

⁴ H.M. Government; Localism Act 2011, Chapter 20; The Stationary Office; 2011; ISBN 978 0 10 542011 8

⁵ Department for Communities and Local Government; National Planning Policy Framework – March 2012 ; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7

The Local Plan does not provide a detailed set of development control policies like those in the saved West Somerset District Local Plan.⁶ Many of the saved West Somerset District Local Plan's policies will remain of material importance until replaced by new adopted planning policies either in the new Local Plan or other future planning policy documents. The Local Plan will provide a context for other planning policy documents which will assist with the implementation of the Local Plan's vision.

1.5 Preparing the Local Plan - A brief outline of the Local Plan preparation process:

- Gathering evidence about the area covered by the Local Plan through a mix of existing data and commissioned studies to inform and justify strategy / policies.
- Formal announcement of the preparation of the document to the community as well as statutory and non-statutory consultees as well as a consultation exercise to identify the key issues affecting the area, which the document's policies will have to address.
- Input the aims and objectives of the Community Strategy for the area and the Council's corporate objectives.
- Preparation of sustainability appraisal objectives and baseline study – subject to consultation with the Government's statutory advisors (English Heritage, Natural England and the Environment Agency).
- The identification of a Local Plan vision, key and critical issues, strategic objectives and a series of strategy options which are tested both through community and stakeholder engagement as well as using the Sustainability Appraisal objectives.
- A preferred strategy is produced embodying the most favourable option as identified through the process outlined above; this is subject to community and stakeholder engagement.
- Following consideration of responses to the consultation on the Preferred Strategy and any necessary amendments, the Local Plan is formally published, and then submitted to the Secretary of State for examination. Following the receipt of the Inspector's Report the document will be adopted by the Council with any appropriate amendments.

(IMPORTANT - This is not a full description of the Local Plan preparation process, for which reference should be made to the Town and Country Planning (Local Planning) (England) Regulations 2012⁷ as amended, as well as the National Planning Policy Framework).

1.6 Community engagement :

Community engagement is being carried out in accordance with the Council's adopted Statement of Community Involvement⁸ as amended by subsequent changes to the Regulations. This has involved a range of methods, and using both formal and informal consultation exercises.

2.0 A Spatial Portrait of the West Somerset Local Plan area

Apart from the three main settlements, services are relatively thinly spread amongst the rural communities. A large, thinly populated hinterland looks mainly to the relatively self-contained main settlements of Minehead / Alcombe, Watchet and Williton for its everyday services. In the southern and eastern fringes of the Local Plan area communities also look to Taunton,

⁶ West Somerset District Council; West Somerset District Local Plan – Adopted April 2006; op. cit.

⁷ H.M. Government; The Town and Country Planning (Local Planning) (England) Regulations 2012 - Statutory Instrument 2012 No.767 (S.I. 2012:767); op. cit.

⁸ West Somerset Council; West Somerset Core Strategy Statement of Community Involvement: Adopted 2007

Wiveliscombe, Bridgwater, Dulverton and Tiverton. The propensity to use various service centres relates, to a significant degree, to the varying quality of the road network and the relative ease with which they can be reached. Whilst villages tend to have a marginal role in terms of service provision (if any), most do have at least a village hall. In terms of sustainable development principles, it is the community and cultural life of the District which relies heavily on the village communities because a substantial minority of the Local Plan area's population lives in the villages.

2.1 Location and population:

West Somerset District lies on the north coast of the south west peninsula between North Devon and Sedgemoor Districts. More than half of the District's area is within the Exmoor National Park (which has its own local planning authority). About three quarters of West Somerset's 34,675 population⁹ (ONS 2011 Census of Population) lives within the area for which this Local Plan is being prepared, outside the National Park. The overall Key Diagram Fig 1. Shows the Local Plan area set in its context including the major highway links and larger settlements. Hinkley Point power station is also shown. About two thirds of the Local Plan area's population (c.18,000 out of c.27,000 people) live on or near the coast in the three main settlements of Minehead / Alcombe, Watchet and Williton.

A marked characteristic of the area's demographic profile is the unusually high proportion of elderly people compared with the national average.

2.2 The Local Plan area Comprises:

- a coastal zone between Minehead in the west and Steart Peninsula in the east,
- the north western part of the Quantock Hills, notable for its exposed, moorland character,
- to the south, part of the Brendon Hills and
- A further, detached southern area at Brushford in the Barle Valley to the south of Exmoor.

The area's geography is complex ranging from the coastal levels, parts of which are vulnerable to sea flooding between Blue Anchor and Minehead and at the Steart Peninsula, and the Brendon and Quantock Hills rising to over 300 metres.

2.3 How the settlements relate to each other and the surrounding area:

- The largest settlement is the Victorian seaside resort town of Minehead with 10,834 population¹⁰ together with the smaller adjacent settlement of Alcombe. It is the main service centre for the District, having a community hospital, a community college, middle school and a substantial shopping centre. It is also the location of a Butlins holiday centre, which in the peak holiday season is home to up to c.6,000 visitors at a time. Its service centre role relates to a wider area including much of Exmoor and parts of North Devon.
- There are two other settlements with a significant secondary service provision role beyond their immediate area: the historic port of Watchet (3,785 population¹¹) and the nearby rural service centre village of Williton (2,602 population¹²) which is also the location of the West Somerset Council's main offices.
- As well as relying on Minehead, the southern extremity of the Local Plan area around Brushford looks to nearby Dulverton in the National Park and also the more distant larger centre of Tiverton.
- Villages and hamlets in the eastern part of the Brendon Hills look to Wiveliscombe for local

⁹ Office for National Statistics; 2011 Census of Population

¹⁰ Office for National Statistics; 2011 Census of Population..

¹¹ Office for National Statistics; 2011 Census of Population.

¹² Census data (Office for National Statistics; 2011 Census of Population)

services.

- Villages to the east of the Quantocks look mainly towards Bridgwater for their services.

2.4 West Somerset settlement transport and access:

The growth of the main settlements has been substantially influenced by the development of modes of transport over the years. Watchet and Minehead grew initially because of their accessibility from the sea; Minehead only took on its status as the main settlement in the area following the extension of the railway in 1874¹³ and development of the town's tourism industry. Since the motor vehicle became the dominant means of transport in the years after 1945 the nature of the road network has influenced the function of settlements. Williton sits at the junction of the two major road links in West Somerset, the A39 from Minehead to Bridgwater, and the A358 from Taunton to Williton. Neither of these are trunk roads, they are both relatively narrow A roads, the A358 also being constrained by limited headroom railway bridges. These roads serve the settlements in the coastal strip and on both sides of the Quantock Hills. The remaining inland parts of the Local Plan area, on the Brendon Hills and the Brushford area are relatively poorly accessed via the A396 south from Dunster or by the B roads over the top of the Brendon Hills via Raleigh's Cross.

Minehead lies some 25 miles / 45 minutes drive from M5 J25 at Taunton via the A358 and A39 and 27 miles / 50 minutes drive from M5 J24 at Bridgwater via the A39. At peak hours these timings increase significantly. Journey times to settlements away from the main roads increase considerably depending on the additional distance involved. Many parts of the minor road network, besides being narrow and winding, are severely constrained by the local geography and a lack of permeability on some parts of the historic road network.

The use of walking as a means of transport is inhibited in some of the local settlements by the lack of safe footways in key locations. Minehead however has a good level of access to its services and facilities by a range of transport modes including walking and cycling.

2.5 The West Somerset Local Plan area and neighbouring Housing Market Areas

The District lies within two overlapping housing market areas:

The Taunton and South Somerset HMA (T&SSHMA):¹⁴

- 'Taunton' and 'South Somerset' were treated as two separate HMAs in the study due to their relatively self-contained nature. West Somerset is treated as part of the Taunton HMA. This showed that whilst there was a high overall degree of self-containment within the HMA in relation to the main centres of employment, Taunton and Bridgwater (a 70% travel to work self containment level), this applied rather less in West Somerset where there was more internal self-containment focused on Minehead.
- West Somerset's population is mainly concentrated in the coastal area settlements. These relate most strongly to Taunton, Bridgwater and to a lesser extent Tiverton in terms of housing market, employment and higher level service provision. The thinly populated area of Exmoor to the south and west of Minehead, which has a poor highway network, extends into Devon creating a barrier to service access in that direction.

The Northern Peninsula HMA (NPSHMA):¹⁵

- The Strategic Housing Market for the Northern Peninsula provides a more detailed

¹³ Minehead Railway Company; The Minehead Railway Act 1871; H.M.S.O.; 1871.

¹⁴ Fordham Research; Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.

¹⁵ Housing Vision; Strategic Housing Market Assessment for the Northern Peninsula – December 2008; Northern Peninsula Housing Market Partnership; 2008

reflection of West Somerset's housing market. Outside the HMA links to the rest of Somerset and the Bristol housing market are stated to be stronger than those with the Exeter housing market¹⁶.

- A further marked characteristic is the strength of connections with distant housing markets – in particular those in London, the South East and East of England, and the West Midlands. Moves to the Northern Peninsula HMA are particularly strong for families with dependent children, people in middle age and early retirees¹⁷. These connections, particularly with the higher value housing markets of the south east, are a significant driver of increasing local property values and increasing proportion of over 50s in the West Somerset population.
- A review of the Northern Peninsula Strategic Housing Market Assessment has recently been carried out in order to ensure that the provisions of the NPPF regarding housing requirements are properly fulfilled in the light of up to date evidence.¹⁸

2.6 Land use and economy:

- The majority of the Local Plan area's economic activity is located in the coastal strip.
- Most of the District is in agricultural or forestry use, pastoral farming being a particularly substantial part. The two major sources of employment within the District are agriculture and tourism, in particular the Butlins holiday centre in Minehead.
- Nuclear power generation at Hinkley Point is also a significant employer with c.600 workers at the existing power station. This is likely to increase significantly in the future with the proposed development of the Hinkley Point C power station.
- As a consequence of the age profile of the District, social care is also a growing employment sector, like tourism and farming it is not particularly well paid.
- The District's other major tourist attraction is the substantially volunteer run West Somerset Steam Railway running for over 20 miles between Bishop's Lydeard near Taunton and its western terminus in Minehead linking the three largest settlements in the District by rail for much of the year. It should be noted that due to the nature of the railway it does not provide a commuter service. Notwithstanding this, it has been recently used on a number of occasions for revenue earning through freight services from Network Rail carrying very substantial loads of rock for coastal protection purposes.

2.7 Drainage and flooding:

Much of the Local Plan area drains through short, relatively steep catchments to the Bristol Channel, however there is land in the south and east of the area which drains into either the Exe or Parrett catchments respectively. Each of the main three settlements has areas affected by a high risk of flooding either from local watercourses, and in the case of Minehead and Watchet, also from the sea. The management of flood risk in planning for development will be an important task for the Local Plan.

¹⁶ Housing Vision; Strategic Housing Market Assessment for the Northern Peninsula – December 2008: Executive Summary; Northern Peninsula Housing Market Partnership; 2008 (para. 2.2 page vii)

¹⁷ Housing Vision; Strategic Housing Market Assessment for the Northern Peninsula – December 2008: Executive Summary; Northern Peninsula Housing Market Partnership; 2008 (para. 2.3 page vii)

¹⁸ Housing Vision; Strategic Housing Market Assessment: West Somerset Update - Draft Report April 2013

2.8 Landscape protection and biodiversity:

A substantial part of the Local Plan area borders onto the Exmoor National Park,¹⁹ within which the landscape is subject to statutory protection. The part of the Quantock Hills within the Local Plan area is designated as an Area of Outstanding Natural Beauty²⁰ which is also protected. There are a number of significant areas protected as Natura 2000 sites under the 1992 European Community Habitats Directive²¹ for their ecological value as well as nationally designated Sites of Special Scientific Interest.²²

2.9 Hinkley Point nuclear power station:

The existing Hinkley Point nuclear power station lies within the north-eastern part of the District. Whilst Hinkley Point A is currently being decommissioned, Hinkley Point B remains an operational power station. A Development Consent Order was granted by Parliament in March 2013 for the development of Hinkley Point C power station with two new nuclear reactors. This would constitute the largest investment in the District for many years, and would involve the influx of a substantial additional workforce (with an estimated peak of c.5600 workers) over a period of several years.²³ Most site workers living to the south of West Somerset are expected to use the B3190 from Bampton to Watchet in order to access the Smithyard park and ride site near Williton having left the M5 at Junction 27.

3.0 The evidence base

3.1 The policies of the Local Plan must be justified by the evidence gathered together with data already available on the area and its characteristics in order to be found legally sound when examined. The NPPF advises that local plans should be based on: "...adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals."

The evidence base consists of two elements:

- Evidence of community and stakeholder participation in the preparation of the Local Plan, and;
- Research setting out factual evidence which underpins the vision, objectives and policies of the Local Plan.

3.2 The evidence base research studies which have been prepared are:

- Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments 2008;²⁴

¹⁹ H.M. Government; National Parks and Access to the Countryside Act 1949: Exmoor National Park (Designation) Order 1954 (HLG 92/176); HMSO; 1954.

²⁰ H.M. Government ; National Parks and Access to the Countryside Act 1949: Quantock Hills Area of Outstanding Natural Beauty (Designation) Order 1956; HMSO; 1956

²¹ European Economic Community; Council Directive 92/43/EEC of 21st May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (as amended); European Economic Community; 1992

²² H.M. Government; The Wildlife and Countryside Act 1981, Chapter 69 (as amended); HMSO; 1981; ISBN 978 0 10 546981 0

²³ NNB Generation Co. Ltd.; Hinkley Point C Development Consent Order Application; EDF Energy; 2011

²⁴ Fordham Research; Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009; op. cit.

- The Strategic Housing Market Assessment for the Northern Peninsula 2008;²⁵
- West Somerset Strategic Housing Land Availability Assessment;²⁶
- West Somerset Employment Land Review;²⁷
- Level 1 Strategic Flood Risk Assessment (jointly with the Exmoor National Park Authority)²⁸
- Level 2 Strategic Flood Risk Assessment (for areas where pressure for strategic development exists);²⁹
- West Somerset Town Centre Uses Study (jointly with the Exmoor National Park Authority);³⁰
- West Somerset Heritage Asset Study³¹
- West Somerset Renewable Energy Potential Study³²
- West Somerset PPG17 Study³³
- The West Somerset Economic Strategy 2009³⁴ & 2011³⁵
- Northern Peninsula Strategic Housing Market Assessment: West Somerset Update - Draft Report April 2013³⁶

There is much evidence produced by other bodies which will also be relevant.

4.0 The key issues identified during the plan preparation process

4.1 Housing and Community:

- The provision of significantly more affordable housing
- Providing appropriate facilities for the older people amongst the District's population (relating particularly to appropriate housing provision),
- Improved provision of sport and recreation facilities
- Fuel poverty (resulting from a high proportion of properties without access to mains

²⁵ Housing Vision; Strategic Housing Market Assessment for the Northern Peninsula – December 2008; op. cit.

²⁶ Hunter Page Planning Ltd.; West Somerset District Council Strategic Housing Land Availability Assessment – March 2010; West Somerset Council; 2010.

²⁷ Hunter Page Planning Ltd.; Employment Land Review: Report Stages 1 – 3, May 2009 – April 2010; West Somerset Council; 2010.

²⁸ Scott Wilson; West Somerset Council & Exmoor National Park Authority Strategic Flood Risk Assessment Level 1: Final Report – March 2009; West Somerset Council; 2009

²⁹ Scott Wilson; West Somerset Council Level 2 Strategic Flood Risk Assessment: Final Report – October 2010; West Somerset Council; 2010

³⁰ Todd, Stuart; West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011; West Somerset Council; 2012.

³¹ Todd, Stuart; West Somerset Heritage Asset Study – 2011; West Somerset Council; 2011 – *WORKING TITLE*

³² Todd, Stuart; West Somerset Local Planning Authority Area Renewable and Low Carbon Energy Potential Study – September 2011; West Somerset Council; 2012.

³³ Todd, Stuart; West Somerset Sport, Leisure and Recreation Study – 2011; West Somerset Council; 2011 – *WORKING TITLE*

³⁴ EKOS Consulting; The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009; West Somerset Council; 2009.

³⁵ ARUP; West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011; West Somerset Council; 2011.

³⁶ Housing Vision; Strategic Housing Market Assessment: West Somerset Update - Draft Report April 2013

gas, and a high proportion of houses which are difficult to heat)

- Providing an appropriate level of facilities for young people
- Meeting the challenge of the impacts of the new nuclear proposals at Hinkley Point

4.2 Settlement hierarchy and development distribution:

- Identifying a hierarchy of settlements within West Somerset in terms of their functions
- The need to maintain and increase the self-containment of West Somerset settlements
- The identification of the most appropriate locations for new development

4.3 Transport:

- Increasing the proportion of non-private car travel within the District
- Improving accessibility to and from West Somerset
- Meeting the challenge of the impacts of the new nuclear proposals at Hinkley Point

4.4 The critical issues for the Local Plan area:

These are the challenges which really stand out, the successful management of which provides the key to addressing other key issues and enabling positive place shaping to take place within the plan area. This is the essential purpose for preparing a Local Plan. The Critical Issues are:

1. Mitigating the effects of the Hinkley Point C new nuclear proposals;
2. The extreme degree of disparity between average house prices and average earnings, with consequent high level of unmet affordable housing need;
3. The need to provide c. 2,900 dwellings during the period 2012 to 2032;
4. The demographic imbalance in the area, with its low proportion of 19 – 45 year olds, and high proportion of 50+ age group;
5. The narrow base of the economy, and the predominance of low income jobs in agriculture, tourism and social care;
6. Poor level of accessibility between the West Somerset communities and the M5 corridor;
7. Reducing the relatively high per capita level of Co₂ production within West Somerset;
8. Management of flood risk in and around the main settlements, and;
9. The importance of protecting the West Somerset landscape.

These critical issues are also the driving force for the themes and objectives of the Somerset and West Somerset Sustainable Community Strategies^{37, 38} and also the Council's Corporate Plan.³⁹

³⁷ Somerset Strategic Partnership; Somerset, a Landscape for the Future: Sustainable Community Strategy for Somerset 2008 – 2026; Somerset County Council; 2009.

³⁸ West Somerset Strategic Partnership; West Somerset Sustainable Community Strategy 2007 – 2010; West Somerset Council; 2007.

³⁹ West Somerset Council; West Somerset Council Corporate Plan 2011 – 12; West Somerset Council; 2011.

5.0 The Spatial Vision for West Somerset showing how the area and the places in it should develop:

- 5.1 ECONOMY** - By 2032 the area's main service and employment centre: Minehead / Alcombe, the secondary service and employment centres of Watchet and Williton and rural employment sites such as Brushford / Dulverton will be the centres of a thriving and increasingly varied local economy within West Somerset, aided by the provision of super-fast optical broadband access, all of which will enable more people to work close to, or in their homes. People will have the skills to enable them to work and thrive in this more diverse economy. The tourism industry will also have diversified with a wider range of sustainable enterprises. The Hinkley Point C new nuclear project will have been completed having brought considerable economic stimulus to the area whilst the temporary adverse impacts of the construction phase should be in the past.
- 5.2 HOUSING** – By 2032 there will have been a significant increase in the amount of affordable housing provided in the area. More people will be able to afford housing which is appropriate to their circumstances. New housing development will have been delivered in locations which will help to secure a reduction in transport demand and more self-contained settlements. About 2,900 additional houses will have been provided in the Local Plan area, the largest part of these being provided at Minehead / Alcombe.
- 5.3 ENVIRONMENT** – By 2032 there will be a marked increase in the low carbon economy locally. Biodiversity will have been strengthened and flood risk will have been managed positively in accommodating new development. More of the District's food supply will be produced locally.

6.0 Strategic objectives for West Somerset focussing on the key issues to be addressed

6.1 Strategic objectives for the area based on the key issues⁴⁰ identified in the initial Regulation 18⁴¹ consultation exercise:

- Strengthening the roles and functions of Minehead as the District's main service centre, and Watchet and Williton as secondary service centres.
- Implementation of types and quantities of development in locations appropriate to meet the requirements of the Strategy based on the evidence and engagement.
- Increase self-containment within Minehead, Watchet and Williton.
- successfully managing flood risk in implementing new development at Minehead Watchet and Williton
- Make a step change in the provision of affordable housing to meet identified local needs
- Make a significant reduction in Co₂ emissions for the Local Plan area.
- Create an aspirational, enterprising and entrepreneurial culture within West Somerset
- Develop the quality of the tourism offer within the Local Plan area
- Protect and enhance biodiversity in the Local Plan area
- Conserve and enhance the character of historic settlements, buildings and landscapes
- Deliver high quality design in new development which will contribute to the area's heritage in a positive way

⁴⁰ West Somerset Council; West Somerset Core Strategy Options Paper – January 2010; West Somerset Council; 2010 (Section 3.0, p.6)

⁴¹ H.M. Government; The Town and Country Planning (Local Planning) (England) Regulations 2012 - Statutory Instrument 2012 No.767 (S.I. 2012:767); op. cit.

The delivery strategy for achieving the Local Plan objectives, setting out how much development is intended to happen where, when and by what means it will be delivered.	
	PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
REPLACEMENT POLICY SD1:	PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
Replacement Policy	<p>WHEN CONSIDERING DEVELOPMENT PROPOSALS THE DECISION MAKER WILL TAKE A POSITIVE APPROACH THAT REFLECTS THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT CONTAINED IN THE NATIONAL PLANNING POLICY FRAMEWORK. IT WILL ALWAYS WORK PROACTIVELY WITH APPLICANTS JOINTLY TO FIND SOLUTIONS WHICH MEAN THAT PROPOSALS CAN BE APPROVED WHEREVER POSSIBLE, AND TO SECURE DEVELOPMENT THAT IMPROVES THE ECONOMIC, SOCIAL AND ENVIRONMENTAL CONDITIONS IN THE AREA.</p> <p>PLANNING APPLICATIONS THAT ACCORD WITH THE POLICIES IN THIS LOCAL PLAN (AND, WHERE RELEVANT, WITH POLICES IN NEIGHBOURHOOD PLANS) WILL BE APPROVED WITHOUT DELAY, UNLESS MATERIAL CONSIDERATIONS INDICATE OTHERWISE.</p> <p>WHERE THERE ARE NO POLICIES RELEVANT TO THE APPLICATION OR RELEVANT POLICIES ARE OUT OF DATE AT THE TIME OF MAKING THE DECISION THEN THE DECISION MAKER WILL GRANT PERMISSION UNLESS MATERIAL CONSIDERATIONS INDICATE OTHERWISE – TAKING INTO ACCOUNT WHETHER:</p> <ul style="list-style-type: none"> • ANY ADVERSE IMPACTS OF GRANTING PERMISSION WOULD SIGNIFICANTLY AND DEMONSTRABLY OUTWEIGH THE BENEFITS, WHEN ASSESSED AGAINST THE POLICIES IN THE NATIONAL PLANNING POLICY FRAMEWORK TAKEN AS A WHOLE; OR • SPECIFIC POLICIES IN THAT FRAMEWORK INDICATE THAT DEVELOPMENT SHOULD BE RESTRICTED.
Deleted policy	PROPOSALS WHICH HELP TO DELIVER SUSTAINABLE DEVELOPMENT THROUGH THE APPLICATION OF THE POLICIES AND PROPOSALS OF THE LOCAL PLAN WILL BE SUPPORTED.
Purpose	<p>This draft policy, has been introduced in response to provided by the Planning Inspectorate, articulates the National Planning Policy Framework's (NPPF's) emphasis on the requirement for all development to contribute towards the objectives of sustainable development and embeds it in the Local Plan.</p> <p>Sustainable development is seen as having three distinct roles; economic, social and, environmental, as far as the NPPF is concerned. It is defined for the purposes of this plan as follows:</p> <p>“Planning for prosperity Economic – contributing using the planning system to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type, and in the right places, is available in the right places at the right time to allow support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;</p> <p>“Planning for People Social – using the planning system to promote supporting</p>

	<p>strong, vibrant and healthy communities, by providing the an increased supply of housing required to meet the needs of present and future generations; and by creating a high good quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural wellbeing; and</p> <p>Environmental – Planning for places – using the planning system to protect and enhance contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, to use natural resources prudently, minimise waste and pollution and to mitigate and adapt to climate change, including moving to a low-carbon economy.”</p>
Assumptions	<ul style="list-style-type: none"> o Providing the land and policies to deliver the development types required in various places to allow the economy and local communities to fulfil their potential will provide good outcomes for the community in terms of the protection of its environment, the prosperity of its population and the convenience and utility of the facilities they are able to enjoy within a reasonable distance of their homes.
Justification including any references	<p>The policies included in the draft preferred strategy aim to deliver the development which is needed to maximise the self-containment of the main settlements, whilst allowing the larger villages to continue to have a modest amount of development proportionate to their size and available facilities.</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p>
HINKLEY POINT AND OTHER MAJOR ENERGY GENERATING DEVELOPMENT	
Policy EN1:	MITIGATION OF IMPACT OF HINKLEY POINT NEW NUCLEAR PROPOSALS
Amended justification and references	<p>PROPOSALS FOR THE MITIGATION OF IMPACTS ARISING FROM THE DEVELOPMENT OF A NEW NUCLEAR POWER STATION AT HINKLEY POINT MUST DEMONSTRATE THAT:</p> <ul style="list-style-type: none"> • THEY RESPECT THE POSITIVE ECONOMIC AND SOCIAL CHARACTERISTICS OF COMMUNITIES AFFECTED ESPECIALLY THOSE NEIGHBOURING THEM, THAT; • ADEQUATE MEASURES ARE TAKEN TO MITIGATE THE ADVERSE CULTURAL, ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT OF THE RELATED DEVELOPMENT, (BOTH TEMPORARY AND PERMANENT AND, PREPARATORY AND ANCILLARY) ON THE COMMUNITIES AFFECTED, BOTH IN THE SHORT AND THE LONGER TERM, AND THAT; • THEY RESPECT THE LOCAL NATURAL ENVIRONMENT IN WHICH THEY ARE LOCATED.
Purpose	The policy requires that appropriate mitigation of adverse impacts and the optimisation of beneficial impacts arising from the Hinkley Point new nuclear development proposals is provided.
Assumptions	<ul style="list-style-type: none"> o That a construction project on the scale of a new nuclear power station in a remote rural location will bring a wide range of impacts, both positive and negative.

	<ul style="list-style-type: none"> ○ Some of these impacts will be on a very significant scale, ○ They will range in timescale between short and long term.
Justification including any references	<p>The Department of Energy and Climate Change (DECC) has identified the need to upgrade the energy generation capacity and associated infrastructure within the UK and make provision for a more secure system of supply in order to meet the existing and future demands for energy. Energy from nuclear sources is seen as making a valuable contribution to the anticipated future demand. Hinkley Point has been a focus of nuclear power generation development since 1957 and has been identified as a suitable location for a new generation of nuclear power supply. Following an Examination in Public by an independent Panel from the Infrastructure Planning Commission (IPC)/Major Infrastructure Planning Unit (MIPU) and a recommendation to the Secretary of State of Energy & Climate Change, a decision letter was issued on 19th March 2013.</p> <p>Sources:</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2013 – 16</u>; West Somerset Council; 2013.</p> <p>Turner, Cllr. K.H.; <u>West Somerset Council Full Council 23rd March 2011 Agenda Item 8: West Somerset Council Position Statement on Proposed Major Energy Generation and Associated Infrastructure Projects (Full Council Report No. WSC 42/11)</u>; West Somerset Council; 2011.</p> <p>Department of Energy and Climate Change; <u>Overarching National Policy Statement for Energy (EN-1)</u>; The Stationary Office; 2011; ISBN 978 0 10 851077 9</p> <p>Goodchild, A.; <u>West Somerset Council Full Council 23rd September 2010 Agenda Item 4: Consultation Response to EDF's Stage 2 Consultation on Preferred Proposals for a Proposed Nuclear Development at Hinkley Point C (Full Council Report No. 129/10)</u>; West Somerset Council; 2010.</p> <p>Morgan, Cllr. C.; <u>West Somerset Council Full Council 23rd March 2011 Agenda Item 12: Consultation Response to EDF Energy's Update and Proposed Changes to Preferred Proposals for Hinkley Point C New Nuclear Build (Full Council Report WSC 47/11)</u>; West Somerset Council; 2011.</p> <p>NNB Generation Company Ltd.; <u>Planning Application for Hinkley Point C Preliminary Works: Site Preparation Works at Hinkley Point, Somerset (P/App. Ref 3/32/10/037)</u>; EDF Energy; 2011.</p> <p>NNB Generation Company Ltd.; <u>Hinkley Point C Development Consent Order Application – October 2011</u>; EDF Energy; 2011</p> <p>H.M. Government; Infrastructure Planning: <u>The Hinkley Point C (Nuclear Generating Station) Order 2013 – Statutory Instrument 2013 No.648 (S.I. 2013:648)</u>; The Stationary Office; 2013; ISBN 978 0 11 153278 2.</p> <p>ARUP; <u>Hinkley Point C Supplementary Planning Document (SPD) – Adopted October 2011</u>; Sedgemoor District Council and West Somerset Council; 2011</p>
Policy EN2:	MITIGATION OF IMPACT OF MAJOR ENERGY GENERATING PROPOSALS
	<p>MAJOR ENERGY GENERATING DEVELOPMENT PROPOSALS WILL BE SUPPORTED WHERE IT CAN BE CLEARLY DEMONSTRATED THAT:</p> <ul style="list-style-type: none"> • THEY MAKE AN ESSENTIAL CONTRIBUTION TO THE NATION'S ENERGY NEEDS; • THEY RESPECT THE LOCAL NATURAL ENVIRONMENT IN WHICH THEY ARE LOCATED; • THEY RESPECT THE POSITIVE ECONOMIC AND SOCIAL CHARACTERISTICS OF COMMUNITIES AFFECTED ESPECIALLY THOSE NEIGHBOURING THEM; AND,

	<ul style="list-style-type: none"> • ADEQUATE MEASURES ARE TAKEN TO MITIGATE THE CULTURAL, ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT OF ANY RELATED DEVELOPMENT ON THE COMMUNITIES AFFECTED, BOTH IN THE SHORT AND THE LONGER TERM.
Purpose	The policy seeks to ensure that appropriate mitigation of adverse impacts and optimisation of beneficial impacts arising from major energy generating proposals is provided.
Assumptions	<ul style="list-style-type: none"> ○ Major energy generating proposals can give rise to a range of both positive and negative impacts depending on the nature of the energy generating technology involved and the scale, location and design of the scheme; ○ Some of these impacts may be on a very significant scale, ○ They will range in timescale between short and long term.
Justification including any references	<ul style="list-style-type: none"> ○ The search for new and more sustainable energy generating capacity has led to the development of novel technologies such as large scale photovoltaic arrays and windfarms. All energy generating facilities have locational requirements related to the nature of the energy source being captured. ○ The desire for more low carbon energy generation has led to more large scale generating development away from traditional sources of hydrocarbon energy such as the coalfields. Wind, hydro, biomass and solar energy schemes are frequently located in remote rural areas of high landscape and or ecological value, great care is necessary in order to balance the benefits of low or zero carbon energy generation with the appropriate level of protection for highly valued environments. ○ A Renewable Energy Potential Study forms part of the evidence base. <p>Sources:</p> <p>Department of Energy and Climate Change; <u>Overarching National Policy Statement for Energy – June 2011 (EN-1)</u>; DECC; 2011.</p> <p>Department of Energy and Climate Change; <u>National policy Statement for Renewable Energy Infrastructure – June 2011 (EN-3)</u>; DECC; 2011.</p> <p>Department of Energy and Climate Change; <u>National Policy Statement for Electricity Networks Infrastructure – June 2011 (EN-5)</u>; DECC; 2011.</p> <p>Department of Energy and Climate Change; <u>National Policy Statement Nuclear Power Generation Vols. 1 & 2 – June 2011 (EN-6)</u>; DECC; 2011.</p> <p>Turner, Cllr. K.H.; <u>West Somerset Council Full Council 23rd March 2011 Agenda Item 8: West Somerset Council Position Statement on Proposed Major Energy Generation and Associated Infrastructure Projects (Full Council Report No. WSC 42/11)</u>; West Somerset Council; 2011.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Renewable and Low Carbon Energy Potential Study – September 2011</u>; West Somerset Council; 2012.</p>

	SUSTAINABLE COMMUNITIES
Amended Policy SC1:	HIERARCHY OF SETTLEMENTS
Amended policy	<ol style="list-style-type: none"> 1. NEW DEVELOPMENT WILL BE CONCENTRATED IN THE DISTRICT'S MAIN CENTRE, MINEHEAD / ALCOMBE, AND IN THE RURAL SERVICE CENTRES OF WATCHET AND WILLITON, THIS WILL BE ON A SCALE GENERALLY PROPORTIONATE TO THEIR RESPECTIVE ROLES AND FUNCTIONS TO THEIR OWN COMMUNITIES AND THOSE IN SURROUNDING SETTLEMENTS THAT RELY ON THEIR LARGER NEIGHBOURS FOR ESSENTIAL SERVICES AND FACILITIES. 2. LIMITED DEVELOPMENT IN THE PRIMARY VILLAGES: BICKNOLLER, CARHAMPTON, CROWCOMBE, KILVE, STOGUMBER, STOGURSEY, WEST QUANTOXHEAD AND WASHFORD, REMAINING SETTLEMENTS, WHICH DO NOT HAVE DEVELOPMENT LIMITS, MAY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT IT WILL CONTRIBUTE TO WIDER SUSTAINABILITY BENEFITS FOR THE AREA AND WHERE IT MEETS A CLEARLY IDENTIFIED LOCAL NEED. 3. AT THE SECONDARY VILLAGES: HOLFORD, DUNSTER MARSH, OLD CLEEVE, BLUE ANCHOR, BROMPTON RALPH AND BRUSHFORD, SMALL SCALE DEVELOPMENT TO MEET CLEARLY IDENTIFIED LOCAL NEEDS MAY BE PERMITTED. 4. DEVELOPMENT IN THE OPEN COUNTRYSIDE WILL BE LIMITED TO THAT FOR WHICH THERE IS AN ESTABLISHED LONG-TERM NEED AND FOR WHICH SUCH A AND THE LOCATION IS ESSENTIAL, INCLUDING AGRICULTURE, FORESTRY, HORTICULTURE, EQUINE AND, HUNTING. DEVELOPMENT IN SUCH LOCATIONS WILL ALSO NEED TO DEMONSTRATE GOOD PROXIMITY AND EASY ACCESSIBILITY TO THE EXISTING HIGHWAY NETWORK, OR ALTERNATIVE TRANSPORT MODES, AND SETTLEMENTS PROVIDING ESSENTIAL SERVICES AND FACILITIES. 5. DEVELOPMENT WITHIN OR IN CLOSE PROXIMITY (WITHIN 50 METRES) TO THE CONTIGUOUS BUILT-UP AREA OF PRIMARY AND SECONDARY VILLAGES TO THE BUILT-UP LIMITS OF SETTLEMENTS WITHOUT A DEVELOPMENT LIMIT BOUNDARY (AS SHOWN ON THE PROPOSALS MAP) WILL ONLY BE CONSIDERED WHERE IT CAN BE DEMONSTRATED THAT: <ol style="list-style-type: none"> A. IT IS WELL RELATED TO EXISTING ESSENTIAL SERVICES AND SOCIAL FACILITIES WITHIN THE SETTLEMENT, AND; B. THERE IS SAFE AND EASY PEDESTRIAN ACCESS TO THE ESSENTIAL SERVICES AND SOCIAL FACILITIES WITHIN THE SETTLEMENT, AND; C. IS OF A SCALE WHICH COMPLEMENTS THE CHARACTER OF THE EXISTING SETTLEMENT, AND; D. IT DOES NOT GENERATE SIGNIFICANT ADDITIONAL TRAFFIC MOVEMENTS OVER MINOR ROADS TO AND FROM THE NATIONAL PRIMARY AND COUNTY HIGHWAY ROUTE NETWORK, AND; E. IT ENHANCES THE SERVICE AND SOCIAL FACILITY PROVISION OF THE SETTLEMENT / SETTLEMENT-CLUSTER, OR AND; F. IT PROVIDES MORE THAN SHORT-TERM EMPLOYMENT OPPORTUNITIES FOR LOCAL RESIDENTS., AND;

Purpose	<ul style="list-style-type: none"> ○ The policy seeks to achieve a beneficial distribution of new development within the Local Plan area, so as to maintain or strengthen the current service roles and functions of the various settlements. ○ The policy provides clear guidance about the appropriate scale and location of new development within the Local Plan area.
Assumptions	<ul style="list-style-type: none"> ○ Directing new development proportionately to the area's larger settlements which currently provide most of the retail, employment, education and other service facilities within the area will help to maintain and enhance their attractiveness to service providers. ○ This will help to maximise the number of trips to service destinations which are completed within the local area and, particularly, within the main settlements. ○ The number of service sector jobs provided in the local area will also be maintained or increased ○ Quality of life benefits will be experienced by the local population through maintaining or improving the range of services which are available within the local area.
Justification including any references	<ul style="list-style-type: none"> ○ The West Somerset Town Centre Study details the type and location of town centre uses across the Local Plan area. ○ The majority of town centre uses within the area are located in Minehead, which serves a wider area including a large part of the Exmoor National Park. ○ Historically approximately 80% of new development within the Local Plan area has taken place at Minehead / Alcombe, Watchet and Williton. This pattern of development has served to sustain a good level of local services in these three settlements. Maintaining this pattern of development should continue to support the health of the service functions of the three main settlements. This is likely to require some adjustment to their development limits. ○ Village based services have shown a tendency to decline over time, with the loss of many local shops, post offices, pubs and petrol filling stations. This is partly a result of greater mobility arising from higher levels of private car ownership and use, and the greater choice offered by services accessible in larger settlements. ○ The continuing health and sustainability of villages was identified as an important issue in the Taylor Report. A balance must be reached by means of which a modest amount of new development including both affordable and market housing can help to secure the future of these settlements. Such development should be limited according to the size and character of each settlement in order to maintain their vitality. This could be achieved by a mechanism which related consideration of new development proposals to a proportion of existing dwelling numbers within the settlement over a given time period subject to caveats about protection of the character of the settlement. <p><u>Definitions:</u></p> <p>Limited Development:</p> <p>In clause 2 of the policy above, “limited development” means a maximum of a 10% increase in a settlement’s total dwelling number at the beginning of the Local Plan period, limited to a maximum of 30% of this increase in any five year period.</p> <p>Small Scale Development:</p>

	<p>In clause 3 of the policy above “small scale development” means up to five dwellings.</p> <p>Primary Village:</p> <p>Larger villages with a shop and some built community facilities which are not significantly constrained by poor access from the County Highway Network.</p> <p>Secondary Village:</p> <p>Mainly smaller villages without a shop, but with some built community facilities, and also some with a shop but which are constrained by poor access from the County Highway Network.</p> <p>Built up area:</p> <p>An amalgam of buildings and built structures that collectively form a distinct developed form with a relatively continuous outer boundary / limit. The extent of the built up area excludes parkland, parks, public gardens, formal and informal public open space, playing fields (including those associated with sports and educational institutions) and groups of farm and agriculture-related buildings where they are not wholly surrounded by other built development.</p>
	<p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p>
New Policy SC2	HOUSING PROVISION
New Policy	THE PLAN WILL DELIVER APPROXIMATELY 2,900 DWELLINGS TO PROVIDE FOR THE AREA’S HOUSING NEEDS DURING THE PERIOD TO 2032, OF WHICH A MINIMUM OF 1,450 WILL BE PROVIDED ON ALLOCATED KEY STRATEGIC SITES AT MINEHEAD / ALCOMBE, WATCHET AND WILLITON.
Purpose	See below – as for SC2A
Assumptions	See below – as for SC2A
Justification including any references	See below – as for SC2A
Amended Policy SC2A	STRATEGIC DEVELOPMENT DISTRIBUTION
Amended Policy (old)	NEW HOUSING WITHIN THE LOCAL PLAN AREA WILL BE DELIVERED AT AN AVERAGE ANNUALISED RATE OF 145 DWELLINGS PER YEAR:

SC2)	<ul style="list-style-type: none"> • OF THESE, THE STRATEGIC SITES WILL PROVIDE: <ul style="list-style-type: none"> ○ AN ANNUALISED AVERAGE OF 38 DWELLINGS PER YEAR AT MINEHEAD / ALCOMBE, ○ AN ANNUALISED AVERAGE OF 15 DWELLINGS PER YEAR AT WATCHET, ○ AN ANNUALISED AVERAGE OF 21 DWELLINGS PER YEAR AT WILLITON, • IN ADDITION TO THE KEY STRATEGIC SITES PROVISION WILL BE MADE FOR: <ul style="list-style-type: none"> ○ AN ANNUALISED AVERAGE OF 43 DWELLINGS PER YEAR THROUGH OTHER DEVELOPMENT AT MINEHEAD / ALCOMBE, WATCHET AND WILLITON, AND; ○ AN ANNUALISED AVERAGE OF 30 DWELLINGS PER YEAR WILL BE PROVIDED AT THE PRIMARY AND SECONDARY VILLAGES.
Policy SC2:	STRATEGIC DEVELOPMENT
Deleted policy	<p>NEW HOUSING WITHIN THE CORE STRATEGY AREA WILL BE DELIVERED AT A MINIMUM AVERAGE RATE OF 125 DWELLINGS PER YEAR:</p> <ul style="list-style-type: none"> • OF THESE, AN AVERAGE OF 65 DWELLINGS PER YEAR WILL BE PROVIDED AT MINEHEAD; • AN AVERAGE OF 30 DWELLINGS PER YEAR WILL BE PROVIDED AT WILLITON AND WATCHET, AND • A MAXIMUM OF 30 DWELLINGS PER YEAR WILL BE PROVIDED AT SETTLEMENTS ELSEWHERE WITHIN THE DISTRICT
Purpose	<ul style="list-style-type: none"> ○ To set out the approximate quantity of dwellings to be provided at each of the major settlements and in the primary and secondary villages as a whole, ○ To provide an appropriate level of development to support the continuing role and function of the respective settlements including the larger villages with which have an elementary some service provision role.
Assumptions	<ul style="list-style-type: none"> ○ That directing the majority of new development in approximate proportion to the relative level of services provided at the District's main service centres will maximise their sustainability in terms of the range and quality of facilities available for the community and minimising longer trips from the area to centres elsewhere should local facilities be lost.
Justification including any references	<ul style="list-style-type: none"> ○ c.80% of completions are consistently provided at Minehead / Alcombe Watchet and Williton, this level of provision (at approximately the annual rate now proposed on the basis of the SHMA's evidence) has proved remarkably successful in maintaining Minehead / Alcombe as the main service centre with a good range of service provision for a town of its scale, and Watchet and Williton as two successful secondary service centres. ○ Village services have fared less well, with closures of village shops and post offices a particular issue. The population of rural West Somerset is relatively small and is thinly scattered in small settlements and farms. It is therefore appropriate to encourage limited development within villages subject to appropriate location and scale.

⊖ The Draft NPPF requires that the Council should meet the full objectively identified need for housing, which ~~is was~~ **c3800 at the time of the 2008 SHMA, and is c.2400 in the updated study** rather than ~~the~~ **2500 dwellings that were required by the draft RSS at the time the Core Strategy was commenced.** **In the light of this variation it is considered appropriate to provide for c2,900 dwellings over the period to 2032 to take account of cyclical fluctuations within the operation of the housing market that these differing values represent.** ~~Justification for planning to meet less than the full identified need, must be given. Reasons for meeting less than the assessed need are as follows:~~

- **It should be noted that housing delivery** in the Local Plan area ~~the market~~ has consistently provided an average of about 125 completions annually ~~over for~~ the last ~~20~~ **35** years. Windfalls have formed a major part of these completions.
- The small scale of development proposals and opportunities within West Somerset's major communities, and their distance from the M5 corridor have combined to reduce the level of interest in the area by major housebuilders.
- The limited range of employment opportunities in West Somerset (and their generally low wage levels) has had the effect of reducing the demand for open market housing within its main communities where development is acceptable in principle. (However, the market for characterful houses of comparatively high value in more remote rural locations remains strong.)
- ~~Environmental capacity issues: environmental constraints including national and international nature conservation designations and national landscape designations as well as river and coastal floodplains and severe transport and access constraints make it virtually impossible to deliver the level of residential development objectively assessed to be needed.~~
- Much of the assessed need is for affordable housing, the delivery of which is only likely to be viable if provided through planning agreements or cross subsidy by market housing.

~~It is considered unlikely that discussions with neighbouring Local Planning Authorities in order to explore their willingness to accommodate the balance of c1300 dwellings are likely to prove fruitful, as both Sedgemoor District and Taunton Deane Borough Councils have scaled back their planned housing provision from the challengingly high totals set out in the most recent draft of the Regional Spatial Strategy for the South West.~~

Sources:

Housing Vision; Strategic Housing Market Assessment for the Northern Peninsula – December 2008; Northern Peninsula Housing Market Partnership; 2008

Fordham Research; Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.

Hunter Page Planning; West Somerset Council Strategic Housing Land Availability Assessment – March 2010; West Somerset Council; 2010

West Somerset Council; West Somerset Annual Monitoring Report 2008/09 – December 2009; West Somerset Council; 2009.

West Somerset Council; West Somerset Council Corporate Plan 2011 – 12; West Somerset Council; 2011.

Sedgemoor District Council; Local Development Framework Core Strategy (incorporating the Recommended Changes of The Inspector): Shaping the Future of Sedgemoor 2006 – 2027,

	<p>September 2011; Sedgemoor District Council; 2011.</p> <p>Taunton Deane Borough Council; <u>Taunton Deane Borough Council Published Plan Core Strategy 2011 – 2028</u>; Taunton Deane Borough Council; 2011.</p> <p>Government Office for the South West; <u>The Draft Revised Regional Spatial Strategy for the South West Incorporating the Secretary of State's Proposed Changes – for Public Consultation, July 2008</u>; Government Office for the South West; 2008.</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Housing Vision; Strategic Housing Market Assessment: West Somerset Update - Draft Report April 2013</p>
Policy SC3:	APPROPRIATE MIX OF HOUSING TYPES AND TENURES
	RESIDENTIAL AND MIXED DEVELOPMENT PROPOSALS SHOULD PROVIDE A MIX OF HOUSING SIZES, TENURES AND TYPES TO MEET THE DEMONSTRATED NEEDS OF THE AREA'S COMMUNITIES.
Purpose	<ul style="list-style-type: none"> o To ensure that development proposals take account of the housing needs of different groups within West Somerset's communities, and in particular the elderly. Proposals must include a statement of how the nature and design of the development takes account of the needs of different groups within the community. o To encourage the provision of lifetime homes / and a proportion of bungalows etc. this is particularly important in view of the demographic changes occurring in the District and particularly the imbalance in the proportion of old / young people.
Assumptions	<ul style="list-style-type: none"> o That the increasing proportion of elderly people in the population is not reflected in the proportion of different types of dwelling within the area. o Many elderly people in the Local Plan area are over-housed in properties which, in some cases, no longer offer practical living accommodation for them. o The provision of a wider range of house types would offer people the opportunity to move to more appropriate accommodation whilst remaining in their local area.
Justification including any references	<ul style="list-style-type: none"> o The Strategic Housing Market Assessments include information about the demographic breakdown of the area's population. New housing to be provided in the area should most appropriately reflect the range of people who are likely to inhabit the various parts of the area. This should be assessed within the constraints of the available data. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; <u>Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>;</p>

	<p>West Somerset Council; 2009.</p> <p>Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p> <p>Commission for Architecture and the Built Environment; <u>Homes for Our Old Age: Independent Living by Design</u>; Commission for Architecture and the Built Environment; 2009.</p> <p>Housing our Ageing Population: Panel for Innovation (HAPPI); <u>Housing Our Ageing Population</u>; Homes and Community Agency; 2009.</p> <p>Design for London; <u>London Housing Design Guide: Interim Edition</u>; London Development Agency; 2010.</p> <p>Fordham Research; <u>City of York Older Person's Accommodation and Support Needs</u>; City of York Council; 2010.</p> <p>Housing Vision; Strategic Housing Market Assessment: West Somerset Update - Draft Report April 2013</p>
Amended Policy SC4:	AFFORDABLE HOUSING
Amended policy	<ol style="list-style-type: none"> 1. WHERE RESIDENTIAL DEVELOPMENT IS PROPOSED, PROVISION SHOULD BE MADE FOR AFFORDABLE HOUSING TO MEET THE NEEDS OF THOSE WHO CANNOT AFFORD TO ACCESS THE OPEN HOUSING MARKET AT THESE SPECIFIED THRESHOLDS ON SITES IN THE FOLLOWING LOCATIONS: <ol style="list-style-type: none"> A. IN MINEHEAD / ALCOMBE ON SITES OF 8 OR MORE DWELLINGS B. IN WATCHET ON SITES OF 5 OR MORE DWELLINGS C. IN WILLITON ON SITES OF 5 OR MORE DWELLINGS D. ELSEWHERE ON SITES OF 1 OR MORE DWELLINGS D. ELSEWHERE ON SITES OF 3 OR MORE DWELLINGS 2. LOCAL NEEDS HOUSING WILL BE PROVIDED FROM DEVELOPMENTS IN THE MINIMUM RATIO OF 35 AFFORDABLE UNITS FOR EVERY 65 OPEN-MARKET (PRO-RATA) BASED ON THE TOTAL NUMBER OF DWELLINGS TO BE PROVIDED IN THE DEVELOPMENT. 3. THE LOCAL NEEDS HOUSING ELEMENT WILL BE PROVIDED ON THE FOLLOWING BASIS: <ol style="list-style-type: none"> A. PROPORTIONATE LIKE-FOR-LIKE BASIS IN TERMS OF HOUSE TYPE WITH A MINIMUM OF 2-BEDROOMS, UNLESS THE LATEST LOCAL HOUSING NEEDS SURVEY INDICATES OTHERWISE B. BUILT TO THE MINIMUM HOMES AND COMMUNITIES AGENCY STANDARD SIZES FOR TYPE OF DWELLING OR LARGER C. BUILT TO A MINIMUM OF HOMES AND COMMUNITIES AGENCY DESIGN CODE 3 UNLESS THIS HAS BEEN SUPERSEDED BY HIGHER CODE LEVELS DETERMINED BY THE HCA, SUCCESSOR AGENCIES AND/OR THE RELEVANT CENTRAL GOVERNMENT DEPARTMENT D. BUILT AT NIL-COST TO THE REGISTERED SOCIAL LANDLORD / REGISTERED PROVIDER. 4. LOCAL NEEDS AFFORDABLE HOUSING WILL BE CONSIDERED ON SITES IN AND AROUND SETTLEMENTS WITHOUT DEVELOPMENT LIMITS WHERE IT

	<p>CAN BE DEMONSTRATED THAT;</p> <p>A. THERE IS, AND WILL BE, A CLEAR ONGOING NEED FOR THIS TYPE OF HOUSING IN THE SETTLEMENT, AND;</p> <p>B. THERE IS A CLEAR EMPLOYMENT, SOCIAL AND/OR, LONG-TERM HISTORIC FAMILY LINKAGE BETWEEN THE POTENTIAL OCCUPANTS AND THE SETTLEMENT, AND;</p> <p>C. NO SUITABLE ALTERNATIVE SITES ARE AVAILABLE (IN MORE SUSTAINABLE LOCATIONS), AND;</p> <p>D. THERE IS GOOD ACCESS TO BASIC ESSENTIAL SERVICES AND FACILITIES WITHIN THE SETTLEMENT/SETTLEMENT-CLUSTER OR VIA ACCESS TO GOOD PUBLIC TRANSPORT CONNECTIONS NEARBY TO NEIGHBORING LARGER SETTLEMENTS.</p> <p>PROPOSALS FOR DEVELOPMENT MAY INCLUDE AN ELEMENT OF OPEN MARKET HOUSING WHERE THIS IS NECESSARY IN ORDER TO ENABLE THE DEVELOPMENT OF AFFORDABLE HOUSING TO TAKE PLACE. IN SUCH PROPOSALS, THE MINIMUM PROPORTION OF AFFORDABLE HOUSING TO MARKET HOUSING SHOULD BE 4:3 35% : 65%</p>
Purpose	<ul style="list-style-type: none"> o The policy will help to secure a significant percentage of affordable houses (with a target of 35%) to be provided as part of any development of up to 8 dwellings depending on its location as set out in the policy. o The policy will also provide for affordable housing in rural communities
Assumptions	<ul style="list-style-type: none"> o The provision of additional social housing as part of the costs of development is one means of improving access to a decent home in a suitable location for those on the locally prevalent low incomes. o In order to secure the benefit of affordable housing for the community it must be secured to meet such needs in the long term by means of appropriate legal agreements.
Justification including any references	<ul style="list-style-type: none"> o West Somerset District has one of the highest disparities between average earnings and average house price in the Country. o West Somerset is very attractive, and is a highly desirable area within which to relocate, particularly for those retiring from even higher value housing markets such as the south east of England and London. This flow of capital rich in-migrants, together with the high incidence of holiday cottage / second home purchases in the area has raised property values to a level which many local people cannot afford. o A lack of sufficient social housing for rent to meet local needs means that many of those on lower incomes cannot afford to remain in West Somerset, or have to live in other people's households, causing overcrowding and loss of privacy to the detriment of all concerned. o It is essential that workers in a wide range of occupations are able to live and work locally, many jobs here are in the lower end of the earnings range. The removal of such workers from the local labour market will impact adversely on the local economy (particularly retail and tourism) and also on the provision of essential services such as social care. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012;</p>

	<p>ISBN 978 1 4098 3413 7</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; <u>Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>Department for Communities and Local Government and Homes and Community Agency; <u>2011 – 15 Affordable Homes Programme – Framework</u>; Homes and Community Agency; 2011</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p> <p>Housing Corporation Centre for Research and Market Intelligence; <u>Understanding Demographic, Spatial and Economic Impacts on Future Affordable Housing Demand</u>; Housing Corporation; 2008.</p>
Policy SC5:	SELF CONTAINMENT OF SETTLEMENTS.
Amended policy	<p>DEVELOPMENT WHICH IMPROVES THE BALANCE OF LAND USES WITHIN A SETTLEMENT IN TERMS OF MINIMISING OVERALL TRANSPORT USE WILL BE ENCOURAGED.</p> <p>DEVELOPMENT RESULTING IN THE LOSS OF COMMUNITY FACILITIES SUCH AS PUBLIC HOUSES AND SHOPS WHERE THESE ARE THE LAST SUCH FACILITIES IN, OR SERVING THE SETTLEMENT, WILL BE RESISTED UNLESS IT CAN BE DEMONSTRATED THAT THE BUSINESS IS NOT AND CANNOT BE MADE VIABLE, AND THAT ALL REASONABLE EFFORTS HAVE BEEN MADE TO SELL, RENT AND /OR LEASE THE BUSINESS.</p>
Purpose	<ul style="list-style-type: none"> o To seek to bring about a better balance in the provision of employment, services, housing and transport infrastructure so as to minimise transport demand insofar as is practical in West Somerset. o Whilst appropriate additions to the mix of uses can serve to enhance self-containment, the loss of local facilities can have an adverse impact. The policy seeks to ensure that all avenues have been explored and exhausted before valuable local facilities such as a shop or public house are lost.
Assumptions	<ul style="list-style-type: none"> o The highly dispersed settlement pattern and thinly spread population within most of the Local Plan area mean that the private car is the only realistic form of transport for making the journeys necessary for everyday life for much of West Somerset's population. o If enough uses can be located in the main service settlements, close to the (limited number of) effective public transport routes which do exist, ie: the A39 between Minehead and Bridgwater, and the A358 between Williton and Taunton, then what potential there is for the public having opportunities to use public transport is

	<p>maximised. The potential for car borne journeys to be multi-purpose is also increased.</p> <ul style="list-style-type: none"> o Employment location is a particularly powerful factor in this policy field. Additional employment uses, particularly of higher status will reduce the amount of out-commuting from West Somerset to the M5 corridor. o It is accepted that some journeys to access services and employment will be to larger centres such as Bristol, Exeter or Taunton. The impending new nuclear project at Hinkley Point is also likely to increase the amount of commuting from other parts of West Somerset and beyond.
Justification including any references	<ul style="list-style-type: none"> o Whilst it is recognised that planning for the car is the reality in West Somerset, national policy, and in particular the objectives of sustainable development require that a better mix of transport modes is encouraged. Effective planning policies can help to ensure that patterns of new development provision aim to minimise transport demand and maximise the attractiveness of walking and cycling as modes of transport in places such as Minehead in particular. The provision of the best range of services and facilities which can be achieved will help to increase the self-containment of the larger settlements, and this again applies particularly to Minehead. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; <u>Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p>
Policy SC6:	MIXED-USE DEVELOPMENT
Amended policy.	<p>LARGE DEVELOPMENTS AND LARGE RE-DEVELOPMENTS SHOULD PROVIDE A MIX OF USES AND ACTIVITIES THAT WILL OFFER THE OPPORTUNITY OF GREATER SELF-CONTAINMENT WITHIN ITSELF AND IN CONJUNCTION WITH EXISTING NEIGHBOURING COMMUNITY / SETTLEMENT.</p> <p>THE TYPE OF ACTIVITIES AND / OR USES SHOULD SEEK TO COMPLEMENT ANY EXISTING PROVISION ELSEWHERE IN THE SETTLEMENT AND NOT HAVE A DETRIMENTAL IMPACT ON THE VITALITY AND VIABILITY OF EXISTING IDENTIFIED CENTRES.</p>
Purpose	<ul style="list-style-type: none"> o The policy will help to achieve or retain balanced communities in situations where a

	<p>significant new area of development is to take place at one of the existing main settlements including as part of this strategy. For the purposes of policy SC6, “large development or redevelopment” will be defined as one providing 25 or more dwellings, or an equivalent area of non-residential built development.</p>
Assumptions	<ul style="list-style-type: none"> ○ That striving to achieve a balanced mix of different land uses within significant areas of development has the potential to reduce transport demand, and to make a more vital and healthy community. ○ Substantial areas of new housing in particular are more effectively integrated into an existing settlement if they also contain facilities which are also used by those within the existing settlement. This is likely to make the areas more attractive to live and work in, through having a wider range of activities and variety of character within them.
Justification including any references	<ul style="list-style-type: none"> ○ Government guidance, and that from bodies such as the Council for Architecture and the Built Environment (CABE) has demonstrated that bringing an element of commercial, community and or leisure use into schemes which would otherwise be solely residential makes them more attractive places to live in and use. In catering for the need for additional household spaces in West Somerset’s communities it is also very important to provide opportunities for employment and community facilities as well. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; <u>Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010</p> <p>Hunter Page Planning; <u>Employment Land Review Stages 1 – 3 (May 2009 – April 2010)</u>; West Somerset Council; 2010.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p>

	SUMMARY OF SUSTAINABILITY APPRAISAL OF STRATEGY OPTIONS
	<p>The Sustainability Appraisal (SA) of the Strategy Options⁴² subject to consultation found that all three performed well in terms of strengthening the local economy of Minehead and also Watchet and Williton as local centres, in providing SUDS measures and green infrastructure.</p> <ul style="list-style-type: none"> ○ Strategy Option 1 was also found to be strong in reducing transport demand, anti-social behaviour, fear of crime and also the promotion of improving sustainable economic activity within the area. ○ Strategy Option 2 was considered to help mitigate the impact of traffic from Hinkley Point by developing Stogursey as a new local centre and ○ Strategy Option 3 was seen to improve access to viable facilities and services for all sectors of the community (including those in rural areas). <p>The strategy encompassed in these draft policies, whilst most closely based on Strategy Option 1 also includes aspects of Options 2 and 3. The SA also noted that the strategy options did not address a range of impact issues relating to climate change and environmental protection, the Options Paper's proposals for addressing these issues were set out separately from the main strategy options in a planwide policy related section of the Options Paper, being common to all three options.</p> <ul style="list-style-type: none"> ○ The Sustainability Appraisal findings were critical of all three of the “excluded strategy options”. ○ The Sustainability Appraisal of the strategy options concluded that the strategy options should:- <ul style="list-style-type: none"> • promote energy efficiency and renewable energy generation in new development • present measures to address the flood risk in Minehead and Watchet • seek to protect and enhance distinctive landscapes through good design of new development. • seek to protect and conserve archaeological assets and • seek to protect and enhance biodiversity and nature conservation sites. <p>Also, that consideration be given to whether any of the Excluded Options may help to address:</p> <ul style="list-style-type: none"> • Existing flood risk in West Somerset and • Whether any of the Excluded Options may help to protect existing cultural heritage features.

⁴² Environ; West Somerset Local Development Framework: Core Strategy Options Paper, Sustainability Appraisal Options Assessment - July 2010; West Somerset Council; Page 12.

	SETTLEMENT POLICIES
Amended Policy MD1:	MINEHEAD DEVELOPMENT
Amended policy.	<p>WITHIN THE DEVELOPMENT PROPOSALS LIMITS AT MINEHEAD / ALCOMBE, DEVELOPMENT PROPOSALS SHOULD AIM TO ACHIEVE ONE OR MORE OF THE FOLLOWING MUST:</p> <ul style="list-style-type: none"> • SUPPORT AND STRENGTHEN THE SETTLEMENT'S ROLE AS THE MAIN SERVICE AND EMPLOYMENT CENTRE IN WEST SOMERSET, PARTICULARLY IN TERMS OF THE DIVERSITY AND QUALITY OF ITS HISTORIC AND NATURAL ENVIRONMENT, SERVICES AND FACILITIES, AND; • MAINTAIN AND ENHANCE ITS ATTRACTIVENESS AS A TOURIST DESTINATION. <p>WHERE APPROPRIATE DEVELOPMENT PROPOSALS MUST ALSO:</p> <ul style="list-style-type: none"> • WHERE APPROPRIATE, CONTRIBUTE TOWARDS RESOLVING THE FLOOD RISK ISSUES WHICH AFFECT THE SETTLEMENT INCLUDING IMPROVING THE SEA DEFENCES PROTECTING THE EASTERN END OF THE TOWN, AND; • GIVE APPROPRIATE TREATMENT TO THE TOWN'S SURROUNDINGS IN THE CONTEXT OF NATIONAL DESIGNATIONS.
Purpose	<ul style="list-style-type: none"> ○ To protect and enhance Minehead / Alcombes' key role in the local economy and also in the provision of community services for the wider area. ○ To address the shortcomings in the town's coastal flood defences at the eastern end of the town ○ To fulfil these aims whilst protecting the town's high quality landscape setting
Assumptions	<ul style="list-style-type: none"> ○ That maintaining and strengthening the range of service, recreation, education and employment facilities in Minehead will improve the quality of life for the town's inhabitants (and those of its hinterland) and ○ It will also reduce the number of journeys to other main centres to access services not available in the town.
Justification including any references	<ul style="list-style-type: none"> ○ Minehead / Alcombe is the major centre of population in the District (612,500 11,981⁴³), having approximately a third of the total population (including the Exmoor National Park area). It performs a critical role in the servicing of a large and thinly populated rural hinterland extending well outside the Local Plan area. The continuing economic health of the town is essential not only to the quality of life of residents and visitors, but also to the maintenance of the relatively high level of self-containment which the area enjoys. Development proposals which could damage its importance by reducing the range and level of service facilities available should therefore be resisted, whilst it would be beneficial to encourage proposals which support the services which already exist, or add to them at an appropriate level. ○ Strategic development to be provided under policy MD2 will require some adjustment of the Minehead Development Limits. ○ Minehead / Alcombe provides a wide range of facilities for a large and relatively inaccessible area. Facilities include the community hospital, community college

⁴³ Office for National Statistics; 2011 Census of Population.

	<p>(sixth form), middle school, police, fire and ambulance stations, town centre and foodstores.</p> <ul style="list-style-type: none"> ○ It is also an important tourism destination with hotels / guest houses, seafront, holiday camp, steam railway and easy access to Exmoor. ○ Minehead is the focus of public transport services linking to the M5 at both Taunton and Bridgwater ○ Environmental considerations include a substantial area in the south east of the settlement which is at high risk of coastal flooding for which sea defences exist (see Fig. 5 - Minehead flood risk map), and the high quality landscape which surrounds the town to the north, west and south. <p>Sources:</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; <u>Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010</p> <p>Hunter Page Planning; <u>Employment Land Review Stages 1 – 3 (May 2009 – April 2010)</u>; West Somerset Council; 2010.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p> <p>Symonds Group Limited; <u>Design and Development Framework for the Minehead Regeneration Area, Somerset</u>; South West Regional Development Agency; 2003.</p> <p>Sustainable Futures; <u>Minehead Coastal Town Initiative Community Regeneration Plan: Strategy and Action Plan</u>; Minehead Coastal Town Initiative; 2002.</p> <p>Pieda Plc.; <u>An Economic Regeneration Strategy for Minehead: Final Report – February 1995 (Ref. PQ7662)</u>; West Somerset District Council; 1995.</p>
replacement	KEY STRATEGIC DEVELOPMENT AROUND ALLOCATION AT MINEHEAD /

Policy MD2:	ALCOMBE
replacement policy.	<p>WITHIN THE AREA IDENTIFIED ON THE PROPOSALS MAP SOUTH OF THE A39, HOPCOTT ROAD, MINEHEAD / ALCOMBE A MIXED DEVELOPMENT WILL BE DELIVERED INCLUDING:</p> <ul style="list-style-type: none"> • APPROXIMATELY 750 DWELLINGS, AND; • A MINIMUM OF 3 HECTARES OF APPROPRIATE AND COMPATIBLE, NON-RESIDENTIAL USES.
Deleted policy	<p>PROVISION WILL BE MADE IN THE ENVIRONS OF MINEHEAD FOR A MIXED DEVELOPMENT INCLUDING A TOTAL OF ABOUT 1000 DWELLINGS WITHIN THE AREA TO THE SOUTH OF THE A39, MINEHEAD, AND TO THE NORTH EAST OF SEAWARD WAY, AND IN THE LONGER TERM, POST 2022 TO THE WEST OF DUNSTER MARSH, AS INDICATED ON THE KEY DIAGRAM.</p>
Purpose	<ul style="list-style-type: none"> o To provide for an appropriate additional amount of housing, commercial and community land uses in the most sustainable location available at Minehead.
Assumptions	<ul style="list-style-type: none"> o That the provision of a significant amount of housing (and supporting mixed use) development at Minehead / Alcombe will serve to maintain and strengthen Minehead's role and function as a main service centre for the wider area and minimise the need to level of travel out of the local area to access facilities in more distant centres. o The provision of strategic development in these general locations at this location will: <ul style="list-style-type: none"> • Help to minimise the risk from flooding • Minimise the walking time from the new development into the town centre and to other local facilities.
Justification including any references	<p>The SHMAs confirm the need for at least the level of housing provision which was included in the last version of the emerging RSS – namely 2500 dwellings over the period to mid 2026. In order to meet this level of provision in the most sustainable way – ie:</p> <p>The strategy requires that the largest part of the strategic housing provision in the plan should be provided at Minehead / Alcombe:</p> <ul style="list-style-type: none"> o So that additional transport demand is minimised and access to non-private car transport modes is maximised (notwithstanding the recognised limitations of public transport in the area), it is essential to locate the largest part of it where the best range of services are available. Also Minehead is the main focus for public transport services in West Somerset. o So that flood risk within the area is appropriately managed, and especially that the potential for flood risk in the area to the north east of Seaward Way is addressed as part of any development. o So that impact on the landscape is managed appropriately. The land identified by this policy is unconstrained by specific flooding or landscape designations. Detailed design of schemes can address this the biodiversity issue identified in the Habitat Regulations Assessment. However, there are potentially impacts on the barbastelle bat feature of the outside of designated boundary the Exmoor and Quantocks Oak Woodlands SAC which nonetheless ecologically support its conservation objectives. o So that any impacts on the barbastelle bat feature of the Exmoor and

	<p>Quantocks Oak Woodlands SAC can be offset within the proposed key strategic development sites MD2 and LT1 see Fig. 7 attached. Biodiversity offsetting is likely to be required as a result of the assessment under the Habitats Regulations 2010 at a project level for these sites.</p> <ul style="list-style-type: none"> o so that impact upon the natural and historic heritage is managed in an appropriate way, o To avoid the provision of large amounts of new residential development in less well serviced parts of the District. <p>In the latter part of the plan period land to the west of Dunster Marsh can contribute to the development needs of the town following on from the implementation of development sites adjacent to the existing Minehead urban area.</p> <p>Sources:</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010</p>
Amended Policy WA1:	WATCHET DEVELOPMENT
Amended policy	<p>WITHIN THE DEVELOPMENT LIMITS PROPOSALS AT WATCHET, DEVELOPMENT PROPOSALS SHOULD AIM TO ACHIEVE ONE OR MORE OF THE FOLLOWING MUST:</p> <ul style="list-style-type: none"> • SUPPORT AND STRENGTHEN THE SETTLEMENT’S ROLE AS A LOCAL SERVICE AND EMPLOYMENT CENTRE FOR THE NORTH EASTERN PART OF WEST SOMERSET DISTRICT, PARTICULARLY IN TERMS OF THE RANGE AND QUALITY OF ITS SERVICES AND FACILITIES, AND • MAINTAIN AND ENHANCE ITS ATTRACTIVENESS AS A TOURIST DESTINATION AND THE OPERATION OF ITS MARINA. <p>WHERE APPROPRIATE, CONTRIBUTE TOWARDS RESOLVING THE FLOOD RISK ISSUES WHICH AFFECT THE SETTLEMENT DEVELOPMENT PROPOSALS MUST ALSO:</p> <ul style="list-style-type: none"> • CONTRIBUTE TOWARDS RESOLVING THE FLOOD RISK ISSUES WHICH AFFECT THE SETTLEMENT, • ALLOW FOR POTENTIAL REALIGNMENT OF THE WEST SOMERSET RAILWAY WHICH MAY BE NECESSITATED BY COASTAL EROSION,

	<ul style="list-style-type: none"> • SEEK, WHERE APPROPRIATE, TO IMPROVE LINKAGES BETWEEN THE TOWN CENTRE AND THE PARTS OF THE TOWN TO THE SOUTH OF THE RAILWAY, • PROVIDE ADDITIONAL ALLOTMENTS FOR THE TOWN, AND; • COMPLEMENT THE PROVISION OF EMPLOYMENT OPPORTUNITIES, SERVICES AND FACILITIES IN NEIGHBOURING WILLITON.
Purpose	<ul style="list-style-type: none"> o To protect and enhance Watchet's important service and employment role in the local economy and also in the provision of community services for the wider area in conjunction with the neighbouring settlement of Williton. o To address the severance of the town centre from the bulk of the town's residential property which lies to the south east of the railway. There is currently a single road crossing, a bridge with no footways, as well as a pedestrian level crossing and a traditional railway footbridge (currently removed pending replacement – June 2011). Options for improvement are limited but should be explored in conjunction with the additional traffic, both vehicular and pedestrian, which would arise from further development south of the railway line. o Watchet is a tourist centre in its own right; this forms an important part of the local economy. The encouragement of tourism development is of benefit to the town and the surrounding area. o Active coastal erosion affects the coastline around the town, including the section at Helwell Bay between Watchet and Doniford, where the West Somerset Railway runs close to the edge of the sea cliff. As this cliff erodes, it will be necessary to re-align the railway if this key piece of tourism infrastructure is to remain intact.
Assumptions	<ul style="list-style-type: none"> o That maintaining and strengthening the range of service, recreation, education and employment facilities in Watchet will improve the quality of life for the town's inhabitants (and those of its hinterland) and o It will also reduce the number of journeys to other main centres to access services not available in the town.
Justification including any references	<ul style="list-style-type: none"> o Watchet is the second largest centre of population in the District (6,4,500 population 3,785⁴⁴). It has a role along with the neighbouring settlement of Williton, of being an important secondary service centre to Minehead / Alcombe, helping to serve the north eastern part of the District in particular. o Development proposals which could damage its importance by reducing the range and level of service facilities available should therefore be resisted, whilst it would be beneficial to encourage proposals which support the services which already exist, or add to them at an appropriate level. o The paper mill is the most significant employers within the District, its retention is highly desirable. Watchet is also a significant tourism destination with hotels / guest houses, esplanade, marina, steam railway and coast. o Since the railway was built in the 1860s the town has expanded significantly to the south east, such that the majority of the town's population lives on the other side of the railway from the town centre. Links across the railway are limited to a single road bridge with no footways, a traditional railway footbridge and a pedestrian level crossing. In particular, better provision for those using pushchairs, wheelchairs or mobility scooters in the general vicinity of the road bridge would be of considerable

⁴⁴ Office for National Statistics; 2011 Census of Population.

	<p>benefit for the local population.</p> <ul style="list-style-type: none"> Environmental considerations include an area in the valley bottom in the vicinity of the paper mill which is at high risk of flooding. <p>Sources:</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; <u>Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010</p> <p>Hunter Page Planning; <u>Employment Land Review Stages 1 – 3 (May 2009 – April 2010)</u>; West Somerset Council; 2010.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p> <p>Watchet Action Strategy Partnership; <u>Watchet 2025: Watchet Community Strategic Plan 2008 – 2025 (draft)</u>; Watchet Action Strategic Partnership; 2009.</p> <p>Donaldsons; <u>Watchet: Analysis of Town Centre Sites (draft) – September 2003</u>; West Somerset District Council; 2003</p> <p>Landscape Design Associates; <u>Watchet Urban Design Framework: Final Report – May 2003</u>; West Somerset District Council; 2003.</p>
Amended Policy WA2	KEY STRATEGIC DEVELOPMENT ALLOCATION AT PARSONAGE FARM, WATCHET
Amended policy	<p>WITHIN THE AREA IDENTIFIED ON THE PROPOSALS MAP AT PARSONAGE FARM, WATCHET, A MIXED DEVELOPMENT WILL BE DELIVERED INCLUDING:</p> <ul style="list-style-type: none"> APPROXIMATELY 290 DWELLINGS, APPROXIMATELY 3 HECTARES OF APPROPRIATE AND COMPATIBLE,

	<p>NON-RESIDENTIAL USES AT THE FARM BUILDING COMPLEX, AND;</p> <ul style="list-style-type: none"> • PROVIDE ADDITIONAL ALLOTMENTS
original policy	<p>PROVISION WILL BE MADE AT WATCHET FOR A MIXED DEVELOPMENT INCLUDING ABOUT 250 DWELLINGS WITHIN THE AREA TO THE SOUTH AND OR EAST OF THE TOWN AS INDICATED ON THE KEY DIAGRAM.</p>
Purpose	<ul style="list-style-type: none"> o To provide for an appropriate additional amount of housing, commercial and community land uses in the most sustainable location available at Watchet in order to support and enhance the services and role of the town..
Assumptions	<ul style="list-style-type: none"> o That a significant allocation of new development to the town will increase activity in the local economy serving to improve the viability of local services to the benefit of both the residents of Watchet and the wider community.
Justification including any references	<p>As set out above, the plan proposes to provide for 2,900 dwellings over the plan period on the basis of the evidence. The SHMAs confirm the need for at least the level of housing provision which was included in the last version of the emerging RSS for the non-national park parts of West Somerset – namely 2500 dwellings over the period to mid 2026. The remaining requirement, taking dwellings already built in the Core Strategy area since 2006 into account, is for approximately 2000 dwellings. In order to meet this level of provision in the most sustainable way it is desirable to deliver the majority of these 2000 dwellings at the three main settlements of Minehead / Alcombe, Watchet and Williton including some 200 290 dwellings at Watchet.</p> <p>Such a distribution will help to ensure that:</p> <ul style="list-style-type: none"> o Watchet's important service provision role for the north eastern part of the District will be strengthened. o Flood risk within the area is not made worse. There are areas at high risk of flooding at Watchet, principally within the old town and the valley running inland including much of the paper mill site (see Fig 6 Watchet flood risk map). o Impact on the landscape is managed appropriately. The land identified by this policy is unconstrained by flooding, landscape or nature conservation designations. It will be necessary to ensure that development proposed under this policy does not become visible from the south above the ridge forming the landscape boundary between Watchet and Williton. o impact upon the natural and historic heritage is managed in an appropriate way o This development is proposed along with that in Williton and Minehead / Alcombe to avoid the provision of large amounts of residential development in less well serviced parts of the District. <p>Sources:</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p>

	<p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010</p>
Amended Policy W11:	WILLITON DEVELOPMENT
Amended policy	<p>DEVELOPMENT PROPOSALS AT WILLITON MUST:</p> <ul style="list-style-type: none"> ○ SUPPORT AND STRENGTHEN THE SETTLEMENT'S ROLE AS A LOCAL SERVICE, ADMINISTRATIVE AND EMPLOYMENT CENTRE FOR THE NORTH EASTERN PART OF WEST SOMERSET DISTRICT, PARTICULARLY IN TERMS OF THE RANGE AND QUALITY OF ITS SERVICES AND FACILITIES, AND; ○ CONTRIBUTE TO THE IMPROVEMENT OF TRAFFIC AND TRANSPORT MANAGEMENT WITHIN THE VILLAGE, AND; ○ COMPLEMENT THE PROVISION OF EMPLOYMENT OPPORTUNITIES, SERVICES AND FACILITIES IN NEIGHBOURING WATCHET <p>WHERE APPROPRIATE, DEVELOPMENT MUST CONTRIBUTE TOWARDS RESOLVING THE FLOOD RISK ISSUES WHICH AFFECT THE SETTLEMENT,</p>
Original policy	<p>WITHIN THE DEVELOPMENT LIMITS AT WILLITON, DEVELOPMENT PROPOSALS SHOULD AIM TO ACHIEVE ONE OR MORE OF THE FOLLOWING:</p> <ul style="list-style-type: none"> ○ SUPPORT AND STRENGTHEN THE SETTLEMENT'S ROLE AS A LOCAL SERVICE, ADMINISTRATIVE AND EMPLOYMENT CENTRE FOR THE NORTH EASTERN PART OF WEST SOMERSET DISTRICT, PARTICULARLY IN TERMS OF THE RANGE AND QUALITY OF ITS SERVICES AND FACILITIES, ○ WHERE APPROPRIATE, CONTRIBUTE TOWARDS RESOLVING THE FLOOD RISK ISSUES WHICH AFFECT THE SETTLEMENT, ○ CONTRIBUTE TO THE IMPROVEMENT OF TRAFFIC AND TRANSPORT MANAGEMENT WITHIN THE VILLAGE, ○ COMPLEMENT THE PROVISION OF EMPLOYMENT OPPORTUNITIES, SERVICES AND FACILITIES IN NEIGHBOURING WATCHET
Purpose	<ul style="list-style-type: none"> ○ To protect and enhance Williton's important service and employment role in the local economy and also in the provision of community services for the wider area in conjunction with the neighbouring settlement of Watchet. ○ To address the traffic management issues which affect the village due to a combination of narrow streets with narrow or absent footways and the fact that the two busiest roads in the District – the A358 and the A39 – meet in the centre of the village causing significant levels of congestion at peak times. There is also considerable conflict with local traffic movements connected with local shops and services which exacerbate the problems. ○ Williton lies at the confluence of the Doniford Stream and the Monksilver Stream, the latter passes close to the centre of the village in a narrow and constrained channel. There is a history of flooding relating to both streams, and also to the area to the west of the village which used to be managed as water meadows and which retains a small watercourse linking the Monksilver Stream upstream of the village, with the Doniford Stream downstream of the main confluence. Strategic

	<p>development at Williton should assist with the management of these watercourses so that their flood risk becomes less.</p> <ul style="list-style-type: none"> Williton is the main administrative centre for the District, having the District Council offices. There is also a community hospital, fire station, middle school library and police station. This service role is of benefit to the wider area and the District as a whole. It is essential that this level of provision should be retained or improved.
Assumptions	<ul style="list-style-type: none"> That maintaining and strengthening the range of service, recreation, education and employment facilities in Williton will improve the quality of life for the village's inhabitants (and those of its hinterland) and It will also reduce the number of journeys to other main centres to access services not available in the village.
Justification including any references	<ul style="list-style-type: none"> Williton is the third largest centre of population in the District (6,350 population 2,697⁴⁵). It has a role along with the neighbouring settlement of Watchet, of being an important secondary service centre to Minehead / Alcombe, helping to serve the north eastern part of the District in particular. Development proposals which could damage its importance by reducing the range and level of service facilities available should therefore be resisted, whilst it would be beneficial to encourage proposals which support the services which already exist, or add to them at an appropriate level. Traffic congestion is a severe problem at peak times, particularly in the main holiday season. Williton, in common with other settlements on the A39 corridor for which by-pass schemes were planned in the past but which failed to be prioritised for funding and have since been cancelled. Environmental considerations include significant areas of the village which are at high risk of flooding. <p>Sources:</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; <u>Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment</u></p>

⁴⁵ Office for National Statistics; 2011 Census of Population.

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	<p>– March 2010; West Somerset Council; 2010</p> <p>Hunter Page Planning; <u>Employment Land Review Stages 1 – 3 (May 2009 – April 2010)</u>; West Somerset Council; 2010.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p> <p>ARUP and DHUD; <u>Williton Village Masterplan: Draft for Public Consultation – June 2011</u>; West Somerset Council; 2011.</p> <p>Williton Parish Council; <u>A Parish Plan for Williton</u>; Williton Parish Council; 2006.</p> <p>RPS Plc.; <u>Economic and Commercial Regeneration Killick Way, Williton: Final Report – June 2003</u>; West Somerset District Council; 2003.</p>
Amended Policy WI2	KEY STRATEGIC DEVELOPMENT ALLOCATIONS AT WILLITON
Amended policy	<p>WITHIN THE AREAS IDENTIFIED ON THE PROPOSALS MAP TO THE WEST AND NORTH OF WILLITON, MIXED DEVELOPMENT WILL BE DELIVERED INCLUDING:</p> <ul style="list-style-type: none"> • APPROXIMATELY 406 DWELLINGS, AND; • APPROXIMATELY 3 HECTARES OF APPROPRIATE AND COMPATIBLE, NON-RESIDENTIAL USES.
Original policy	PROVISION WILL BE MADE AT WILLITON FOR A MIXED DEVELOPMENT INCLUDING A TOTAL OF ABOUT 300 DWELLINGS WITHIN THE AREAS TO THE WEST, EAST AND NORTH OF THE TOWN AS INDICATED ON THE KEY DIAGRAM
Purpose	<ul style="list-style-type: none"> ○ To provide for an appropriate additional amount of housing, commercial and community land uses in the most sustainable location available at Williton in order to support and enhance the services and role of the village.
Assumptions	<ul style="list-style-type: none"> ○ That a significant allocation of new development to the town will increase activity in the local economy serving to improve the viability of local services to the benefit of both the residents of Williton and the wider community.
Justification including any references	<p>As set out above, the plan proposes to provide for 2,900 dwellings over the plan period on the basis of the evidence. In order to meet this level of provision in the most sustainable way it is desirable to deliver the majority of these dwellings at the three main settlements of Minehead / Alcombe, Watchet and Williton including some 406 dwellings on sites at Williton. The SHMAs confirm the need for at least the level of housing provision which was included in the last version of the emerging RSS for the non-national park parts of West Somerset – namely 2500 dwellings over the period to mid 2026. The remaining requirement, taking dwellings already built in the Core Strategy area since 2006 into account, is for approximately 2000 dwellings. In order to meet this level of provision in the most sustainable way it is desirable to deliver the majority of these 2000 dwellings at the three main settlements of Minehead, Watchet and Williton including some 300 dwellings at Williton.</p> <p>Such a distribution will help to ensure that:</p> <ul style="list-style-type: none"> ○ Williton's important service provision role for the north eastern part of the District

will be strengthened.

- Flood risk within the area is not made worse. There are areas at high risk of flooding at Williton, both within and around the village in association with the Monksilver Stream and its related watercourses and the Doniford Stream which it joins close to the railway station (see Fig 7 Williton flood risk map).
- Impact on the landscape is managed appropriately. The land identified by this policy is unconstrained by landscape or nature conservation designations, however it is **adjacent to land** affected by flooding, and an appropriate flood risk management strategy will have to be implemented as part of the proposed development.
- development is proposed to the west **and north** of the village because:
 - The village's commercial and service centre **is well related to the proposed strategic sites** ~~lies close to the western edge of the settlement.~~ Development in these locations will help to ensure that the maximum number of local trips are made on foot or by bicycle.
 - It will also increase the likelihood that the new residents will use the local shops and facilities, helping to sustain the vitality of the village centre.
 - ~~The~~ Other potential **strategic** development locations **to the east of** ~~around~~ the village are more difficult to access such that inhabitants would be more likely to use their cars to access the centre. Once in their cars, residents are more likely to drive further to the wider range of facilities available in the next nearest service centres of Minehead, Taunton or Bridgwater, giving rise to higher carbon dioxide emissions and reducing the amount of business in the village shops. **Other adverse factors affecting this area are that achieving an appropriate vehicular access for this location is likely to prove difficult, and that the area falls within the proposed Bat Consultation Zone (see policy NH8 and, for more detail, the Preferred Strategy Habitat Regulations Assessment).**
- This development is proposed along with that in Watchet and Minehead / **Alcombe** to avoid the provision of large amounts of residential development in less well serviced parts of the District.

Sources:

West Somerset District Council; West Somerset District Local Plan – Adopted April 2006; West Somerset District Council; 2008.

West Somerset Council; West Somerset Council Corporate Plan 2011 – 12; West Somerset Council; 2011.

West Somerset Council; West Somerset Housing Strategy 2009 – 2012; West Somerset Council; 2009.

West Somerset Council; West Somerset Annual Monitoring Report 2008/09 – December 2009; West Somerset Council; 2009.

Todd, Stuart; West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011; West Somerset Council; 2012.

Wilsher, Martin; West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11); West Somerset Council; 2011.

Hunter Page Planning; West Somerset Council Strategic Housing Land Availability Assessment – March 2010; West Somerset Council; 2010

NEW POLICY LT1	POST 2026 KEY STRATEGIC DEVELOPMENT SITES.
New policy	<p>WITHIN THE TWO AREAS IDENTIFIED FOR LONGER TERM STRATEGIC DEVELOPMENT ON THE PROPOSALS MAP:</p> <ul style="list-style-type: none"> • TO THE SOUTH OF PERITON ROAD, MINEHEAD • TO THE WEST OF WATCHET AT CLEEVE HILL, AND; <p>PROVISION IS MADE FOR DEVELOPMENT IN THE LATTER PART OF THE PLAN PERIOD POST 2026.</p>
Purpose	In order to provide for the strategic development needs of the area in the later part of the plan period, it is essential to reserve some strategic development sites for development at that stage.
Assumptions	There will remain a need for strategic development sites in the post-2026 part of the Local Plan period, without taking steps to reserve land for this purpose such land may not be available when it is needed.
Justification including any references	<p>Land between Hopcott and Periton, south of the A39 Periton Road at Minehead is the next most sustainable strategic development option for Minehead after the development of the land allocated by policy MD2. It would be proposed for development subject to similar conditions as policy MD2 regarding the treatment of biodiversity including the barbastelle bats, and the landscape setting of the site.</p> <p>The site at Cleeve Hill, Watchet is relatively close to the town centre, and also offers the potential to re-align the B3191 where coastal erosion is threatening to destroy the current alignment of the road.</p>
Amended Policy SV1	DEVELOPMENT AT OTHER SETTLEMENTS PRIMARY AND SECONDARY VILLAGES
Amended policy	<p>DEVELOPMENT AT OTHER PRIMARY AND SECONDARY VILLAGES SHOULD:</p> <ul style="list-style-type: none"> • BE DESIGNED TO FORM AN INTEGRAL, HARMONIOUS ADDITION TO THE SETTLEMENT'S EXISTING CHARACTER • HELP TO MAINTAIN OR ENHANCE THEIR EXISTING LEVEL OF SERVICE PROVISION, AND, • HELP TO CREATE BALANCED COMMUNITIES (INCLUDING SETTLEMENT-CLUSTERS OF VILLAGES AND HAMLETS) AT A LEVEL APPROPRIATE TO THEIR ROLE AND FUNCTION.
Purpose	<ul style="list-style-type: none"> ○ The policy is proposed in order to enhance and sustain the economic and social vitality of the larger rural villages ○ It will provide a spatial strategy for the villages in the A39 and A358 corridors and also for the Brendon Hills and Exmoor fringe communities.
Assumptions	That a modest amount of new development can help to maintain the vitality of the larger villages, particularly if economic as well as residential development is provided, perhaps in the form of live – work units. The method of calculating the annual percentage of additional allowable dwellings will be subject to further consultation through a supplementary planning document. In any case it should not exceed a 10% increase in the number of dwellings within the settlement over the lifetime of the plan.

<p>Justification including any references</p>	<p>There are a number of factors which justify a policy seeking to bring new residential and employment development to villages in West Somerset:</p> <ul style="list-style-type: none"> ○ There is a strong demand for second homes and holiday cottages which increases property prices ○ In-migration of early retirees and families from areas such as the west midlands and south east of England where property values are higher also increases property values ○ The predominantly low wage economy in the area, which reduces the ability of local people to afford access to the West Somerset housing market. <p>The Taylor Report concluded that development in village communities was an appropriate way of addressing the need to retain vital communities in rural areas, without which rural populations.</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; <u>Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010</p> <p>Hunter Page Planning; <u>Employment Land Review Stages 1 – 3 (May 2009 – April 2010)</u>; West Somerset Council; 2010.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p>
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Amended Policy OC1	OPEN COUNTRYSIDE DEVELOPMENT
Amended policy	<p>RESIDENTIAL DEVELOPMENT IN THE OPEN COUNTRYSIDE (LAND NOT ADJACENT OR IN CLOSE PROXIMITY TO THE MAJOR SETTLEMENTS, PRIMARY AND SECONDARY VILLAGES) WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT:</p> <p>IT IS ESSENTIAL FOR AGRICULTURAL , FORESTRY, HORTICULTURE, EQUESTRIAN OR HUNTING PURPOSES, OR;</p> <ul style="list-style-type: none"> • IT IS PROVIDED THROUGH THE CONVERSION OF EXISTING, TRADITIONALLY CONSTRUCTED BUILDINGS IN ASSOCIATION WITH EMPLOYMENT OR TOURISM PURPOSES AS PART OF A WORK / LIVE DEVELOPMENT, OR; • IT MEETS AN ONGOING IDENTIFIED LOCAL NEED FOR AFFORDABLE HOUSING IN THE NEARBY SETTLEMENT WHICH CANNOT BE MET WITHIN OR CLOSER TO THE SETTLEMENT, OR; • IT IS A LOW IMPACT DWELLING PROVIDED ON-SITE AS PART OF A SUSTAINABLE LAND MANAGEMENT OR SMALLHOLDING BUSINESS.
Purpose	<ul style="list-style-type: none"> ○ To protect the open countryside from damaging development whilst exceptionally allowing development which is beneficial to the health of the community and / or the local economy to take place.
Assumptions	<ul style="list-style-type: none"> ○ That it is generally desirable to protect the open countryside from development. ○ That there are circumstances in which it is appropriate to allow a strictly limited amount of development in the open countryside for land management, social or economic reasons.
Justification including any references	<ul style="list-style-type: none"> ○ “The open countryside” includes all land outside of existing settlements, where development is not generally appropriate. It is however desirable in certain circumstances to allow development exceptionally, where this is beneficial for the community and local economy. ○ Essential dwellings for agricultural, forestry, equine, horticulture or hunting purposes may be permitted subject to a rigorous assessment of the necessity for the development in the location proposed, and in particular, why an existing dwelling in the local area cannot suffice. ○ The re-use and conversion of existing traditional buildings in the open countryside for alternative uses can, if sensitively implemented in order to maximise the retention of the traditional character of the buildings, make a significant contribution to protecting the character and heritage of the rural landscape. ○ Reasons for preventing development in the open countryside are that: <ul style="list-style-type: none"> ▪ dispersed development disproportionately increases transport demand which can usually only be fulfilled by use of the private car ▪ It is significantly more expensive per capita to deliver services to a dispersed rural population than for population concentrated in larger settlements. ▪ Development in the open countryside changes its character frequently bringing an undesirable modern urban element into it with adverse heritage impact. ▪ The attractiveness of the area to tourists, who form an essential part of the local economy, depends to a great extent on the beauty and historic character of the

landscape and rural settlements.

- There is a high suppressed demand for houses in rural settings reflected in the higher prices which houses in such locations command on the open market, without planning policy restraint there would be a large number of new dwellings constructed in a scattered pattern across the District. This would be harmful in its impact for the reasons set out above.
- Reasons for allowing development in the open countryside are that:
 - Certain types of agricultural, forestry, **equine**, horticultural or hunting enterprise need close supervision which can only be provided by having someone living on or near to the site. In exceptional cases, this need cannot be met through the use of existing housing stock in the local area, subject to a detailed and compelling justification, there may be an economic case for allowing a new dwelling.
 - Where traditional buildings are being conserved through conversion for a business use including tourism accommodation or a live / work development, a new residential dwelling may be permitted as part of the conversion scheme in order to assist with the provision of jobs in rural areas.
 - The importance of encouraging local food production, the low carbon economy and sustainable land management can justify the provision of low impact dwellings as part of a sustainable land management and / or smallholding development. This will be subject to stringent criteria to be set out in a Supplementary Planning Document on Low Impact Development and a legal agreement linking the use of the dwelling to the sustainable management of the land.
 - Affordable housing where there is a demonstrated local need can be allowed in order to maintain the balance and health of the local community.
 - All of these subject to the need to minimise additional transport demand. This is particularly important in relation to tourism or business activities.

See also transport policy TR2.

Sources:

Department for Communities and Local Government; National Planning Policy Framework – March 2012; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7

West Somerset District Council; West Somerset District Local Plan – Adopted April 2006; West Somerset District Council; 2008.

West Somerset Council; West Somerset Council Corporate Plan 2011 – 12; West Somerset Council; 2011.

West Somerset Council; West Somerset Housing Strategy 2009 – 2012; West Somerset Council; 2009.

West Somerset Council; West Somerset Annual Monitoring Report 2008/09 – December 2009; West Somerset Council; 2009.

Cushman & Wakefield; West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009; West Somerset Council; 2009.

EKOS Consulting; The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009; West Somerset Council; 2009.

ARUP; West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011; West Somerset Council; 2011.

Housing Vision; Strategic Housing Market Assessment for the Northern Peninsula – December

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	<p>2008; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; <u>Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010</p> <p>Hunter Page Planning; <u>Employment Land Review Stages 1 – 3 (May 2009 – April 2010)</u>; West Somerset Council; 2010.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p>
	ECONOMY
Policy EC1	WIDENING AND STRENGTHENING THE LOCAL ECONOMY
	<p>PROPOSALS WHICH WILL MAKE THE WEST SOMERSET ECONOMY STRONGER AND MORE DIVERSE AND THAT ARE LIKELY TO INCREASE THE PROPORTION OF HIGHER PAID JOBS LOCALLY WILL BE SUPPORTED.</p> <p>NEW DEVELOPMENT, REDEVELOPMENT AND, CONVERSION PROPOSALS FOR ALL TYPES OF EMPLOYMENT GENERATING ACTIVITIES WILL BE ENCOURAGED AND DIRECTED TO EXISTING AND EXTANT PREMISES AND SITES FOR SIMILAR AND COMPATIBLE USES AND WOULD NOT HAVE AN ADVERSE IMPACT ON THE AMENITY OF EXISTING NEIGHBOURING LAND USES.</p>
Purpose	<ul style="list-style-type: none"> ○ To encourage a widening of the employment base within the area ○ This includes taking advantage of the new economic activity brought by the Hinkley Point C proposals, which potentially offers a significant supply of relatively well paid and secure employment for the District's population ○ To provide an appropriate supply of employment land.
Assumptions	<ul style="list-style-type: none"> ○ That having a more diverse economy including more, higher paid employment will attract more people of working age to remain in West Somerset, or will encourage them to move here to work. ○ This in turn will improve the ratio of average earnings to average house price in the area.
Justification including any references	<ul style="list-style-type: none"> ○ One of the key weaknesses of the West Somerset economy is the predominantly low waged economy based on the tourism business, agriculture and social care. Bringing a wider range of work, and more, higher paid jobs to the area would increase the prosperity of the area and improve its facilities to the benefit of the population as a whole. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April</u></p>

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	<p>2009; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>Heart of the South West LEP; <u>Heart of the South West Local Economic Partnership Prospectus – March 2011</u>; Heart of the South West LEP; 2011</p> <p>EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy – February 2003</u>; Somerset County Council; 2003</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>GVA Grimley Ltd.; <u>Planning for Prosperous Economies: Maximising the Role of the Non B Use Class Sector – Summer 2009</u>; GVA Grimley; 2009.</p>
Policy EC2	MAJOR EMPLOYMENT SITES
	<p>THE MAJOR EMPLOYMENT SITES AT MART ROAD, MINEHEAD AND ROUGHMOOR, WILLITON ARE IDENTIFIED ON THE PROPOSALS MAP. WITHIN THESE SITES THERE WILL BE A GENERAL PRESUMPTION IN FAVOUR OF USES IN THE B1, B2 AND B8 USE CLASSES.</p> <p>EMPLOYMENT AND SERVICE BASED LAND USES FALLING OUTSIDE THESE USE CLASSES WILL BE PERMITTED WHERE THESE CAN BE DEMONSTRATED TO MAKE A POSITIVE CONTRIBUTION TO THE OVERALL VITALITY AND VIABILITY OF THE LOCAL ECONOMY.</p>
Purpose	<ul style="list-style-type: none"> ○ Providing for the expansion of existing businesses ○ Providing for businesses requiring specific and/or bespoke premises ○ Maintaining a key element in the local employment base.
Assumptions	<ul style="list-style-type: none"> ○ Employment development should be accommodated on existing allocated employment land unless there is a sound reason why it should be located elsewhere. ○ It is beneficial to the local economy (and therefore the community) to have a secure supply of land for economic activity / employment use.
Justification including any references	<ul style="list-style-type: none"> ○ Employment land is allocated so as to be conveniently located for access by a range of employees and other visitors to the businesses situated there. ○ It can be more attractive to develop a business on a new unallocated site elsewhere, however this can have the effect of undermining the success of existing business areas, which can harm the local economy. In identifying locations for future employment development, consideration will be taken of the existing uses adjoining the site and/or are proposed to be approved or allocated nearby in order to avoid incompatible activities being located next to each other. ○ Priority will be given to those sites and land identified as being available and suitable

	<p>for employment uses identified through the Employment Land Review, they are consistent with other policies within the Local Plan and, they meet the relevant requirements of PPS4.</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Hunter Page Planning; <u>Employment Land Review, Stages 1 – 3: April 2010</u>; West Somerset Council; 2010.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>GVA Grimley Ltd.; <u>Planning for Prosperous Economies: Maximising the Role of the Non B Use Class Sector – Summer 2009</u>; GVA Grimley; 2009</p>
Policy EC3	GREENFIELD EMPLOYMENT GENERATING DEVELOPMENT
	<p>DEVELOPMENT PROPOSALS REQUIRING A GREENFIELD LOCATION WILL BE DIRECTED TO EXISTING IDENTIFIED AND/OR ALLOCATED SITES FOR THOSE TYPE OF USES UNLESS IT CAN BE DEMONSTRATED THAT:</p> <ul style="list-style-type: none"> • THE PROPOSED LOCATION IS ESSENTIAL TO THE BUSINESS AND THAT IT COULD NOT BE LOCATED ELSEWHERE, AND, • IT DOES NOT ADVERSELY AFFECT THE VITALITY AND VIABILITY OF EXISTING CENTRES, AND; • IT COMPLEMENTS EXISTING SERVICE AND FACILITY PROVISION IN THE SETTLEMENT AND SURROUNDING AREA WITHOUT GENERATING NEW UNSUSTAINABLE TRANSPORT PATTERNS.
Purpose	<ul style="list-style-type: none"> o Providing for the expansion of existing businesses o Providing for businesses requiring specific and/or bespoke premises
Assumptions	<ul style="list-style-type: none"> o Employment development should be accommodated on existing allocated employment land unless there is a sound reason why it should be located elsewhere. o Sometimes, when other options have been tested and rejected, greenfield sites may be the most appropriate choice for new employment development.
Justification including any references	<ul style="list-style-type: none"> o It can be more attractive to develop a business on a new unallocated site elsewhere, however this may have the effect of undermining the success of existing business areas, causing harm to the local economy. o Whilst the first choice for new employment proposals from the community's point of view will generally be existing employment land, there are occasions when the requirements for a new business, or one needing to expand, cannot be

	<p>accommodated on existing employment sites. In such cases it can be the best economic option for the local economy to seek to accommodate the business on a greenfield site subject to the safeguards set out in the policy.</p> <p>⊖ Priority will be given to those sites and land identified as being available and suitable for employment uses identified through the Employment Land Review, they are consistent with other policies within the Local Plan and, they meet the requirements of the NPPF PPS-4.</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Hunter Page Planning; <u>Employment Land Review, Stages 1 – 3: April 2010</u>; West Somerset Council; 2010.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>GVA Grimley Ltd.; <u>Planning for Prosperous Economies: Maximising the Role of the Non B Use Class Sector – Summer 2009</u>; GVA Grimley; 2009</p>
Policy EC4	HOME-BASED BUSINESS ACTIVITIES
	<p>DEVELOPMENT PROPOSALS FOR EMPLOYMENT GENERATING ACTIVITIES WITHIN RESIDENTIAL PROPERTIES, WILL BE PERMITTED WHERE THE ESSENTIALLY RESIDENTIAL CHARACTER OF THE BUILDING AND AREA IS MAINTAINED BY:</p> <ul style="list-style-type: none"> • LIMITING THE TYPE AND LEVEL OF ACTIVITY, INCLUDING THE HOURS OF WORK AND DELIVERIES, TO THAT CONSISTENT WITH THE RESIDENTIAL AMENITY OF THE AREA, • PREVENTING ANY HARMFUL FUTURE INTENSIFICATION, AND; • LIMITING ANY ADVERTISEMENT TO A SMALL, DISCREET NOTICE. <p>WHERE SUBSEQUENT INTENSIFICATION OF THE EMPLOYMENT ACTIVITY RESULTS IN AN UNACCEPTABLE LEVEL OF ADVERSE IMPACT ON THE RESIDENTIAL AMENITY OF THE AREA, THE BUSINESS WILL BE EXPECTED TO REDUCE THE IMPACT OF ITS INCREASED ACTIVITIES OR RE-LOCATE TO A MORE APPROPRIATE LOCATION.</p>
Purpose	<ul style="list-style-type: none"> ○ The policy recognises the importance to the West Somerset economy of the substantial number of small home based businesses in the area. ○ It encourages such development subject to their adverse impact being contained at

	<p>an acceptable level for a residential area, making clear that should environmental impact levels become unacceptable a business would have to either remedy the situation or relocate..</p>
Assumptions	<ul style="list-style-type: none"> ○ That many businesses would not start up at all without the possibility of beginning at home. ○ Many of these businesses can operate successfully and in an acceptable manner without expanding further, ○ they provide a helpful broadening of the West Somerset economy. ○ Some of them provide high incomes for their owners
Justification including any references	<ul style="list-style-type: none"> ○ A healthy economy requires a varied range of business premises, including provision for those businesses based in residential properties. ○ Given the remote rural nature of West Somerset and the high quality of its environment small high value home based businesses are attracted to the area. ○ In the context of the low average income levels in the West Somerset economy, home based businesses can offer an element of higher income employment helping to broaden the economy. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Live/Work Network; <u>Rural Live/Work: Developments that Support Home-Based Business</u>; Live/Work Network; 2005.</p>
Amended Policy EC5	<p>SAFEGUARDING EXISTING EMPLOYMENT USES</p>
Amended policy.	<p>SITES AND PREMISES WITH EXISTING COMMERCIAL ACTIVITIES WILL BE SAFEGUARDED AGAINST CHANGE OF USE TO RESIDENTIAL OR OTHER NON-EMPLOYMENT GENERATING USES UNLESS IT CAN BE DEMONSTRATED THAT:</p> <ul style="list-style-type: none"> • THE ACTIVITY IS NO LONGER APPROPRIATE OR SUSTAINABLE IN THAT LOCATION, • THE BUSINESS IS NO LONGER VIABLE IN THAT LOCATION, • THE BUSINESS/SITE HAS BEEN MARKETING (AT A COMPETITIVE PRICE FOR COMPARABLE USES) FOR A MINIMUM OF TWELVE MONTHS AND HAS GENERATED NO INTEREST, AND, WHERE APPROPRIATE; • THE ACTIVITY IS NO LONGER APPROPRIATE OR SUSTAINABLE IN THAT LOCATION, AND; • THE NEW USE WILL RESULT IN A REDUCTION IN UNDESIRABLE

	<p>TRANSPORT MOVEMENTS TO THE LOCATION OVER MINOR ROADS LINKING IT TO THE NATIONAL PRIMARY AND COUNTY HIGHWAY PRINCIPAL ROUTE NETWORK.</p> <p>CONSIDERATION WILL ALSO BE TAKEN ACCOUNT OF BUSINESSES RELOCATING FROM THE SITE / PREMISES TO MORE SUSTAINABLE LOCATIONS NEARBY.</p>
Purpose	<ul style="list-style-type: none"> o To protect existing employment land from redevelopment for other, potentially higher value land uses.
Assumptions	<ul style="list-style-type: none"> o That the provision of employment uses in particular locations has led to employees tending to live within a convenient distance of their place of employment o That if an employment use is lost, the former employees are likely to have to travel further to find alternative work, or to leave the area altogether or become unemployed.
Justification including any references	<ul style="list-style-type: none"> o The provision of jobs within West Somerset's communities is not sufficient in quantity or variety to encourage enough people of working age to stay and work within the area. o It is therefore essential to retain what employment uses there are, as well as encouraging new ones in order to maintain a balance of land uses which is essential to maximising self containment within the local area. o The erosion of employment uses changing to other land uses will tend to harm the local economy, suitable alternative sites are more likely to be developed for other uses rather than becoming new employment land. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Hunter Page Planning; <u>Employment Land Review, Stages 1 – 3: April 2010</u>; West Somerset Council; 2010.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p>
Policy EC6	<p>WORK/LIVE DEVELOPMENTS</p>
	<p>PROPOSALS FOR WORK/LIVE DEVELOPMENTS THROUGH NEW BUILD OR CONVERSION OF EXISTING BUILDINGS WILL BE SUPPORTED WHERE:</p> <ul style="list-style-type: none"> • THE EMPLOYMENT ELEMENT WITHIN EACH UNIT FORMS AND REMAINS A MAJORITY OF THE GROSS FLOORSPACE OF EACH UNIT, • THE EMPLOYMENT AND RESIDENTIAL ELEMENTS ARE INTEGRATED WITH ONE ANOTHER AND CANNOT BE SEPARATED OR SOLD OFF AS SEPARATE

	<p>UNITS AND ACTIVITIES AT A SUBSEQUENT POINT IN TIME,</p> <ul style="list-style-type: none"> • THERE WOULD BE NO ADVERSE IMPACT UPON THE VITALITY AND VIABILITY OF EXISTING EMPLOYMENT PROVISION WITHIN THE SETTLEMENT OR IN NEIGHBOURING SETTLEMENTS, AND; • THERE IS NO GENERATION OF SIGNIFICANT ADDITIONAL TRAFFIC MOVEMENTS TO AND FROM THE PREMISES AS A RESULT OF THE NEW BUSINESS ACTIVITY.
Purpose	<ul style="list-style-type: none"> o To encourage the development of viable live / work accommodation which will remain live / work in the long term.
Assumptions	<ul style="list-style-type: none"> o That live / work accommodation is a legitimate type of employment premises which will help to encourage the formation of new businesses within the area, which; o Will help to broaden the West Somerset economy, and; o That live work accommodation can provide <i>the opportunity</i> to work and live in the same location thereby reducing transport demand.
Justification including any references	<ul style="list-style-type: none"> o Properly designed live / work accommodation should have a majority of floorspace for employment use, the two types of use being integrated in such a way that they cannot be split up and used separately. o It is another legitimate form of employment accommodation which should attract small scale high value businesses to the area, which would work well in conjunction with super-fast broadband to become a valuable element of business premises in the District. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Live/Work Network; <u>Rural Live/Work: Developments that Support Home-Based Business</u>; Live/Work Network; 2005.</p>
Policy EC7	<p>TRAINING AND EDUCATIONAL PROVISION</p>
	<p>PROPOSALS WHICH STRENGTHEN THE RANGE AND QUALITY OF TRAINING OPPORTUNITIES OFFERED WITHIN THE AREA WILL BE SUPPORTED.</p> <p>DEVELOPMENT PROPOSALS THAT COMBINE EDUCATION, TRAINING AND EMPLOYMENT FUNCTIONS AND OPPORTUNITIES IN ONE LOCATION WILL BE SUPPORTED PROVIDED THAT THEY DO NOT ADVERSELY AFFECT THE VITALITY AND VIABILITY OF EXISTING CENTRES</p>
Purpose	<ul style="list-style-type: none"> o To take advantage of opportunities which arise to increase the range and / or skill level of the local workforce through training.

Assumptions	<ul style="list-style-type: none"> o That increasing the skill levels amongst the local workforce should improve its attractiveness to potential employers and, provided that they remain resident in the area is likely to increase the amount of money circulating in the local economy.
Justification including any references	<ul style="list-style-type: none"> o Increasing skill levels in the local community should help to increase earnings and the attractiveness of the area to potential employers. o Additionally, major projects including the Hinkley Point new nuclear proposals offer the opportunity for local people to acquire skills which will enable them to participate as part of the workforce. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>Heart of the South West LEP; <u>Heart of the South West Local Economic Partnership Prospectus – March 2011</u>; Heart of the South West LEP; 2011</p> <p>EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy – February 2003</u>; Somerset County Council; 2003</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p>
Policy EC8	TOURISM IN SETTLEMENTS
	TOURISM PROPOSALS WHICH INCREASE THE RANGE OF OPEN AIR AND WET WEATHER ATTRACTIONS / ACTIVITIES WITHIN EXISTING SETTLEMENTS WILL BE ENCOURAGED.
Purpose	<ul style="list-style-type: none"> o The policy seeks to encourage the provision of additional tourist attractions within existing settlements.
Assumptions	<ul style="list-style-type: none"> o That providing additional tourist attractions and activities will encourage more tourists to visit the area, and will result in those who do come spending more money during their stay.
Justification including any references	<ul style="list-style-type: none"> o The policy for tourism will encourage both the consolidation of existing facilities together with a broadening of the range of activities and opportunities available to visitors o This will include the emphasised promotion of Minehead as a centre for visiting Exmoor and an increased profile for outdoor pursuits. <p>See also transport policy TR2</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012;</p>

	<p>ISBN 978 1 4098 3413 7</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>Heart of the South West LEP; <u>Heart of the South West Local Economic Partnership Prospectus – March 2011</u>; Heart of the South West LEP; 2011</p> <p>EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy – February 2003</u>; Somerset County Council; 2003</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>Department for Communities and Local Government; <u>England's Smaller Seaside Towns: A 'Benchmarking' Study – March 2011</u>; Communities and Local Government; 2011; ISBN 978 1 4098 2528 9</p> <p>Department for Communities and Local Government; <u>Strategy for Seaside Success: Securing the Future of Seaside Economies</u>; Communities and Local Government; 2010; ISBN 978 1 4098 2379 7</p> <p>Centre for Regional Economic and Social Research (Sheffield Hallam University); <u>The Seaside Tourist Industry in England and Wales: Employment, Economic Output, Location and Trends</u>; Sheffield Hallam University; 2010; ISBN 978 1 84387 324 2.</p> <p>Department for Communities and Local Government; <u>England's Seaside Towns: A 'Benchmarking' Study – November 2008</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0620 2</p>
Policy EC9	TOURISM OUTSIDE OF SETTLEMENTS
	<p>TOURISM DEVELOPMENTS OUTSIDE SETTLEMENTS WILL ONLY BE SUPPORTED WHERE IT CAN BE DEMONSTRATED THAT;</p> <ul style="list-style-type: none"> • THE PROPOSED LOCATION IS ESSENTIAL TO THE BUSINESS AND THAT IT COULD NOT BE LOCATED ELSEWHERE, AND; • IT DOES NOT ADVERSELY AFFECT THE VITALITY AND VIABILITY OF EXISTING PROVISION IN NEIGHBOURING SETTLEMENTS, AND; • IT COMPLEMENTS EXISTING TOURISM SERVICE AND FACILITY PROVISION IN NEIGHBOURING SETTLEMENTS AND SURROUNDING AREA WITHOUT GENERATING NEW UNSUSTAINABLE TRANSPORT PATTERNS.
Purpose	<ul style="list-style-type: none"> ○ The policy seeks to allow for the provision of additional tourist attractions outside existing settlements subject to environmental and viability safeguards.
Assumptions	<ul style="list-style-type: none"> ○ That providing additional tourist attractions and activities will encourage more tourists to visit the area, and will result in those who do come spending more money during their stay.
Justification including any references	<ul style="list-style-type: none"> ○ The policy for tourism will encourage both the consolidation of existing facilities together with a broadening of the range of activities and opportunities available to visitors ○ This will include the emphasised promotion of Minehead as a centre for visiting

	<p>Exmoor and an increased profile for outdoor pursuits.</p> <p>See also transport policy TR2</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy – February 2003</u>; Somerset County Council; 2003</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p>
Policy EC10	GATEWAY SETTLEMENTS
	<p>TOURISM DEVELOPMENT PROPOSALS WHICH ENHANCE MINEHEAD'S ROLE AS A GATEWAY CENTRE FOR VISITING EXMOOR AND WILLITON'S ROLE AS A GATEWAY FOR THE QUANTOCK HILLS AND THE BRENDON HILLS WILL BE SUPPORTED.</p>
Purpose	<ul style="list-style-type: none"> o To enhance the role of West Somerset's main communities as gateways for visiting the hill and upland areas locally.
Assumptions	<ul style="list-style-type: none"> o Many visitors to Exmoor, the Quantock Hills and the Brendon Hills arrive by road from the north or east via the A39 or A358. o Drawing attention of visitors to the scenic and recreational attractions of these upland areas will benefit the West Somerset economy by encouraging them to stay longer, spend more and have a better experience of visiting the area. o Seeing more of the attractive local landscape may encourage repeat visiting.
Justification including any references	<ul style="list-style-type: none"> o The tourism industry is one of West Somerset's most important business sectors. Competition with other tourist destinations (in the south west particularly) is strong. It is therefore important to raise the profile of the area as an enjoyable place to visit. The raising of the profile of Minehead and Williton as gateways should help to make access to these areas clearer to tourists. o The policy for tourism will encourage both the consolidation of existing facilities together with a broadening of the range of activities and opportunities available to visitors o This will include the emphasised promotion of Minehead as a centre for visiting Exmoor and an increased profile for outdoor pursuits. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p>

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	<p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy – February 2003</u>; Somerset County Council; 2003</p>
Policy EC11	AGRICULTURE
	<p>DEVELOPMENT PROPOSALS FOR FARM DIVERSIFICATION WHICH HELP TO SUPPORT THE LOCAL AGRICULTURAL ECONOMY BY FACILITATING :</p> <ul style="list-style-type: none"> • THE DEVELOPMENT OF A LOW OR ZERO CARBON ECONOMY; • THE IMPLEMENTATION OF SUSTAINABLE TOURISM, OR; • THE DEVELOPMENT OF LOCAL FOOD MARKETS, <p>WILL BE SUPPORTED.</p>
Purpose	<ul style="list-style-type: none"> o To encourage farm diversification supporting agricultural businesses eg: for wood fuel production, the local production of food. and where appropriate for sustainable tourism
Assumptions	<ul style="list-style-type: none"> o That farm diversification is a positive means of supporting the agricultural sector which can also provide an increased range of services, including employment and tourism facilities. o Producing, marketing and consuming food locally is beneficial in terms of minimising carbon dioxide production.
Justification including any references	<p>Farm diversification has a track record of helping to sustain farm businesses by adding non-agricultural enterprises to their portfolios. It is desirable to maintain a healthy agricultural sector for employment, land management, nature conservation and food production reasons.</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy – February 2003</u>; Somerset County Council; 2003</p> <p>Commission for Rural Economies; <u>State of the Countryside 2010: The Economy in Rural England</u>; Commission for Rural Economies; 2010.</p> <p>Commission for Rural Economies; <u>Poverty Amongst Farming Households: Achieving Sustainable Livelihoods</u>; Commission for Rural Economies; 2010.</p> <p>Bosworth, G. (University of Newcastle-upon-Tyne); <u>Counter-urbanisation and Job Creation: Entrepreneurial In-Migration and Rural Economic Development (Centre for Rural Economy Discussion Paper Series No.4)</u>; Centre for Rural Economy; 2006.</p>

	TRANSPORT
Amended Policy TR1	ACCESS TO AND FROM WEST SOMERSET
Amended policy.	<p>PROPOSALS FOR LARGER DEVELOPMENT MUST ADDRESS THE REQUIREMENT TO ENHANCE THE USE OF SUSTAINABLE MODES OF TRANSPORT WITHIN AND BETWEEN WEST SOMERSET'S COMMUNITIES AND TRAVEL TO AND FROM COMMUNITIES OUTSIDE THE LOCAL PLAN AREA.</p> <p>PROVISION MAY INCLUDE:</p> <ul style="list-style-type: none"> • THE IMPROVEMENT OF PUBLIC TRANSPORT SERVICES, • MAKING WALKING AND CYCLING MORE ATTRACTIVE AND SAFER AS MEANS OF TRANSPORT AND • ROAD IMPROVEMENTS • IMPROVEMENTS TO THE HERITAGE RAILWAY SERVICES OF THE WEST SOMERSET RAILWAY • GREEN TRANSPORT PLAN
Purpose	<ul style="list-style-type: none"> ○ To maintain and where possible strengthen the existing public transport services linking West Somerset's settlements with larger centres to the west and south. In particular better bus services to Bridgwater are needed ○ To maximise the potential which exists for increasing the attractiveness of and facilities for walking and cycling as a means of transport, particularly in the main settlements. ○ To provide for road improvements where these are necessitated by and can be funded through development proposals ○ To support the West Somerset Railway through development proposals which relate to it.
Assumptions	<ul style="list-style-type: none"> ○ It is helpful to provide as good a range of bus services as possible in order to provide non-private car based access to other settlements within West Somerset and larger service centres elsewhere such as Taunton and Bridgwater. ○ Major highway improvements are desirable, but are not usually achievable due to the high cost of improving roads such as the A39 and A358 and the lack of funding for such projects which is unlikely to improve during the plan period. ○ Whilst walking and cycling have limited potential in much of West Somerset, the larger settlements do have greater potential, particularly if improvements in existing networks are facilitated in the course of making provision for new development. ○ Walking and cycling have considerable health benefits. ○ Encouraging the increasing use of non-private car modes of transport <i>where possible</i> is a good thing and helps to reduce carbon dioxide emissions
Justification including any references	<ul style="list-style-type: none"> ○ Proposals for development in West Somerset's communities should provide for contributions towards public transport services linking the main communities of Watchet Williton and Minehead with particularly Taunton and Bridgwater in order to provide an alternative to the private car, or for those without access to a car. ○ West Somerset has a higher than average per-capita carbon dioxide emission level, any positive change in the proportion of journeys made by non-private car modes

	<p>should help improve this situation.</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Somerset County Council; <u>Future Transport Plan 2011 – 2026: Transport and Development – March 2011</u>; Somerset County Council; 2011.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy – February 2003</u>; Somerset County Council; 2003</p>
Policy TR2	REDUCING RELIANCE ON THE PRIVATE CAR.
	<p>DEVELOPMENT SHOULD BE LOCATED AND DESIGNED TO MAXIMISE THE ATTRACTIVENESS OF MODES OF TRANSPORT OTHER THAN THE PRIVATE CAR WHERE APPROPRIATE, PARTICULARLY WHERE:</p> <ul style="list-style-type: none"> • IT COMPLEMENTS EXISTING SERVICE AND FACILITY PROVISION IN THE SETTLEMENT AND SURROUNDING AREA WITHOUT GENERATING NEW UNSUSTAINABLE TRANSPORT PATTERNS (AS A CONSEQUENCE), AND; • DOES NOT GENERATE SIGNIFICANT ADDITIONAL TRAFFIC MOVEMENTS OVER MINOR ROADS TO THE NATIONAL PRIMARY AND COUNTY HIGHWAY ROUTE NETWORK.
Purpose	<ul style="list-style-type: none"> ○ The policy is designed to minimise additional transport demand arising from new development and to maximise modal choice within the limitations of public transport provision within the area.
Assumptions	<ul style="list-style-type: none"> ○ That it is beneficial to locate new development where there is a choice of modes of transport available to access a varied range of destinations and facilities which would be frequently visited by inhabitants of the new development.
Justification including any references	<ul style="list-style-type: none"> ○ New planned development should be located insofar as is possible to maximise the choice of modes of transport available to residents. It is recognised that in planning for the continuing health of the District's rural settlements opportunities for the use of modes other than the private car are very limited. ○ This effectively means that, if possible, they should have convenient access to the bus services between Minehead and Taunton, or Minehead and Bridgwater. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Somerset County Council; <u>Future Transport Plan 2011 – 2026: Transport and Development – March 2011</u>; Somerset County Council; 2011.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April</u></p>

	<p>2009; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy – February 2003</u>; Somerset County Council; 2003</p>
	COMMUNITY FACILITIES AND PUBLIC HEALTH
Policy CF1	MAXIMISING ACCESS TO RECREATIONAL FACILITIES
	<p>THE PROVISION OF NEW, AND RETENTION AND IMPROVEMENT OF EXISTING, HEALTH, SPORT, RECREATION AND CULTURAL FACILITIES WILL BE SUPPORTED, WHERE THIS HELPS TO STRENGTHEN AND OR ENHANCE A BALANCED RANGE OF PROVISION FOR LOCAL COMMUNITIES AND VISITING TOURISTS.</p>
Purpose	<ul style="list-style-type: none"> o To ensure that, where practical, opportunities for the shared use of existing sport and recreation facilities are maximised, particularly through the use of contributions from new development which may help to bring about improved capacity and or quality. o Unmet need for facilities for young people will be addressed to some extent as part of the policy for improved provision of sport and recreation facilities. o The flexibility of use of planning obligations monies is an important issue
Assumptions	<ul style="list-style-type: none"> o The provision of sufficient sport, recreation and cultural facilities accessible to the local community makes a positive contribution to the population's quality of life, and also to its physical and mental health.
Justification including any references	<ul style="list-style-type: none"> o It is reasonable for new development to make appropriate provision for additional sport, recreation and cultural facilities proportionate to the additional population which they will give rise to. o Modern lifestyles are increasingly sedentary, both in work and home life, in order to counter the adverse health impacts of the lack of exercise experienced by many, it is essential to provide the facilities to enable team games and general informal recreation involving activities such as walking and or active play. o Similarly, the provision of cultural facilities is also beneficial to the community, both through participation in performance and as an audience, all of which is helpful in strengthening community identity and pride as well as giving people great enjoyment. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Department for Culture, Media and, Sport; <u>Principles of Selection for Listed Buildings – March 2010</u>; Department for Culture, Media and, Sport; 2010.</p> <p>Department for Communities and Local Government; <u>Good Practice Guide on Planning for Tourism May 2006</u>; DCLG Publications; 2006; ISBN 978 1 85112 854 9.</p> <p>Office of the Deputy Prime Minister; <u>Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation (PPG 17)</u>; The Stationary Office; 2002; ISBN 0 11 753636 9</p> <p>Office of the Deputy Prime Minister; <u>Assessing Needs and Opportunities: A Companion Guide to PPG 17</u>; The Stationary Office; 2002; 1 85 112590 6.</p>

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	<p>Department for Communities and Local Government; <u>Consultation Paper on a New Planning Policy Statement: Planning for a Natural and Healthy Environment – March 2010</u>; Communities and local Government Publications; 2010; ISBN 978 1 4098 2261 5</p> <p>NHS Somerset and Somerset County Council; <u>West Somerset Joint Needs Assessment – October 2010</u>; NHS Somerset; 2010</p> <p>West Somerset Council; <u>Freedom to Play 2008 - 2014: A Play Strategy for Children and Young People in West Somerset</u>; West Somerset Council; 2008.</p>
Policy CF2	PLANNING FOR HEALTHY COMMUNITIES
	<p>IN ORDER TO HELP ADDRESS THE CAUSES OF ILL HEALTH AND MAXIMISE THE BENEFIT WHICH SPATIAL PLANNING CAN PROVIDE IN SHAPING HEALTHY COMMUNITIES, DEVELOPMENT PROPOSALS SHOULD BE DESIGNED IN ORDER TO MAXIMISE THE ATTRACTIVENESS OF WALKING AND CYCLING AS MEANS OF MAKING JOURNEYS TO LOCAL SERVICES AND FACILITIES, AND ALSO TO ENCOURAGE RECREATIONAL WALKING AND CYCLING. PROVISION FOR DISABILITY ACCESS IS ALSO TO BE ENCOURAGED.</p> <p>A HEALTH IMPACT ASSESSMENT WILL BE REQUIRED FOR ALL MAJOR DEVELOPMENT PROPOSALS.</p>
Purpose	<ul style="list-style-type: none"> o To help ensure that implementing the Local Plan's strategy and other major development contributes to improving public health within the area.
Assumptions	<ul style="list-style-type: none"> o Well designed development can encourage people using it to walk and cycle more both as a means of transport and for recreational purposes. o Walking and cycling more benefits peoples' general health.
Justification including any references	<ul style="list-style-type: none"> o Designing development so that walking and cycling become more attractive means of transport to local facilities, and also are more attractive as a recreational activity is likely to have a positive impact upon the health of the area's population. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Office of the Deputy Prime Minister; <u>Assessing Needs and Opportunities: A Companion Guide to PPG 17</u>; The Stationary Office; 2002; 1 85 112590 6.</p> <p>Department for Communities and Local Government; <u>Consultation Paper on a New Planning Policy Statement: Planning for a Natural and Healthy Environment – March 2010</u>; Communities and local Government Publications; 2010; ISBN 978 1 4098 2261 5</p> <p>West Somerset Council; <u>Freedom to Play 2008 - 2014: A Play Strategy for Children and Young People in West Somerset</u>; West Somerset Council; 2008.</p> <p>NHS Somerset and Somerset County Council; <u>West Somerset Joint Needs Assessment – October 2010</u>; NHS Somerset; 2010.</p>
	CLIMATE CHANGE
Policy CC1	CARBON REDUCTION
	<p>DEVELOPMENT PROPOSALS WHICH ASSIST IN THE DEVELOPMENT OF A LOW OR ZERO CARBON ECONOMY WILL BE SUPPORTED.</p> <p>SUCH PROPOSALS MAY INCLUDE THE DEVELOPMENT OF WOODFUEL OR</p>

	OTHER RENEWABLE ENERGY SOURCES, AND PROVISION OF LOW ENERGY SYSTEMS TO SERVE NEW AND EXISTING DEVELOPMENT.
Purpose	<ul style="list-style-type: none"> o To encourage the development of low and / or zero carbon economy proposals in the area and o to encourage low energy solutions in new development.
Assumptions	<ul style="list-style-type: none"> o That the development of a low and / or zero carbon energy supply chain and businesses which make use of its products would help to reduce the high per-capita carbon footprint for West Somerset. o It would be beneficial for residents and the environment to have low energy systems installed in their homes. o Climate change impact is likely to have serious implications for the low-lying coastal areas of West Somerset, and also the erosion vulnerable coastal cliffs.
Justification including any references	<ul style="list-style-type: none"> o The encouragement of local low / zero carbon energy systems will help to address climate change issues which are likely to impact adversely in West Somerset in the medium to long term. o The development of commercial wood fuel systems as well as the installation of CHP and woodfuel systems in new and existing development will be a positive contribution to reducing carbon dioxide emissions o It will also help to broaden the economy o It will help to reduce fuel poverty due to the inaccessibility of much of the District to mains gas. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Homes & Community Agency and Oxford Brookes University; <u>Monitoring Guide for Carbon Emissions, Energy and, Water Use – The Carbon Challenge: Developing an Environmental Evaluation of Housing Performance in New Communities</u>; Homes & Community Agency; 2010.</p> <p>Department of the Environment; <u>Planning Policy Guidance: Coastal Planning Note (PPG 20) - September 1992</u>; H.M.S.O.; 1992; ISBN 0 11 752711 4</p> <p>Department for Communities and Local Government; <u>Draft National Planning Policy Framework – July 2011</u>; Communities and Local Government; 2011; ISBN 978 1 4098 3048 1</p>
Policy CC2	FLOOD RISK MANAGEMENT
	<p>DEVELOPMENT PROPOSALS SHOULD BE LOCATED AND DESIGNED SO AS TO MITIGATE AGAINST, AND TO AVOID INCREASED FLOOD RISK TO NEW AND EXISTING DEVELOPMENT, WHILST HELPING TO PROVIDE FOR THE DEVELOPMENT NEEDS OF THE COMMUNITY.</p> <p>DEVELOPMENT MUST BE DESIGNED TO MITIGATE ANY ADVERSE FLOODING IMPACT WHICH WOULD ARISE FROM ITS IMPLEMENTATION, AND WHERE POSSIBLE SHOULD CONTRIBUTE TOWARDS THE RESOLUTION OF EXISTING FLOODING ISSUES.</p>
Purpose	<ul style="list-style-type: none"> o To protect new development from flood risk and existing development from additional flood risk as the result of development.

Assumptions	<ul style="list-style-type: none"> o That flood risk to new and existing development should be addressed through flood risk assessment and sustainable drainage systems design features in accordance with the provisions of PPS25 the NPPF and associated technical guidance.
Justification including any references	<ul style="list-style-type: none"> o Flooding presents a serious risk to the social and economic health of communities, steps to minimise the risk of flooding of new, and, where possible, existing development have a very significant benefit. o Strategic Flood Risk Assessment Levels 1 and 2 give information on flood risk within the plan area, and particularly around the three major settlements. These provide a starting point for site specific flood risk assessment. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Department for Communities and Local Government; <u>Planning Policy Statement 25: Development and Flood Risk – Practice Guide</u>; Communities and Local Government Publications; 2009; ISBN 978 1 4098 2055 0</p> <p>Department for Communities and Local Government; <u>Planning Policy Statement 25 Supplement: Development and Coastal Change</u>; The Stationary Office; 2010; ISBN 978 1 4098 2290 5</p> <p>Department of the Environment; <u>Planning Policy Guidance: Coastal Planning Note (PPG 20) - September 1992</u>; H.M.S.O.; 1992; ISBN 0 11 752711 4</p> <p>Scott Wilson; <u>West Somerset Council and Exmoor National Park Authority Strategic Flood Risk Assessment Level 1: Final Report – March 2009</u>; West Somerset Council; 2009.</p> <p>Scott Wilson; <u>West Somerset Council Level 2 Strategic Flood Risk Assessment: Final Report – October 2010</u>; West Somerset Council; 2010.</p>
Policy CC3	COASTAL CHANGE MANAGEMENT AREA
	<p>DEVELOPMENT WITHIN THE COASTAL CHANGE MANAGEMENT AREAS, AS DEFINED ON THE PROPOSALS MAP, WILL BE LIMITED TO TEMPORARY, TOURISM-RELATED DEVELOPMENT.</p> <p>NO DEVELOPMENT WILL BE PERMITTED WITHIN PARTS OF THE COASTAL CHANGE MANAGEMENT AREA WHICH ARE VULNERABLE TO RAPID COASTAL EROSION.</p> <p>EXCEPTIONALLY, WHERE THE USE OF SUCH DEVELOPMENT LOCATIONS ARE NECESSARY FOR SUSTAINABLE DEVELOPMENT PURPOSES, OTHER TYPES OF DEVELOPMENT MAY BE PERMITTED WHERE THEY WOULD BE PROTECTED BY NEW OR EXISTING SEA DEFENCES WHICH ARE TO BE MAINTAINED IN THE LONG TERM.</p>
Purpose	<ul style="list-style-type: none"> o To protect new and, where possible, existing development from flood risk arising from increasing sea levels and the effects of coastal erosion in accordance with the provisions of PPS25 the NPPF and associated technical guidance.
Assumptions	<ul style="list-style-type: none"> o That the effects of climate change include rising sea levels and increased storm violence giving rise to a greater flood risk from the sea. o This changing situation poses an increasing threat to new and existing development close to the parts of the coast which are low-lying and / or which are unstable and vulnerable to rapid erosion.

<p>Justification including any references</p>	<ul style="list-style-type: none"> ○ Rising sea levels in the long term and more violent storms in the short to medium term mean that policy for the management of the coastal zone – including Coastal Change Management Areas are necessary in order to minimise the damage to new development from coastal erosion and flooding. The requirements of the tourism industry, which forms an important part of the local economy, include development to provide services to visitors to the area in locations by the sea. It is advantageous to be able to provide such development on the understanding that it may not be tenable in the long term. ○ A policy of managed realignment has been put forward as part of the proposals of the draft Shoreline Management Plan for parts of the coast within the plan area. ○ The requirements of achieving sustainable development may, exceptionally, justify the development of land within the Coastal Change Management Area provided that it will be protected from flooding by new or existing sea defences and appropriate site ground levels. ○ Shoreline Management Plan 2 for the area identifies a favoured management approach for each part of the plan area coastline. Although not having received final signoff from the Environment Agency, the final draft includes proposals for the creation of secondary lines of coastal defence in two areas as part of a policy of managed realignment. These lines have been used to define the draft Coastal Change Management Areas to be shown on the Proposals Map. <ul style="list-style-type: none"> • The first of these provisional secondary coastal defence lines lies between Minehead and Blue Anchor, running to the north of the West Somerset Railway from Blue Anchor as far as the boundary of Butlins holiday centre, which is also protected by the new line of defence, and then joining onto the seafront sea defence wall (see Fig 9). • The second area lies within Stogursey parish between Hinkley Point and Steart, approximating to the area proposed for compensatory salt marsh and intertidal mud flat creation by the Bristol Port Company (see Fig. 10) <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Halcrow; <u>Bridgwater Bay to Bideford Bay Shoreline Management Plan – June 1998</u>; North Devon and Somerset Coastal Advisory Group; 1998.</p> <p>Halcrow; <u>North Devon & Somerset Shoreline Management Plan Review: Final Report – October 2010</u>; North Devon and Somerset Coastal Advisory Group; 2010.</p> <p>Environment Agency; <u>Investing for the Future: Flood and Coastal Risk Management in England – A Long-Term Investment Strategy</u>; Environment Agency; 2009.</p>
<p>Amended Policy CC4</p>	<p>COASTAL ZONE PROTECTION</p>

amended policy	<p>DEVELOPMENT WITHIN THE COASTAL ZONE AND OUTSIDE OF IDENTIFIED SETTLEMENTS WHERE THE PLAN'S POLICIES PROVIDE FOR DEVELOPMENT WILL ONLY BE PERMITTED FOR USES AND ACTIVITIES FOR WHICH A COASTAL LOCATION IS ESSENTIAL AND THEY CANNOT BE LOCATED ELSEWHERE. ACCOUNT WILL BE TAKEN OF;</p> <ul style="list-style-type: none"> • IMPACT ON THE COASTAL ENVIRONMENT, • SCALE OF THE DEVELOPMENT, • CUMULATIVE IMPACT ON SURROUNDING LAND AND PROPERTY, AND, • MEASURES TAKEN TO MINIMISE AND MITIGATE THESE MATTERS.
Purpose	<ul style="list-style-type: none"> o To protect the undeveloped coastal landscape from inessential development which would be damaging to its character.
Assumptions	<ul style="list-style-type: none"> o The natural beauty of the coast is vulnerable to damage from development o The natural beauty of the coast is an essential asset to the tourism industry in the area o The part of the tourism industry relating to seaside tourism activities needs to develop some tourism related facilities in that sensitive environment. o Careful planning, siting mitigation measures etc. can often allow such development to take place without inflicting unacceptable damage on the coastal environment. o Some types of development are not likely to be acceptable within the coastal zone due to their scale and / or impact on the environment.
Justification including any references	<ul style="list-style-type: none"> o The attractive landscape of the relatively undeveloped parts of the coastal zone within the Local Plan area is an essential factor in driving West Somerset's tourism industry. It is therefore important to ensure that this area retains its attractiveness. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Halcrow; <u>Bridgwater Bay to Bideford Bay Shoreline Management Plan – June 1998</u>; North Devon and Somerset Coastal Advisory Group; 1998.</p> <p>Halcrow; <u>North Devon & Somerset & Somerset Shoreline Management Plan Review: Final Report – October 2010</u>; North Devon and Somerset Coastal Advisory Group; 2010.</p> <p>Environment Agency; <u>Investing for the Future: Flood and Coastal Risk Management in England – A Long-Term Investment Strategy</u>; Environment Agency; 2009.</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p>
Policy CC5	WATER EFFICIENCY
	THE DESIGN OF DEVELOPMENT SCHEMES WHICH INCLUDE MEASURES TO ECONOMISE ON THE USE OF WATER SUPPLIES WILL BE ENCOURAGED.
Purpose	<ul style="list-style-type: none"> o To encourage the efficient use of water, including measures such as rainwater harvesting etc.

Assumptions	<ul style="list-style-type: none"> Water is a precious resource, for which demand is increasing. Climate change is likely to increase the incidence of drought in the future
Justification including any references	<ul style="list-style-type: none"> The situation of increasing demand, and increasing uncertainty of supply justifies the encouragement of the inclusion of measures to use water more efficiently in the design of development schemes. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Homes & Community Agency and Oxford Brookes University; <u>Monitoring Guide for Carbon Emissions, Energy and, Water Use – The Carbon Challenge: Developing an Environmental Evaluation of Housing Performance in New Communities</u>; Homes & Community Agency; 2010.</p> <p>Environment Agency; <u>Water for People and the Environment: Water Resources Strategy for England and Wales</u>; Environment Agency; 2009.</p>
Policy CC6	WATER MANAGEMENT
	<p>DEVELOPMENT THAT WOULD HAVE AN ADVERSE IMPACT ON:</p> <ul style="list-style-type: none"> THE AVAILABILITY AND USE OF EXISTING WATER RESOURCES; THE EXISTING WATER TABLE LEVEL ACCESSIBILITY TO EXISTING WATERCOURSES FOR MAINTENANCE AND, AREAS AT CUMULATIVE RISK OF FLOODING BY TIDAL, FLUVIAL AND/OR SURFACE WATER RUN-OFF <p>WILL ONLY BE PERMITTED IF ADEQUATE AND ENVIRONMENTALLY ACCEPTABLE MEASURES ARE INCORPORATED THAT PROVIDE SUITABLE PROTECTION AND MITIGATION BOTH ON-SITE AND THROUGH DISPLACEMENT TO ADJOINING LAND.</p>
Purpose	<ul style="list-style-type: none"> To ensure that appropriate protection is provided for water resources in the environment in the design and implementation of development. To provide for maintenance of existing watercourses in development and appropriate mitigation of flood risk
Assumptions	<ul style="list-style-type: none"> Water is a precious resource which can be damaged through poorly designed development Proper access to watercourses for the purposes of maintenance is important for the management of flood risk and biodiversity The failure to properly manage surface water runoff from development can have an adverse impact on the flood risk of lower lying land.
Justification including any references	<ul style="list-style-type: none"> Water is an essential resource to allow life to continue, it is a valuable resource which the effects of climate change are threatening to disrupt. If badly managed, water or the lack of it can become a destructive force, either through flooding or drought for instance. Climate change impacts include the increased frequency of extreme weather events and more variable weather patterns, bringing either too much water in a short period, or not enough.

	<ul style="list-style-type: none"> o The effective safeguarding of groundwater. Watercourses, and the proper management of surface water runoff are key to maximising the benefits and minimising the dangers of water to the community. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Homes & Community Agency and Oxford Brookes University; <u>Monitoring Guide for Carbon Emissions, Energy and, Water Use – The Carbon Challenge: Developing an Environmental Evaluation of Housing Performance in New Communities</u>; Homes & Community Agency; 2010.</p> <p>Environment Agency; <u>Water for People and the Environment: Water Resources Strategy for England and Wales</u>; Environment Agency; 2009.</p>
	NATURAL AND HISTORIC ENVIRONMENT
Policy NH1	HISTORIC ENVIRONMENT
	PROPOSALS FOR DEVELOPMENT SHOULD SAFEGUARD AND / OR ENHANCE THE BUILT AND ARCHAEOLOGICAL HERITAGE OF THE DISTRICT WHILST CONTRIBUTING APPROPRIATELY TO THE REGENERATION OF THE DISTRICT'S COMMUNITIES.
Purpose	<ul style="list-style-type: none"> o To conserve and enhance the built and historic heritage assets within the area in such a way that they continue to contribute positively to the communities' sense of identity and their attractiveness for residents and visitors.
Assumptions	<ul style="list-style-type: none"> o That the archaeology, historic buildings, historic settlements and historic landscape features are a resource of immense value to the national and local cultural heritage. o These heritage assets play an important role in giving the area its distinctive character and its cultural identity. o They have a significant economic value in terms of helping to attract tourists to the area
Justification including any references	<ul style="list-style-type: none"> o The heritage assets of the area are unique and irreplaceable. Their cultural value is very significant, forming an essential part of the area's identity and sense of place. o Heritage assets are also of considerable economic importance within the area, because of the contribution they make to the area's attractiveness. This is of benefit in helping to attract tourists to the area, but also in making it an attractive area for the location of certain types of small business which do not rely upon ease of access to the national highway network as an important locational factor. o Well designed and sited development proposals can protect and enhance heritage assets, conversely, poorly designed or located development can result in significant damage to, or loss of, heritage assets. It is therefore essential to ensure that heritage assets are properly considered when making development management decisions and in the consideration and design of development schemes. o Some of the heritage assets of particular note within the plan area are: <ul style="list-style-type: none"> • The late Victorian seaside resort of Minehead, • The historic port of Watchet, • The designated conservation areas, • The setting of Dunster Castle,

	<ul style="list-style-type: none"> • The West Somerset Railway, and; • The remains of the West Somerset Mineral Railway. • The Registered Parks and Gardens • Scheduled Ancient Monuments • Plus undesignated heritage assets of high importance <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Department for Communities and Local Government et.al.; <u>PPS 5 Planning for the Historic Environment: Historic Environment Planning Practice Guide – March 2010</u>; Communities and Local Government Publications; 2010.</p> <p>H.M. Government; <u>Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 9</u> (as amended); HMSO; 1990; ISBN 0 10 540990 1</p> <p>H.M. Government; <u>Ancient Monuments and Archaeological Areas Act 1979</u>; HMSO; 1979; ISBN 0 10 544679 7</p> <p>English Heritage; <u>Register of Parks and Gardens of Special Historic Interest in England</u> (as amended); English Heritage; 2004.</p> <p>Somerset County Council; <u>County Sites and Monuments Record</u> (as amended); Somerset County Council; 1979</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>Somerset County Council; <u>Somerset Historic Environment Records (HERS)</u>; Somerset County Council; 1984 (data-set).</p>
Policy NH2	LANDSCAPE CHARACTER PROTECTION
	WITHIN IDENTIFIED LANDSCAPE CHARACTER AREAS, DEVELOPMENT SHOULD BE LOCATED AND DESIGNED IN SUCH A WAY AS TO MINIMISE ADVERSE IMPACT ON THE QUALITY AND INTEGRITY OF THAT LANDSCAPE.
Purpose	<ul style="list-style-type: none"> ○ The policy provides for the appropriate consideration of protected landscapes when considering the design of development schemes ○ Conservation of non-statutory designated landscapes which are still high quality, i.e.: the Brendon Hills is an issue, landscape character approach can provide protection at an appropriate level through the application of the evidence in the West Somerset Landscape Character Assessment.
Assumptions	<ul style="list-style-type: none"> ○ The care with which development is designed and sited in high quality rural landscapes makes a considerable difference to the positive or negative impact which it has on its setting.
Justification including any references	<ul style="list-style-type: none"> ○ Large parts of West Somerset are the subject of statutory landscape designations – the Exmoor National Park which lies outside the Local Plan area, and the Quantock Hills Area of Outstanding Natural Beauty. ○ The remainder of the District, not subject to statutory protection also contains some very high quality rural landscape, most notably the Brendon Hills in the central part of the Local Plan area. ○ The policy is not intended to restrict the principle of development beyond that expressed in the Local Plan's policies for any particular area, however it does require that the character of the area should be treated as an important factor when

	<p>designing and deciding on development proposals.</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Land Use Consultants and Swannick, C. (University of Sheffield); <u>Landscape Character Assessment: Guidance for England and Scotland</u>; The Countryside Agency; 2002.</p> <p>Ministry of Housing and Local Government; <u>National Parks and Access to the Countryside Act 1949: Exmoor National Park (Designation) Order 1954</u>; Ministry of Housing and Local Government; 1954.</p> <p>Ministry of Housing and Local Government; <u>National Parks and Access to the Countryside Act 1949: The Quantock Hills Area of Outstanding Natural Beauty (Designation) Order 1956</u>; Ministry of Housing and Local Government; 1957.</p> <p>WS Atkins: <u>“West Somerset Landscape Character Assessment”</u> West Somerset District Council, November 1999.</p> <p>The Countryside Agency; <u>The Quantock Hills Landscape: An Assessment of the Area of Outstanding Natural Beauty</u>; The Countryside Agency; 2003; ISBN 0 86170 617 X</p> <p>Quantock Hills AONB JAC: <u>“Quantock Hills Area of Outstanding Natural Beauty, Management Plan 2009-2014”</u> Quantock Hills JAC 2009</p>
Policy NH3	NATURE CONSERVATION AND THE PROTECTION AND ENHANCEMENT OF BIODIVERSITY
	PROPOSALS FOR DEVELOPMENT SHOULD INCLUDE PROVISION FOR THE PROTECTION AND, WHERE POSSIBLE, FOR THE ENHANCEMENT OF BIODIVERSITY.
Purpose	<ul style="list-style-type: none"> o To safeguard and enhance biodiversity o To secure biodiversity offsetting provision in appropriately justified cases.
Assumptions	<ul style="list-style-type: none"> o The safeguarding and enhancement of biodiversity are inherently good things for an area’s community, economy and environment.
Justification including any references	<ul style="list-style-type: none"> o The following extract from the government’s biodiversity strategy: ‘Biodiversity 2020’ sets out the essential justification for protecting and enhancing biodiversity through the planning process: <p><i>“Biodiversity is important for its own sake and has its own intrinsic value. A number of ground-breaking studies such as the National Ecosystems Assessment (NEA) have shown this value also goes further. It is the building block of our ‘ecosystems’. These provide us with a wide range of goods and services that support our economic and social wellbeing. These include essentials such as food, fresh water and clean air, but also less obvious services such as protection from natural disasters, regulation of our climate, and purification of our water or pollination of our crops. Biodiversity also provides important cultural services, enriching our lives.”</i></p> o There are many sites within the plan area designated at European, National and local level for their nature conservation or geological / geomorphological importance. The European and national designations enjoy statutory protection, and the local sites also form an important part of the overall sum of the natural environment which warrants protection through the planning system.

	<p>"Biodiversity 2020: A strategy for England's wildlife and ecosystem services" DEFRA, 2011, Paragraph 1.1.,.</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Office of the Deputy Prime Minister; <u>Planning for Biodiversity and Geological Conservation – A Guide to Good Practice</u>; ODPM Publications; 2006; ISBN 978 1 85112 852 8</p> <p>Office of the Deputy Prime Minister; <u>Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact Within the Planning System (ODPM Circular 06/2005)</u>; The Stationary Office; 2005; ISBN 0 11 753951 1</p> <p>Department for the Environment, Food and Rural Affairs; <u>The Natural Choice: Securing the Value of Nature (CM 8082)</u>; The Stationary Office; 2011; ISBN 0 10 180822 4</p> <p>Department for the Environment, Food and Rural Affairs; <u>Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services</u>; Department for the Environment Food and Rural Affairs; 2011.</p> <p>Oxford, Mike; <u>South West Nature Map – A Planners Guide: Helping to Shape Spatial Planning for Biodiversity in Local Development Frameworks</u>; Biodiversity South West; 2007</p> <p>The South-West Biodiversity Partnership; <u>Action for Biodiversity in the South-West: A Series of Habitat and Species Plans to Guide Delivery</u>; The South-West Biodiversity Partnership; 1997.</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>Somerset Environmental Records Centre; <u>West Somerset District Biodiversity Action Plan 1999</u>; Somerset Environmental Records Centre; 1999</p> <p>Somerset Environmental Record Centre; <u>Quantock Hills AONB Biodiversity Action Plan 1999</u>; West Somerset Council; 1999</p>
Policy NH4	GREEN INFRASTRUCTURE
	THE CREATION AND ENHANCEMENT OF A GREEN INFRASTRUCTURE NETWORK WILL BE SUPPORTED
Purpose	<ul style="list-style-type: none"> ○ To help improve the existing provision and particularly networks of green infrastructure. ○ To help provide new green infrastructure as part of development. ○ To help maintain and enhance biodiversity in the area ○ To improve public health through increasing the attractiveness of walking.
Assumptions	<ul style="list-style-type: none"> ○ Linking areas of high value habitat together can increase the quality and resilience of ecosystems in an area. ○ Making walking a more attractive activity is beneficial to the overall health of an area's population and in particular in respect of obesity and mental health
Justification including any references	<ul style="list-style-type: none"> ○ Despite West Somerset being a mainly undeveloped area, public access to areas of greenspace for recreational purposes is not always available. The development of a network of green infrastructure can have significant health and environmental benefits by linking areas of greenspace, both of ecological and recreational value. ○ Areas of high value natural habitat often exist in isolation, which makes them

	<p>vulnerable to the erosion of their interest and value. Linking such areas together facilitate the movement of species within the wider area which helps to maintain genetic diversity and can encourage the enhancement of the natural value other areas of linked habitat. Examples of linking features might be areas of landscaping in association with development, field margins managed for nature conservation value, cycle tracks, footpaths or woodland planting.</p> <ul style="list-style-type: none"> o Recreational green infrastructure networks delivered through development can make walking a more attractive means of getting about in new areas of development and accessing nearby services. A key aim here is to maximise the value of existing public access land and footpaths by completing missing links where possible. Significant benefit can sometimes be achieved by quite small interventions to mend a 'missing link' in the existing footpath and / or bridleway network. o The public health benefits of encouraging walking both as a means of transport and for recreational purposes, and the mental health benefits of enjoying the natural environment make this an important objective of the planning process. <p>Sources:</p> <p>Department for Communities and Local Government; National Planning Policy Framework – March 2012; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Office of the Deputy Prime Minister; Planning Policy Statement 1: Planning and Climate Change – A Supplement to Planning Policy Statement 1; The Stationary Office; 2007; ISBN 978 0 11 753978 7</p> <p>Office of the Deputy Prime Minister; <u>Planning for Biodiversity and Geological Conservation – A Guide to Good Practice</u>; ODPM Publications; 2006; ISBN 978 1 85112 852 8</p> <p>Office of the Deputy Prime Minister; <u>Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact Within the Planning System (ODPM Circular 06/2005)</u>; The Stationary Office; 2005; ISBN 0 11 753951 1</p> <p>Department for the Environment, Food and Rural Affairs; <u>The Natural Choice: Securing the Value of Nature (CM 8082)</u>; The Stationary Office; 2011; ISBN 0 10 180822 4</p> <p>Department for the Environment, Food and Rural Affairs; <u>Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services</u>; Department for the Environment Food and Rural Affairs; 2011.</p> <p>Oxford, Mike; <u>South West Nature Map – A Planners Guide: Helping to Shape Spatial Planning for Biodiversity in Local Development Frameworks</u>; Biodiversity South West; 2007</p> <p>The South-West Biodiversity Partnership; <u>Action for Biodiversity in the South-West: A Series of Habitat and Species Plans to Guide Delivery</u>; The South-West Biodiversity Partnership; 1997.</p> <p>Somerset Environmental Records Centre; <u>West Somerset District Biodiversity Action Plan 1999</u>; Somerset Environmental Records Centre; 1999</p> <p>Somerset Environmental Record Centre; <u>Quantock Hills AONB Biodiversity Action Plan 1999</u>; West Somerset Council; 1999</p>
Policy NH5	PROTECTION OF BEST AND MOST VERSATILE AGRICULTURAL LAND
	<p>SUBJECT TO A MINIMUM THRESHOLD OF 10 HECTARES THE BEST AND MOST VERSATILE AGRICULTURAL LAND (GRADES 1, 2 AND 3A) WILL BE PROTECTED FROM SIGNIFICANT DEVELOPMENT PROPOSALS. PLANNING PERMISSION FOR DEVELOPMENT AFFECTING SUCH LAND WILL ONLY BE GRANTED EXCEPTIONALLY IF THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT OUTWEIGHS THE NEED TO PROTECT IT AND EITHER:</p>

	<ul style="list-style-type: none"> • SUFFICIENT LAND OF A LOWER GRADE (GRADES 3B, 4 AND 5) IS UNAVAILABLE IN AN APPROPRIATE LOCATION TO PROVIDE SUSTAINABLE DEVELOPMENT; OR • AVAILABLE LOWER GRADE LAND HAS AN ENVIRONMENTAL VALUE RECOGNISED BY A STATUTORY OR NON-STATUTORY WILDLIFE, HISTORIC OR ARCHAEOLOGICAL DESIGNATION WHICH OUTWEIGHS THE AGRICULTURAL CONSIDERATIONS. <p>IF BEST AND MOST VERSATILE LAND NEEDS TO BE DEVELOPED AND THERE IS A CHOICE BETWEEN SITES IN DIFFERENT GRADES, LAND OF THE LOWEST GRADE AVAILABLE SHOULD BE USED.</p>
Purpose	<ul style="list-style-type: none"> o To ensure that the most flexible and productive agricultural land is protected from development provided that alternative land of a lower quality is available in an appropriate location.
Assumptions	<ul style="list-style-type: none"> o Land with a high quality capacity to produce particularly arable crops is a scarce and valuable commodity which should, wherever possible, be protected for use for food production.
Justification including any references	<ul style="list-style-type: none"> o Food security is of increasing importance, the policy of protecting the best and most valuable agricultural land continues the approach adopted in the 1940's recognising that good quality agricultural land is a finite resource, and that it should be protected for agricultural use unless, exceptionally, sustainable development priorities strongly suggest that such land should be developed. o This policy is not intended to protect small areas of high quality land of less than ten hectares. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Ministry of Agriculture, Fisheries and Food; <u>Agricultural Land Classification of England and Wales</u>; Ministry of Agriculture Fisheries and Food; 1988.</p>
Policy NH6	POLLUTION, CONTAMINATED LAND AND LAND INSTABILITY
	<ul style="list-style-type: none"> o DEVELOPMENT THAT GENERATES ATMOSPHERIC EMISSIONS WHICH WOULD CAUSE HARM OR OFFENCE TO HUMAN HEALTH, SENSES OR PROPERTY WILL NOT BE PERMITTED AND WHERE SUCH USES EXIST THE LOCAL PLANNING AUTHORITY WILL NOT PERMIT SENSITIVE OTHER USES WITHIN A REASONABLE DISTANCE OF SUCH USES. o PROPOSALS FOR DEVELOPMENT INVOLVING POTENTIAL NOISE NUISANCE TO EXISTING OCCUPIERS OF LAND OR BUILDINGS WILL ONLY BE PERMITTED WHEN MEASURES TO MINIMISE THE IMPACT OF NOISE LIKELY TO BE GENERATED ARE INCORPORATED AS PART OF THE DEVELOPMENT. o PROPOSALS FOR NOISE-SENSITIVE DEVELOPMENTS, TYPICALLY HOUSING, HOSPITALS AND SCHOOLS, WILL NOT BE PERMITTED WHERE: <ul style="list-style-type: none"> ▪ AN UNACCEPTABLE LEVEL OF NUISANCE ARISES FROM EXISTING SOURCES OF NOISE (EG FROM ROAD TRAFFIC, RAILWAYS, INDUSTRIAL AND COMMERCIAL DEVELOPMENTS, RECREATIONAL

	<p>AND SPORTING ACTIVITIES)</p> <ul style="list-style-type: none"> ▪ THERE IS POTENTIAL FOR AN UNACCEPTABLE LEVEL OF NUISANCE BY THE INCREASE IN THE EXISTING LEVEL OF NOISE, UNLESS APPROPRIATE NOISE MITIGATION MEASURES ARE INCORPORATED IN THE DESIGN OF THE DEVELOPMENT. ○ ALL DEVELOPMENT PROPOSALS ON OR IN PROXIMITY TO LAND KNOWN TO BE, OR WHICH MAY BE, CONTAMINATED WILL INCLUDE MEASURES DESIGNED TO PREVENT AN UNACCEPTABLE RISK TO PUBLIC HEALTH AND THE ENVIRONMENT. ○ DEVELOPMENT PROPOSALS WILL NOT BE PERMITTED ON OR IN CLOSE PROXIMITY TO LAND KNOWN TO BE, OR WHICH MAY BE, UNSTABLE.
Purpose	<ul style="list-style-type: none"> ○ To avoid unmitigated pollution or nuisance from new development ○ To prevent noise sensitive new development from suffering from excessive noise, ○ To prevent new development being adversely affected by land contamination, and; ○ To prevent new development being adversely affected by unstable ground.
Assumptions	The users of new development should be protected from damaging levels of pollution, land contamination or land instability.
Justification including any references	<p>Pollution at unacceptable levels is damaging to human health and the natural environment. Pollution can be air or water borne, and be in the form of noise or toxins. It can be created by emissions from development, natural processes or land contamination – eg from old landfills. A related issue is development proposals which are affected by unstable ground. All of these are conditions which should be avoided in carrying out new development.</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Department of the Environment; <u>Planning Policy Guidance Note 14 – Annex 1: Development on Unstable Land: Landslides and Planning (PPG 14 Annex 1)</u>; H.M.S.O.; 1996; ISBN 0 11 753259 2.</p> <p>Department for Transport, Local Government and the Regions; <u>Planning Policy Guidance Note 14: Development on Unstable Land – Annex 2: Subsidence and Planning (PPG 14 Annex 2)</u>; The Stationary Office; 2002; ISBN 0 11 753628 8</p> <p>Office of the Deputy Prime Minister; <u>Planning Policy Statement 23: Planning and Pollution Control Annex 1: Pollution Control, Air and Water Quality</u>; The Stationary Office; 2004; ISBN 0 11 753931 7.</p> <p>Office of the Deputy Prime Minister; <u>Planning Policy Statement 23: Planning and Pollution Control Annex 2: Development on Land Affected by Contamination</u>; The Stationary Office; 2004; ISBN 0 11 753932 5.</p>
New Policy NH7	DEVELOPMENT IN PROXIMITY TO HINKLEY POINT NUCLEAR POWER STATION (Fig. 11 refers)
New policy	IN THE INTERESTS OF PUBLIC SAFETY, RESIDENTIAL DEVELOPMENT IN THE INNER LAND USE PLANNING CONSULTATION ZONE OF HINKLEY POINT

	NUCLEAR POWER STATION, AS DEFINED ON THE PROPOSALS MAP, IS LIKELY TO BE REFUSED PLANNING PERMISSION BY THE COUNCIL. ALL OTHER DEVELOPMENT PROPOSALS IN THE CONSULTATION ZONES WILL BE CONSIDERED IN CONSULTATION WITH THE OFFICE FOR NUCLEAR REGULATION (ONR), HAVING REGARD TO THE SCALE OF DEVELOPMENT PROPOSED, ITS LOCATION, POPULATION DISTRIBUTION OF THE AREA AND THE IMPACT ON PUBLIC SAFETY, TO INCLUDE HOW THE DEVELOPMENT WOULD IMPACT UPON “BLUE LIGHT SERVICES” AND THE EMERGENCY OFF SITE PLAN IN THE EVENT OF AN EMERGENCY AS WELL AS OTHER PLANNING CRITERIA. CONSULTATION ARRANGEMENTS FOR PLANNING APPLICATIONS WILL BE UNDERTAKEN WITH ONR USING THE TABLE BELOW.		
	DEVELOPMENT WITHIN THE ONR HINKLEY POINT LAND USE PLANNING CONSULTATION ZONES.		
	ZONE	DISTANCE FROM SITE	DEVELOPMENT TYPE
	INNER	0KM TO 2KM	ALL RESIDENTIAL OR NON-RESIDENTIAL ACCOMMODATION: WHERE ONE OR MORE ADDITIONAL PERSON MAY LIVE, WORK OR SHOP. (ALL APPLICATIONS SAVE LISTED BUILDINGS, CONSERVATION AREA CONSENT, HOUSE EXTENSIONS, SHOP FRONTS, PRIOR NOTIFICATIONS AND TELECOMMUNICATIONS)
	MIDDLE	2KM TO 4KM	RESIDENTIAL OR NON-RESIDENTIAL ACCOMMODATION EXCEEDING 50 PEOPLE: - 20 OR MORE DWELLINGS. - 1,000M2 B1 - 2,400M2 B8.
	OUTER	4KM TO 8KM	RESIDENTIAL OR NON-RESIDENTIAL ACCOMMODATION EXCEEDING 500 PEOPLE: - 200 OR MORE DWELLINGS. - 11,000M2 B1 - 24,000M2 B8.
Purpose	<ul style="list-style-type: none"> To minimise any increase in the number of people within the area in close proximity to Hinkley Point nuclear power station. 		
Assumptions	<ul style="list-style-type: none"> As part of managing the (very small) risk of accident involving the release of radiological material it is prudent to minimise the population living or having other business within close proximity of nuclear sites. 		
Justification including any references	<ul style="list-style-type: none"> Communities and Local Government Circular 04/00 ‘Planning Controls for Hazardous Substances’ (sections A17 and A18) provides general advice about the need for consultations about proposed developments in the vicinity of licensed nuclear installations. This is a requirement of long standing Government policy in order to limit the radiological 		

	<p>consequences to the public in the unlikely event of an accident involving the spread of radioactive materials beyond a nuclear installation site boundary.</p> <ul style="list-style-type: none"> ○ The policy is a measure of prudence over and above the stringent regulatory requirements imposed upon nuclear operators in order to prevent such accidents. ○ The Office for Nuclear Regulation administers the Government's policy on the control of development and provides advice to the Council who take this into account in considering whether or not to approve planning applications. ○ The Government's policy places constraints on development around nuclear installations. These constraints are designed to control residential, industrial and commercial developments. The aim is to preserve the general characteristics of the area around the nuclear site throughout its lifecycle, and to ensure that the basis upon which the site is licensed is not undermined. The demographic characteristics surrounding the Hinkley Point Nuclear Power Station site will be preserved via the monitoring of potential development throughout the area contained within the consultation zones and by consultation with ONR. <p>All new residential development proposals within the parts of the consultation zones lying within West Somerset will be monitored by the Council annually and passed to ONR.</p>
Policy NH8	BAT CONSULTATION ZONE
	PLANNING APPLICATIONS FOR DEVELOPMENT ON SITES WITHIN THE BAT CONSULTATION ZONE MAY REQUIRE A 'TEST OF SIGNIFICANCE' UNDER THE HABITAT REGULATIONS TO BE CARRIED OUT. APPLICANTS MUST PROVIDE ALL NECESSARY INFORMATION TO ENABLE SUCH A TEST TO BE CONDUCTED, INCLUDING ANY NECESSARY SURVEY WORK, REPORTS AND AVOIDANCE/MITIGATION MEASURES WITH THE APPLICATION.
Purpose	<ul style="list-style-type: none"> ○ To secure the conservation objectives of the barbastelle bat feature of the Exmoor and Quantocks Oak Woodlands SAC from effects outside of its designated boundaries
Assumptions	<ul style="list-style-type: none"> ○ Barbastelle bat populations are affected by changes to land use up to and beyond 9 kilometres from the designated site's boundaries. These effects will not necessarily be detected or be considered in the planning process.
Justification including any references	<ul style="list-style-type: none"> ○ As 'competent authority' under the Conservation of Species and Habitats Regulations 2010 [the 'Habitats Regulations'] West Somerset District Council is required to carry out a 'test of likely significant effect' on planning applications that potentially affect the conservation objectives of the site. The District Council is also responsible for ensuring that populations and distribution of European Protected Species are maintained at a 'Favourable Conservation Status' as defined in Article 1 of the Habitats Directive. ○ See Figure 7 attached for proposed Bat Consultation Zone extent. ○ Outcome of the Habitats Regulations Assessment of the draft Local Plan. December 2011.
POLICY NH9	WATERFOWL CONSULTATION ZONE
	PLANNING APPLICATIONS FOR WIND ENERGY DEVELOPMENT ON SITES WITHIN THE CONSULTATION ZONE MAY REQUIRE A 'TEST OF SIGNIFICANCE'

	UNDER THE HABITATS REGULATIONS TO BE CARRIED OUT. APPLICANTS MUST PROVIDE ALL NECESSARY INFORMATION TO ENABLE SUCH A TEST TO BE CONDUCTED, INCLUDING ANY NECESSARY SURVEY WORK, REPORTS AND AVOIDANCE / MITIGATION MEASURES WITH THE APPLICATION.
Purpose	<ul style="list-style-type: none"> To secure the conservation objectives for wintering and migratory bird populations and waterfowl assemblage of the Severn Estuary SPA / Ramsar from effects outside of its designated boundaries.
Assumptions	<ul style="list-style-type: none"> Some species of commuting birds including swans, geese, ducks and waders are vulnerable to collision with wind turbines.
Justification including any references	<ul style="list-style-type: none"> As 'competent authority' under the Conservation of Species and Habitats Regulations 2010 [the 'Habitats Regulations'] West Somerset District Council is required to carry out a 'test of likely significant effect' on planning applications that potentially affect the conservation objectives of the site. See Figure 8 attached for proposed Waterfowl Consultation Zone extent Outcome of the Habitats Regulations Assessment of the draft Local Plan. December 2011.
NEW POLICY NH10	SECURING HIGH STANDARDS OF DESIGN
NEW POLICY	<p>NEW DEVELOPMENT WILL BE EXPECTED TO MEET THE HIGHEST STANDARDS OF DESIGN. IN ORDER TO ACHIEVE THIS, ALL PROPOSALS FOR NEW DEVELOPMENT (EXCLUDING SMALL DOMESTIC APPLICATIONS AND CHANGES OF USE) SHOULD DEMONSTRATE THAT:</p> <ul style="list-style-type: none"> AN ANALYSIS OF THE CONSTRAINTS AND OPPORTUNITIES OF THE SITE AND ITS SURROUNDINGS HAVE INFORMED THE PRINCIPLES OF DESIGN AND HOW THE DETAILED DESIGN RESPONDS POSITIVELY TO ITS NEIGHBOURS AND THE LOCAL CONTEXT; THE PROPOSAL MAKES A POSITIVE CONTRIBUTION TO THE LOCAL ENVIRONMENT AND CREATES AN INDIVIDUAL PLACE WITH A DISTINCTIVE CHARACTER; THE PUBLIC REALM HAS BEEN DESIGNED TO ENSURE THAT IT IS ATTRACTIVE, SAFE, ACCESSIBLE AND WELL CONNECTED TO ITS SURROUNDINGS, INCLUDING WALKING AND CYCLING ROUTES TO AND WITHIN THE DEVELOPMENT, TO ENCOURAGE THEIR USE; THE ACCOMPANYING LANDSCAPE FRAMEWORK HAS BEEN DEVELOPED TO ENHANCE BOTH THE NATURAL AND BUILT ENVIRONMENT AND MAXIMISE THE POTENTIAL TO IMPROVE LOCAL BIODIVERSITY; MEASURES TO MINIMISE CARBON EMISSIONS AND PROMOTE RENEWABLE ENERGY AND REDUCE IMPACT ON CLIMATE CHANGE FORM AN INTEGRAL PART OF THE DESIGN SOLUTIONS.
Purpose	To ensure that new development contributes to maintaining a high quality built environment within the area, and helps to deliver sustainable development.
Assumptions	<ul style="list-style-type: none"> The provision of well designed development appropriate to its intended purpose and context will serve to protect and enhance the high quality of the environment within West Somerset.

	<ul style="list-style-type: none"> ○ This protects the quality of life of residents, and ○ Also has a positive economic impact through maintaining the attractiveness of the area to tourists and investors.
Justification including any references	<p>The NPPF places great importance on securing high standards of design in the built environment. It states that good design is inseparable from good planning. One of the government's prime objectives for the planning system is to promote good design that ensures attractive, usable, and durable places. This is seen as a key element in securing sustainable development.</p> <p>The built environment within the District is diverse and of a generally high quality. It includes the historic seaside resort of Minehead, other historic market towns and villages, and other development within the countryside. The fundamental objective is therefore to ensure that new development, wherever it is located within the District, should be of the highest quality, which respects its context and enhances local character.</p> <p>Good design is an inseparable aspect of creating sustainable communities, and is an important part of ensuring that the District makes the most effective and efficient use of developable land. It is a key indicator in assessing a community's quality of life.</p> <p>A number of major developments are planned during the next twenty years, at Minehead / Alcombe, Watchet and Williton. These offer the opportunity to ensure that the highest standards of sustainable design are achieved, and that high quality places are created.</p> <p>While an individual design response will be determined by the local context, it is essential that all new development should aspire to meet the highest standards of sustainable design. In order to achieve this a coherent and coordinated approach is required to ensure that the following objectives are achieved:</p> <ul style="list-style-type: none"> • New development should create a sense of place with a distinctive character, which clearly demonstrates how it has responded to its local context. Some communities have produced Village Design Statements which help to define the character of the locality and identify important local features. Establishing local design standards could form an integral part of future neighbourhood planning; new development (which includes hard and soft landscaping) should connect seamlessly to surrounding development in terms of layout, scale, form, enclosure, space and materials and, where appropriate, take the opportunity to enhance the public realm; • the public realm should be designed to ensure that well connected, safe and attractive environments are created for the community, giving priority to pedestrians and cyclists and not motor vehicles where appropriate; • the built and natural environment should be properly integrated. The design process should therefore be holistic to ensure a well-defined transition from built-up to natural areas, particularly on the edges of settlements; • new development should complement but not seek to mimic existing development and should be of its time. The Council will encourage a contemporary approach to new designs which respect and respond positively to the context, local distinctiveness and sense of place in terms of layout, scale, form, space and materials; • measures to minimise carbon emissions, promote renewable energy and manage water effectively should be an integral part of the design

	<p>solutions;</p> <p>Developers and their agents should carry out contextual surveys and analyse their findings in accordance with the urban design principles set out in the ‘By Design’ documents and other relevant guidance. The analysis should inform the design concept and applicants should be able to demonstrate in their design and access statements how the urban design principles above have informed the detailed design in terms of its character, continuity and enclosure, quality of the public realm, ease of movement, adaptability and diversity.</p> <p>Sources:</p> <p>By Design : DETR (CABE) 2000</p>
	GYPSIES AND TRAVELLERS
Policy GT1	GYPSIES AND TRAVELLERS
	APPROPRIATE PROVISION WILL BE MADE TO MEET IDENTIFIED NEED FOR GYPSY AND TRAVELLER PITCHES.
Purpose	<ul style="list-style-type: none"> o A policy to provide for the residual requirement for an additional three gypsy pitches identified in the Gypsy and Traveller Accommodation Assessment.
Assumptions	<ul style="list-style-type: none"> o An appropriate number of residential Gypsy pitches should be provided for the number of families who are demonstrated resort or reside in the area.
Justification including any references	<ul style="list-style-type: none"> o West Somerset is not identified as being on an identified route or as a regular destination for the Gypsy and Traveller communities. It does have a small community who have been accommodated for a number of years on a site near Stogursey. The site has a capacity of 10 pitches and the number in occupation varies. The recent survey of Gypsy and Traveller accommodation needs up to 2020 has identified a possible requirement for three additional pitches arising from local demand but that these are not likely to be required until after 2015. Given the relative uncertainty as to the exact quantum and timing of the additional requirement, the policy seeks to enable the provision of the pitches as and when the need actually arises. <p>Sources:</p> <p>Office of the Deputy Prime Minister; Planning for Gypsy and Traveller Caravan Sites (ODPM Circular 01/2006); The Stationary Office; 2006; ISBN 978 0 11 753960 0.</p> <p>Department for Communities and Local Government; <u>Planning for Travelling Showpeople (Communities and Local Government Circular 04/2007)</u>; The Stationary Office 2007; ISBN 978 0 11 753983 9.</p> <p>De Montfort University Leicester; <u>Somerset Gypsy and Traveller Accommodation Assessment – January 2011</u>; Somerset County Council; 2011.</p>

Arrangements for managing and monitoring the delivery of the strategy	
	IMPLEMENTATION
Policy ID1	INFRASTRUCTURE DELIVERY
	<ul style="list-style-type: none"> • THE PLANNING AND DELIVERY OF DEVELOPMENT SHOULD ENSURE EFFICIENT AND EFFECTIVE USE OF EXISTING INFRASTRUCTURE AND SHOULD PROVIDE FOR THE DELIVERY OF AN APPROPRIATE LEVEL OF JUSTIFIED NEW OR IMPROVED TRANSPORT, EDUCATION, HEALTH, CULTURAL, SPORT, RECREATION AND GREEN INFRASTRUCTURE IN RELATION TO THE DEVELOPMENT PROPOSED. • THE COUNCIL WILL WORK IN PARTNERSHIP WITH SERVICE PROVIDERS, NEIGHBOURING LOCAL PLANNING AUTHORITIES AND SOMERSET COUNTY COUNCIL TO IDENTIFY NECESSARY LOCAL INFRASTRUCTURE REQUIREMENTS FOR THE FULFILLMENT OF THE STRATEGY
Purpose	<ul style="list-style-type: none"> ○ A policy to ensure that development within the Local Plan area is implemented in accordance with the sustainable development principles of the Local Plan. ○ An Infrastructure Delivery Plan will be prepared to set out how the policy will be implemented.
Assumptions	<ul style="list-style-type: none"> ○ That implementation of development without the necessary infrastructure investment would have a range of consequent adverse impacts upon the local area. ○ Infrastructure needs arising directly from a proposed development should be provided by the developer as part of the costs of development.
Justification including any references	<p>In order to achieve the successful implementation of the strategy, delivering the anticipated benefits to the community, it is essential that the increased infrastructure requirements arising from the proposed development are properly provided for through S106 planning agreements. Failure to address this would have the unwanted impact of overloading existing infrastructure provision, to the detriment of both existing residents and those moving into the new development.</p> <p>It is however important that the infrastructure requirements which are specified for a scheme are proportionate, and keep in sight the fact that development proposals must be viable in order to result in their implementation.</p> <p>Affordable housing is also an essential part of the social infrastructure to which new development should contribute; this is addressed through policy SC4.</p> <p>Clear arrangements for managing and monitoring the delivery of the strategy.</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p>



Draft West Somerset Local Plan to 2032 Proposed New and Amended Policies in response to the new requirements of the National Planning Policy Framework.

Appendix 2 – Figures.

12th June 2013

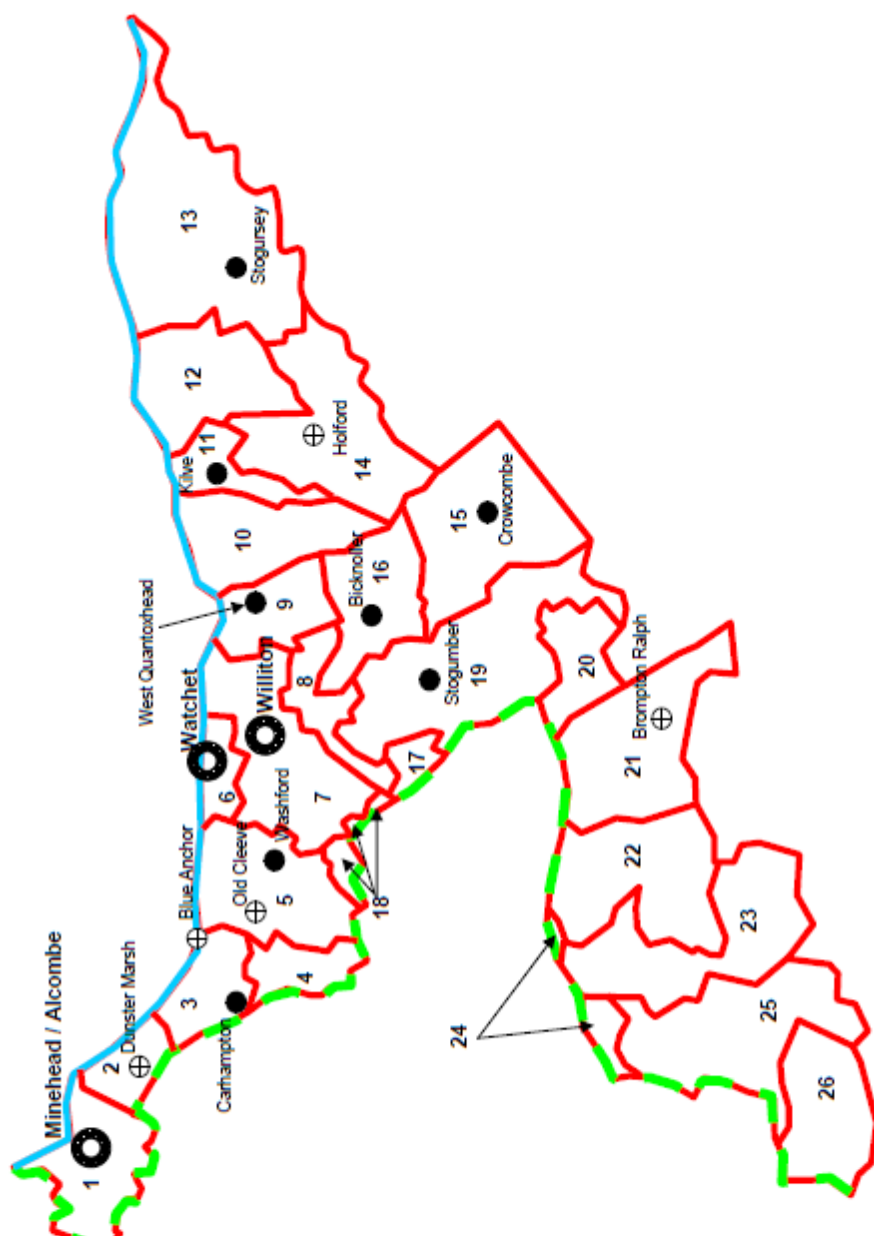


Fig. 1a:
 Plan showing the extent of the West Somerset Local Plan to 2032 plan area. Also showing Main Settlements, and Primary and Secondary Villages.

Key: - Not to scale.

- Exmoor National Park Boundary
- Parish boundaries
- Main settlements
- Primary villages
- Secondary villages
- Parish reference (see over)
- coastline



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Fig. 1b: Key to parishes shown on plan Fig. 1a showing the extent of the West Somerset Local Plan to 2032 area.

West Somerset District parishes lying entirely outside the Exmoor National Park.		
Map ref.	Parish	Settlements within the local plan area
16	Bicknoller	Bicknoller
21	Brompton Ralph	Brompton Ralph
27	Brushford	Brushford
22	Clatworthy	Clatworthy
15	Crowcombe	Crowcombe, Crowcombe Heathfield
10	East Quantoxhead	East Quantoxhead
14	Holford	Holford
23	Huish Champflower	Huish Champflower
11	Kilve	Kilve
8	Sampford Brett	Sampford Brett
13	Stodursey	Stodursey, Burton, Shurton, Stoford
12	Stringston	Stringston, Kilton
6	Watchet	Watchet
9	West Quantoxhead	West Quantoxhead
7	Wilton	Wilton, Doniford
West Somerset District parishes lying partly within the Exmoor National Park.		
Map ref.	Parish	Settlements within the Local Plan area (i.e. not in the Exmoor National Park).
24	Brompton Regis	none
3	Carhampton	Carhampton, Blue Anchor
28	Dulverton	Battleton (south side of road)
2	Dunster	Dunster Marsh
20	Elworthy	Willet
1	Minehead	Minehead, Alcombe
17	Monksilver	Monksilver (north east of the main street)
18	Nettlecombe	none
5	Old Cleeve	Old Cleeve, Washford, Blibbrook
26	Skilgate	Skilgate
19	Stogumber	Stogumber, Vellow
25	Upton	Upton
4	Withycombe	Withycombe

Fig. 2: Minehead / Alcombe key strategic sites (Policies MD2 and LT1). Also showing: District boundary (green line), and; Retail centres of Minehead (large star) and Alcombe (small star)

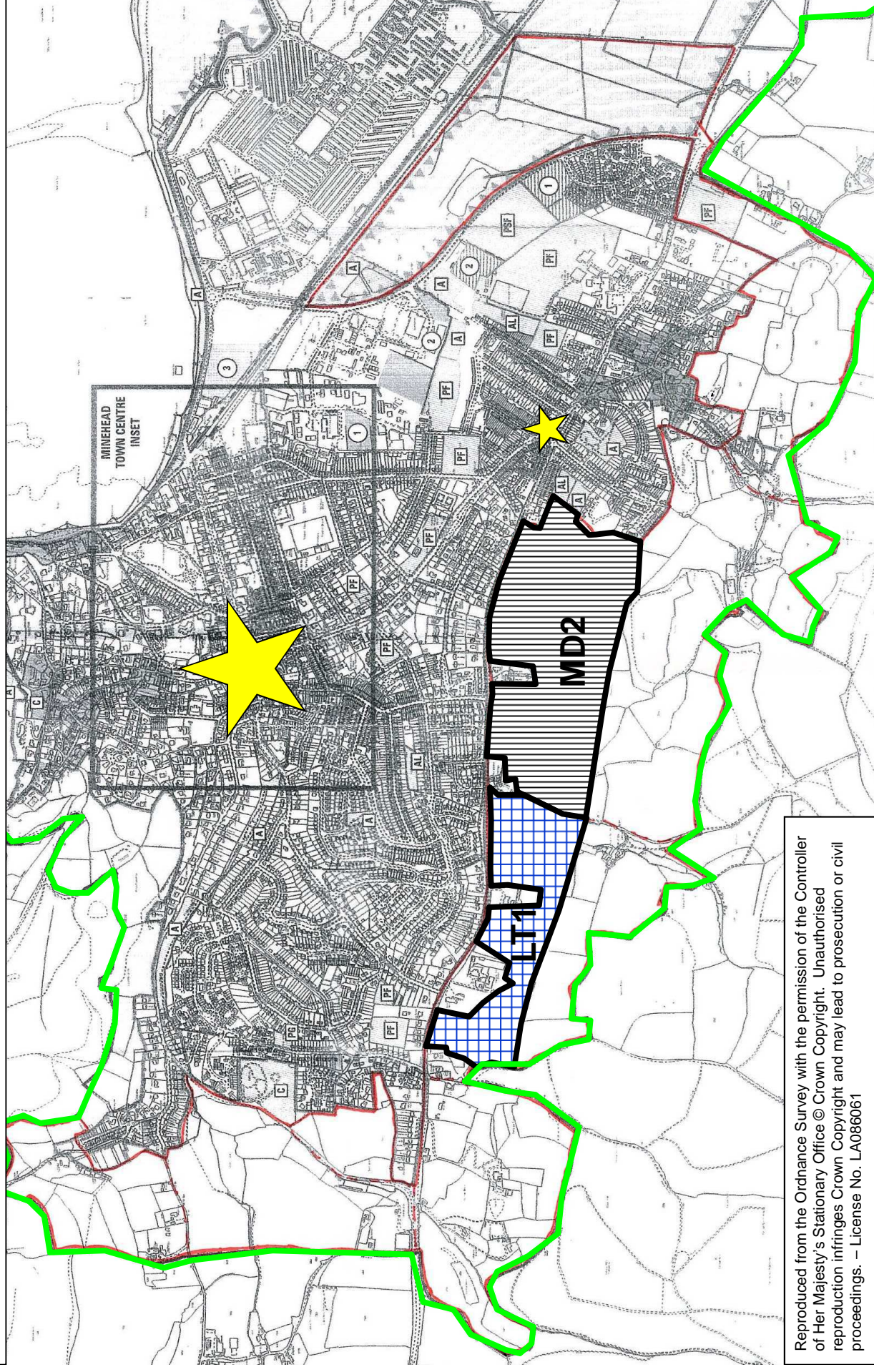


Fig. 3: Minehead and Alcombe flood risk map

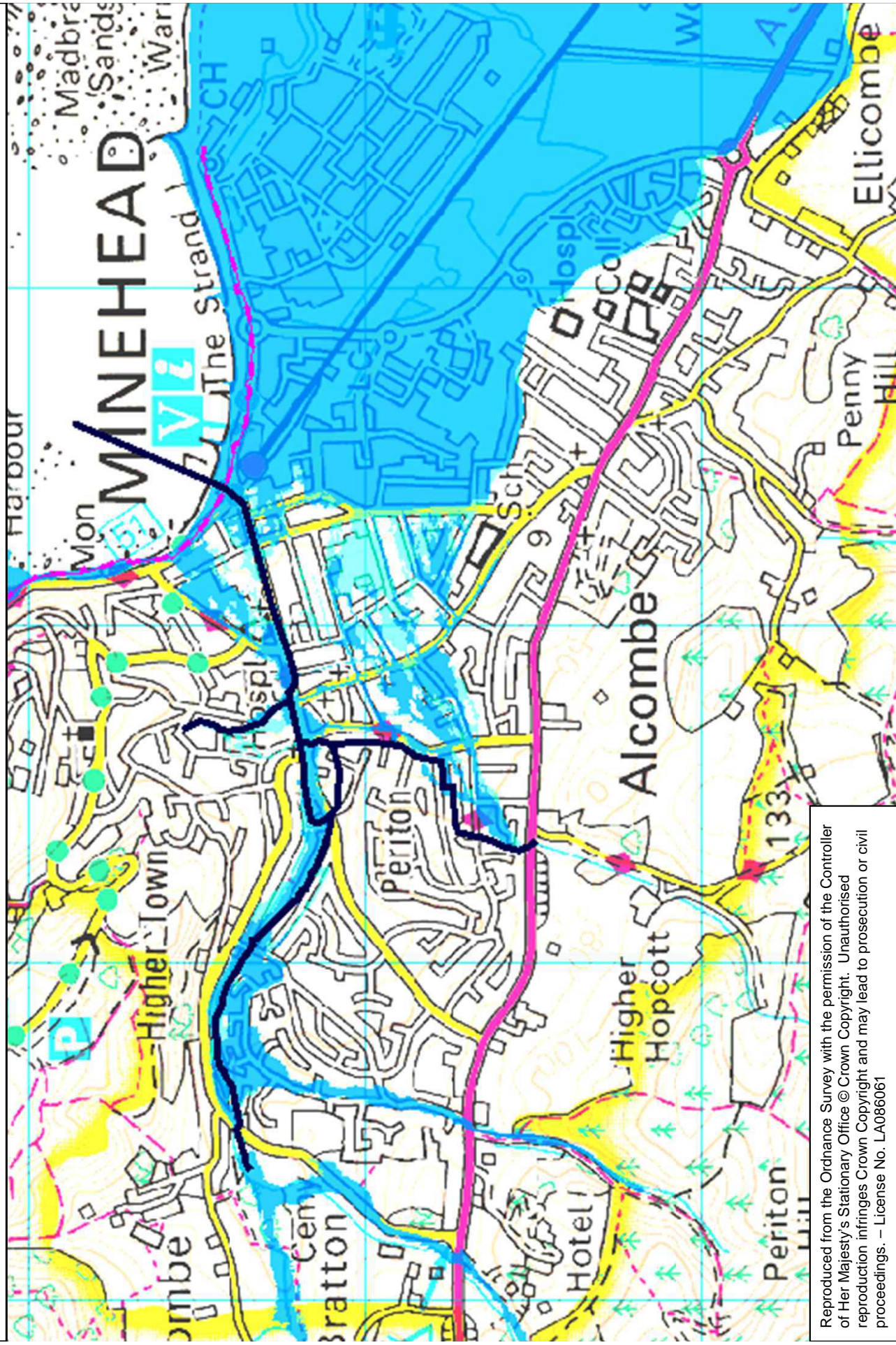
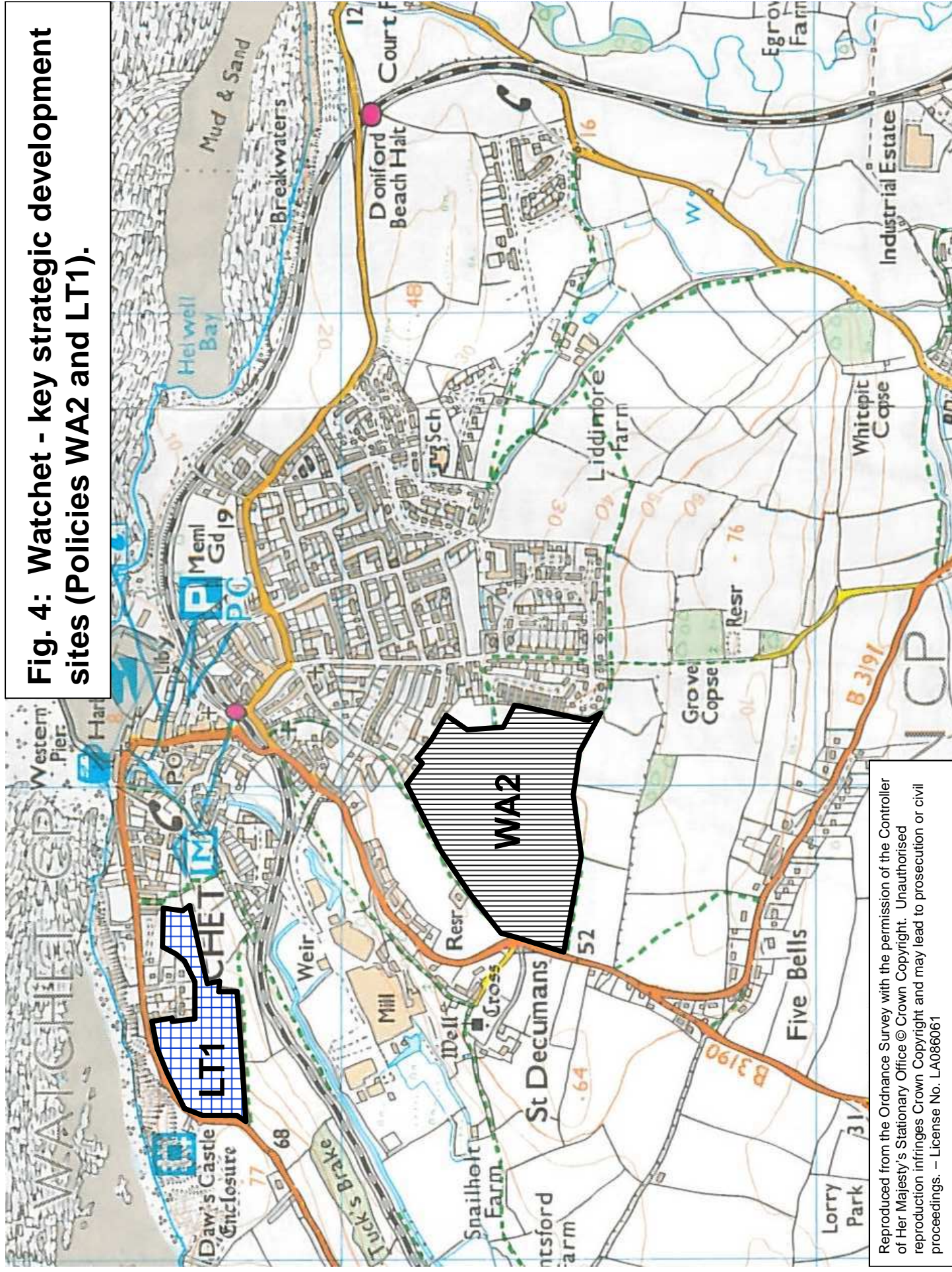
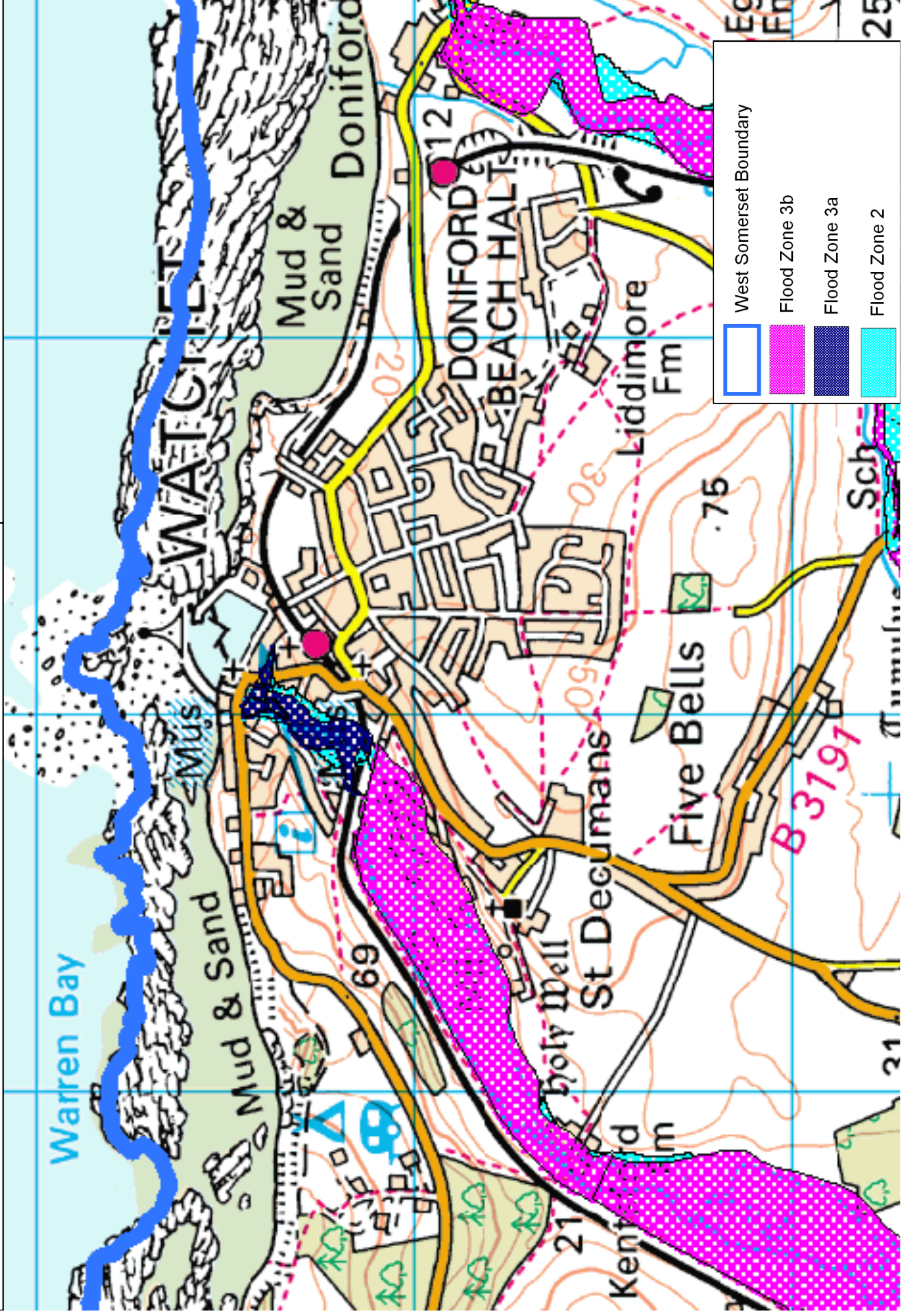


Fig. 4: Watchet - key strategic development sites (Policies WA2 and LT1).



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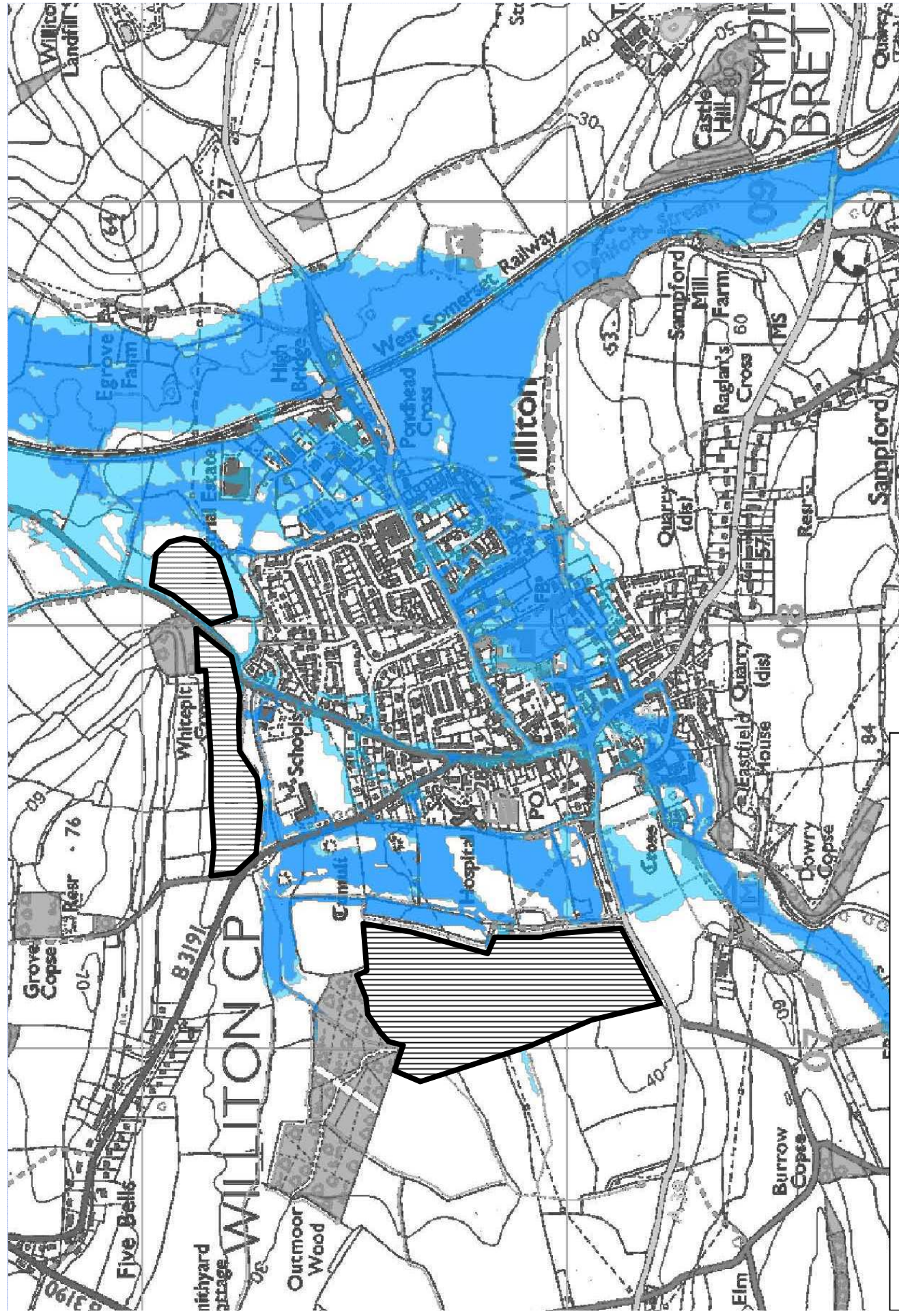


Fig. 6: Williton – Key strategic development sites (Policy WI2).

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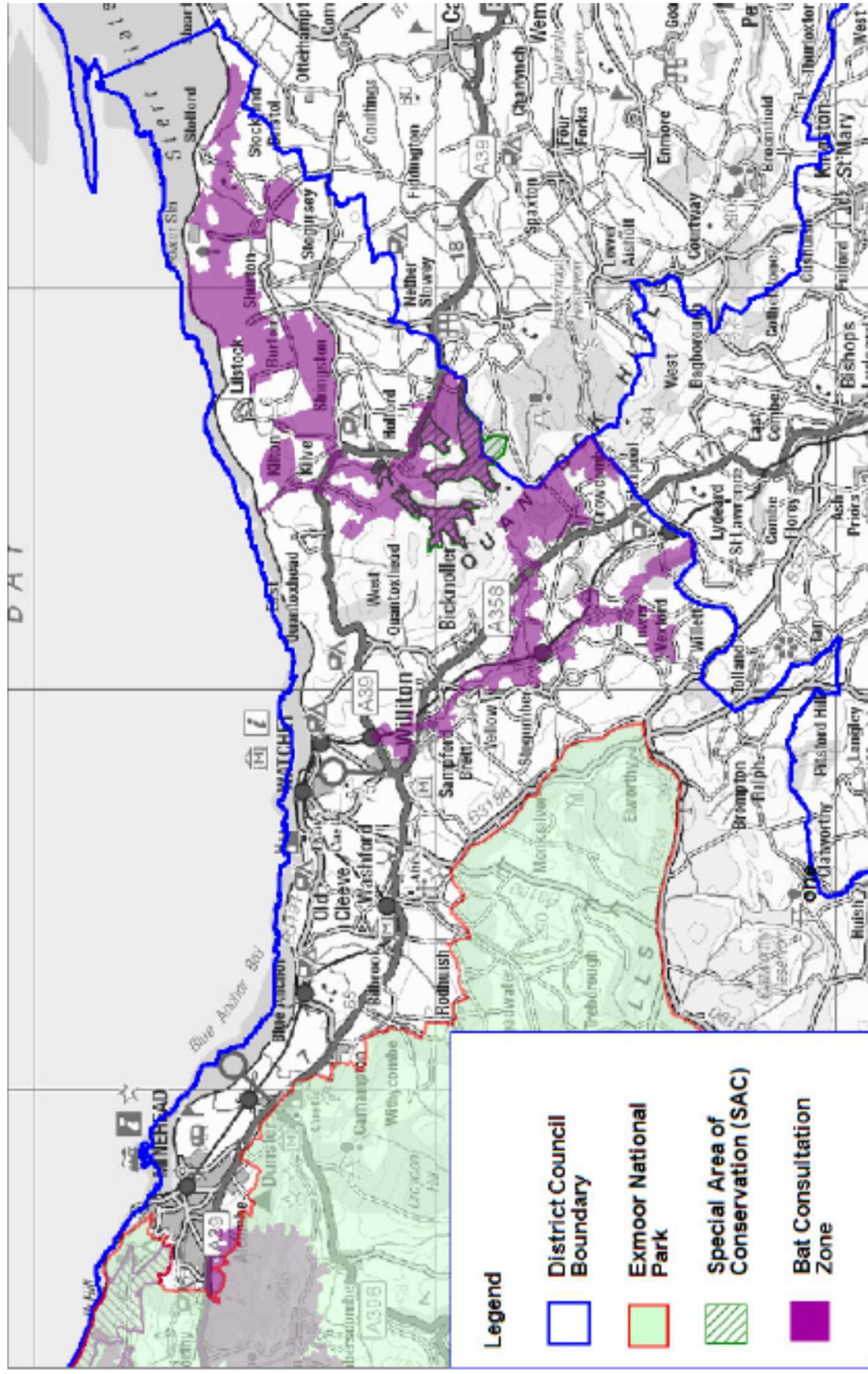
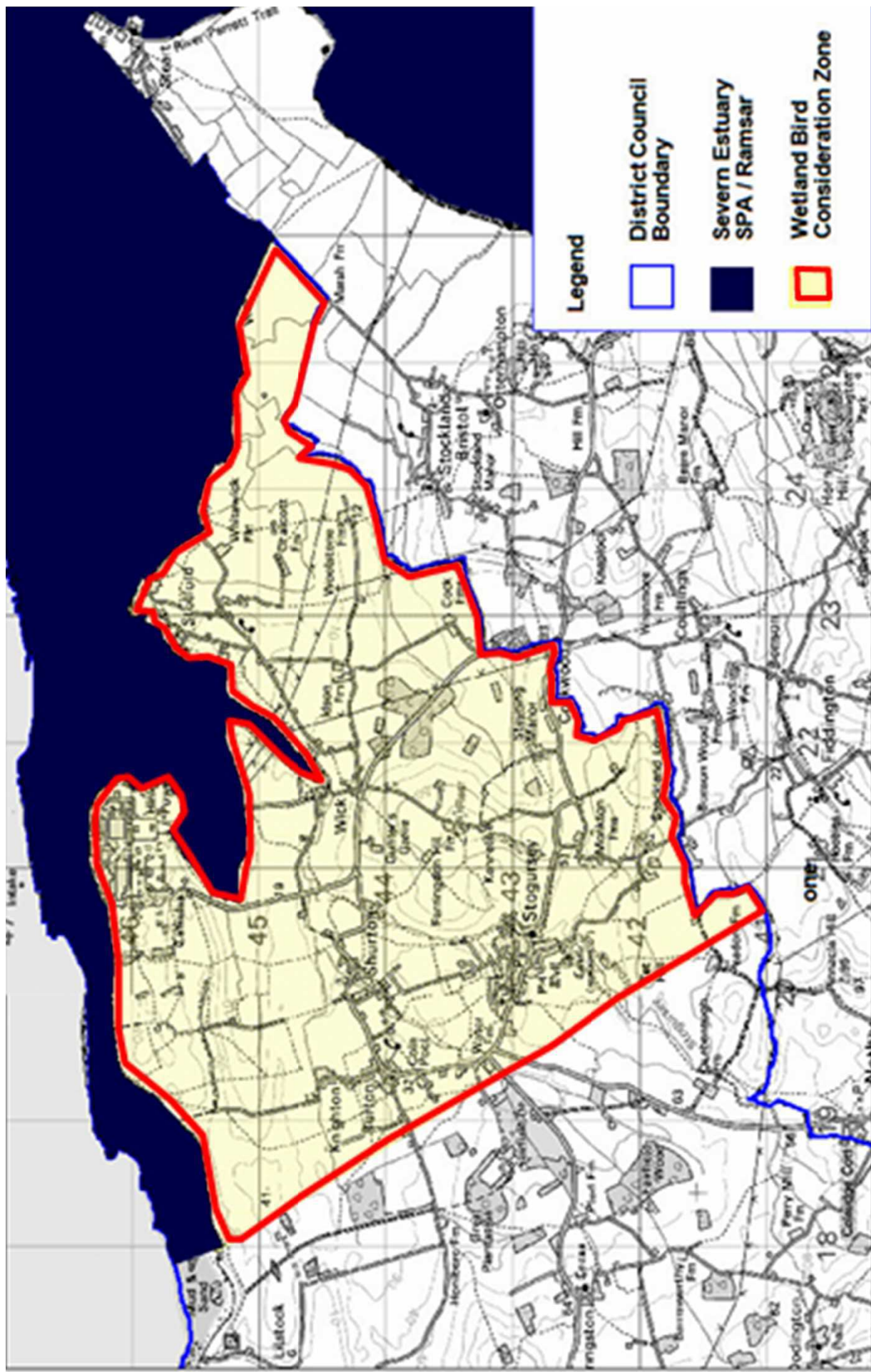


Fig. 7: - West Somerset Bat Consultation Zone (Policy NH8).

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Fig. 8: Proposed West Somerset Waterfowl Consultation Zone (Policy NH9).

Fig. 9 - Proposed Minehead to Blue Anchor Coastal Change Management Area.

Key:
Proposed CCMA

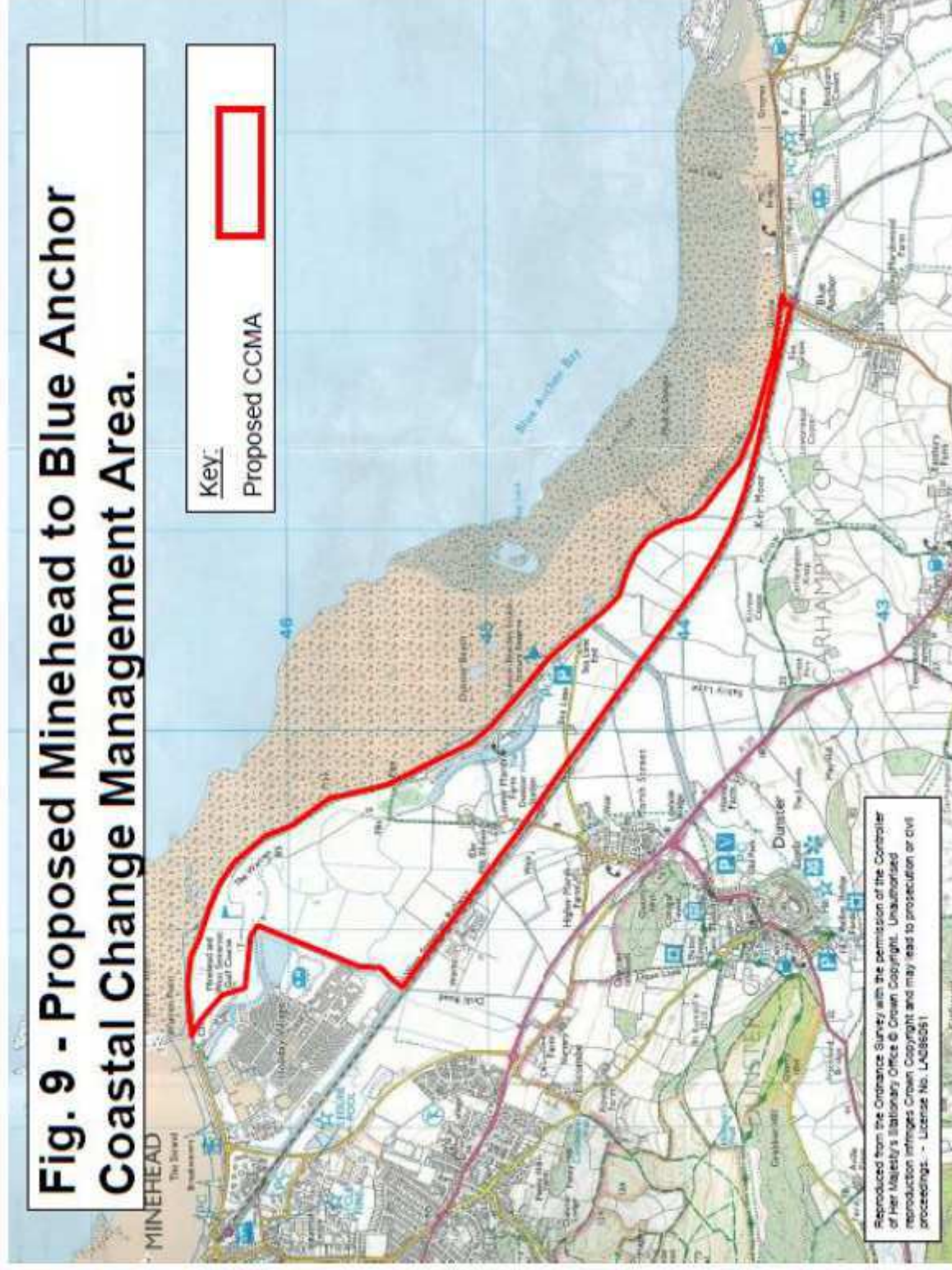


Fig. 10 - Proposed Stolford to Wall Common Coastal Change Management Area

