

LOCAL DEVELOPMENT PANEL

Meeting to be held on Tuesday 9 September 2014 at 2.30 pm

Council Chamber, Williton

AGENDA

1. Apologies for Absence

2. Minutes

Minutes of the Local Development Panel held on 8 April 2014, 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. Amendments to West Somerset Local Plan to 2032 Policies for Publication

To consider the Report No. WSC 122/14, to be presented by Toby Clempson, Principal Planning Officer – Policy – **SEE ATTACHED**.

The report proposes amendments to the draft policies of the West Somerset Local Plan to 2032 Revised Preferred Strategy as part of the preparations for its formal publication which is likely to follow in early 2015.

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.

LOCAL DEVELOPMENT PANEL

Minutes of the Meeting held on 8 April 2014

Present:

Councillor K H Turner (Chairman)
Councillor A F Knight
Councillor K J Ross

Councillor S Y Goss
Councillor I R Melhuish
Councillor M A Smith

Members in Attendance:

Councillor A P Hadley

Councillor E May

Officers in Attendance:

Martin Wilsher, Principal Planning Officer (Policy)
Toby Clempson, Principal Planning Officer (Policy)
Krystyna Kowalewska, Meeting Administrator

LD14 Apologies for Absence

Apologies for absence were received from Councillors B Heywood and A H Trollope-Bellew.

LD15 Minutes

(Minutes of the Local Development Panel held on 14 November 2013 – circulated with the Agenda).

RESOLVED that the Minutes of the Meeting of the Local Development Panel held on 14 November 2013 be confirmed as a correct record.

LD16 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 K J Ross	All Items	Dulverton	Personal	Spoke and Voted

LD17 Public Participation

No member of the public had requested to speak.

LD18 Consideration of Designation of Stogumber Neighbourhood Area

(Report No. WSC 74/14, circulated with the Agenda.)

The purpose of the report was to consider the designation of a Neighbourhood Area for Stogumber in order to facilitate the preparation of the Stogumber Neighbourhood Plan.

The report was presented by the Principal Planning Officer (Policy), Toby Clempson who informed that following Stogumber Parish Council's wish to prepare a Neighbourhood Plan, WSC had a statutory duty to facilitate this process and to provide assistance. He drew Members' attention to the application submitted by the parish council and advised that their interest in preparing a Plan related principally to the provision of a village hall, a new village green and a multi-use games area within the West Somerset planning authority area. The Council was obliged to advertise the application and a six week consultation on the proposed neighbourhood area had been undertaken. One response was received from Crowcombe Parish Council who agreed the area to be appropriate. The Officer went on to highlight the considerations which had to be made by the Council as planning authority in dealing with the application.

The Principal Planning Officer (Policy) further advised that there was a significant cost involved in assisting the preparation a neighbourhood plan and central government provided financial assistance of £30,000 which was payable in instalments.

Councillor M A Smith proposed the recommendation in the report which was seconded by Councillor A F Knight.

During the discussion, the following main issues were raised:

- If assisting the preparation of a neighbourhood plan cost more than £30,000 the District Council would have to fund the shortfall from its own resources.
- The parish council had to fund the preparation of the plan document itself.
- Concern was raised regarding the financial and resource implications and it was suggested that a more effective course of action would be for the parish council to apply for planning permission for a village hall.
- The concept of neighbourhood planning was for communities to take more control of what was done in their own parish with their own resources.
- A meeting would be held with Stogumber Parish Council to ensure the neighbourhood plan was broadly compliant with the Local Plan, and the plan could be reviewed and revised in the future.

RESOLVED that it be recommended to Council to resolve to approve Stogumber Parish Council's application for a neighbourhood area and designate the Stogumber Neighbourhood Area as shown on the plan at Appendix 1 to the report.

NOTE: With the agreement of the Chairman this item was brought forward on the Agenda.

LD19 West Somerset Local Plan to 2032 – Evidence base item describing the key strategic site identification process

(Report No. WSC 72/14, circulated with the Agenda.)

The purpose of the report was to facilitate the addition to the evidence base of the attached document and its two appendices setting out the process followed by the Council to identify the Key Strategic Development Sites which form part of the proposals in the Revised Preferred Strategy of the West Somerset Local Plan to 2032.

The report was presented by the Principal Planning Officer (Policy), Toby Clempson who explained the context and the process the Council followed to assess the potential key strategic development sites. He referred to a presentation made at a Members' Seminar which had not previously been in the public domain but formed an important part of the evidence where the areas of search were introduced thus giving rise to the proposed allocations.

Councillor I R Melhuish proposed the recommendation in the report which was seconded by Councillor S Y Goss.

It was noted that Appendix 2 to the report was very useful and clear and summarised the information in an easy to understand format.

RESOLVED that the document "Identifying the Key Strategic Development Sites for the West Somerset Local Plan to 2032" attached to the report as part of the Council's Local Plan evidence base be endorsed.

LD20 West Somerset Strategic Housing Viability Assessment – Evidence Review Update

(Report No. 73/14, circulated with the Agenda.)

The purpose of the report was to inform members of the Panel of the contents of one of the three additional pieces of work that form part of the evidence-base for the emerging Local Plan to 2032 that were commissioned in response to the representations received to the Revised Preferred Strategy and the requirements of the National Planning Policy Framework (NPPF).

The item was presented in detail by the Principal Planning Officer (Policy), Martin Wilsher who advised that the report was concerned with looking at the strategic sites that had been referred to in Report No. WSC 72/14 and provided an updated assessment as to the potential viability of these sites. A more sophisticated method was factored in to the assessment to allow for changing economic and market housing conditions. He went on to make reference to various points of information contained in the report.

Councillor K J Ross proposed the recommendations in the report which were seconded by Councillor I R Melhuish.

The Principal Planning Officer (Policy), Martin Wilsher answered a range of questions from Members relating to various issues concerning the viability appraisals for various sites, and responded to concerns raised about the provision of affordable housing on the strategic sites.

In response, the Principal Planning Officer advised that the target publication date for the Local Plan would be September 2014, and at this stage the process would become the responsibility of the Planning Inspectorate. The Officer further explained that if the Inspectorate believed the Plan to be sound the Council would proceed to the submission stage following a statutory six week consultation period, and it was hoped the Council would be in a position to adopt the Local Plan during the first half of 2015, although he did stress that this part of the process was mainly out of the Council's control.

RESOLVED (1) that the findings of the study be accepted and endorsed, and the implications of the recommendations in the document particularly in respect of the consequences for larger, strategic housing development (250+ dwellings) allocations to be made through the emerging Local Plan to 2032 be acknowledged.

RESOLVED (2) that the Planning Committee be informed in respect of similar sized planning application proposals made through the Council's Development Management process.

LD21 Late Item – Planning Performance and Contribution

The Principal Planning Officer (Policy), Martin Wilsher advised of a planning performance and planning contributions consultation being carried out by the Department for Communities and Local Government which specifically dealt with securing affordable housing through planning obligations. The consultation proposed there should be no affordable housing contribution on sites of less than 10 dwellings and the officer informed that this proposal would have a fundamental impact on the West Somerset Local Plan. The consultation period would end on 4 May 2014 and, if the Local Development Panel agreed, the Principal Planning Officer (Policy) would circulate the response to Members prior to submission to DCLG.

The Officer confirmed the representations made would be on the basis of what was best for West Somerset and that Taunton Deane Borough Council was also preparing a report and submission to DCLG on this matter. During the discussion a request was made for the Officer to contact the LGA to discuss the implications of the consultation.

It was proposed and seconded that the Principal Planning Officer (Policy), Martin Wilsher respond to the consultation.

RESOLVED that the Principal Planning Officers (Policy) be authorised to provide a response, on behalf of West Somerset Council, to the planning performance and planning contributions consultation.

NOTE: Having regard to the special circumstances pertaining in relation to this item the Chairman was of the opinion that, despite its non-inclusion on the agenda, this item should be considered at this meeting for information purposes only.

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

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

The Panel were advised that as part of the Localism Act, the Council had a duty to talk to neighbouring local planning authorities on relevant strategic issues which may have cross-boundary implications. The Officer confirmed that ongoing discussions with West Somerset Council's neighbours were currently being held at officer-level, and it was proposed that there would be opportunities in the future for Members to become involved.

The Principal Planning Officer (Policy) advised that, as part of the evidence base, the Planning Inspectorate was prepared to accept a signed Memorandum of Understanding to demonstrate that officers and Members had discussed matters concerning cross boundary issues with neighbouring authorities and had reached a resolution, and it was reported that the documents pertaining to the Memorandum of Understanding would be presented to a future meeting of the Local Development Panel for approval.

During this item the Principal Planning Officer (Policy), Toby Clempson provided the Panel with a brief update on two additional evidence base studies which were almost complete, namely the key strategic sites landscape assessment and historic environment assets study.

The meeting closed at 4.18 pm.

Report Number: WSC 122/14
Presented by: Toby Clempson Principal Planning Officer - Policy
Author of the Report: Toby Clempson Principal Planning Officer - Policy
Contact Details:
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Report to a Meeting of: Local Development Panel
To be Held on: 9th September 2014
Date Entered on Executive Forward Plan n/a
Or Agreement for Urgency Granted:

AMENDMENTS TO WEST SOMERSET LOCAL PLAN TO 2032 POLICIES FOR PUBLICATION

1. PURPOSE OF REPORT

- 1.1 The report proposes amendments to the draft policies of the West Somerset Local Plan to 2032 Revised Preferred Strategy as part of the preparations for its formal publication which is likely to follow in early 2015.

2. CONTRIBUTION TO CORPORATE PRIORITIES

- 2.1 The report contributes to the Corporate Priority “*Local Democracy*” in that it seeks to increase the amount of Central Government funding arising from New Homes Bonus through increasing the supply of new housing within the District. The Local Plan also contributes towards realisation of the Corporate Priority “*New Nuclear Development at Hinkley Point*” by helping to mitigate the impact of the development through the application of the Plan’s policies.

3. RECOMMENDATIONS

To RESOLVE to amend the draft policies of the West Somerset Local Plan to 2032 as set out in the table at Appendix 1 to this report in the interests of preparing a sound Local Plan for formal publication.

4. RISK ASSESSMENT

Risk Matrix

Description	Likelihood	Impact	Overall
The Local Plan’s policies are not informed and justified by the up to date evidence resulting in an unsound document.	Possible (3)	Major (4)	Medium (12)
<i>Essential additional evidence work to inform and justify the draft local plan policies in response to the requirements of the NPPF has now been largely completed supporting the proposed amendment to the Local Plan’s policies.</i>	Low (1)	Major (4)	Low (4)

Revised planning policies addressing the NPPF's and the updated evidence are included in the Publication Draft Local Plan but these are not considered by the examining Inspector to be sufficiently justified to fulfil the Council's statutory duty resulting in an unsound document.	Possible (3)	Major (4)	Medium (12)
<i>The additional pieces of evidence, the need for which was identified in the Revised Preferred Strategy consultation have now largely been completed are being used to amend the policies through this report which will help to ensure that the Local Plan is found sound on examination.</i>	Low (1)	Major (4)	Low (4)

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. **BACKGROUND INFORMATION**

- 5.1 The proposed amendments set out at Appendix 1 are based on a combination of new evidence commissioned following the Revised Preferred Strategy Local Plan consultation (arising from the new provisions of the National Planning Policy Framework) together with feedback from the consultation exercise itself and emerging legal practice in the preparation of Local Plans. The Development Management team has also recommended policy wording amendments in order to maximise the clarity and effectiveness of the policies in operation.

6. **FINANCIAL/RESOURCE IMPLICATIONS**

- 6.1 None

7. **COMMENTS ON BEHALF OF SECTION 151 OFFICER**

- 7.1 This report forms an essential element of the Local Plan preparation process, ensuring that the Local Plan's policies are appropriately worded. 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. **EQUALITY & DIVERSITY IMPLICATIONS**

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

- 8.1 The Local Plan consultation list has been drafted after discussion with the Council's Equalities Officer to maximise representation of hard to reach groups and minority groups in general.

9. **CRIME AND DISORDER IMPLICATIONS**

- 9.1 None.

10. CONSULTATION IMPLICATIONS

- 10.1 The Publication Draft Local Plan, once prepared, will be subject to a statutory six week deposit period.

11. ASSET MANAGEMENT IMPLICATIONS

- 11.1 None.

12. ENVIRONMENTAL IMPACT IMPLICATIONS

- 12.1 The implementation of the Local Plan's strategy and the application of its policies through the development management process will directly assist with the appropriate management of the environmental impact implications of development. Subject as they are to Sustainability Appraisal the Plan's policies are screened for environmental impact which will help to ensure that the most sustainable pattern of development possible for the area can be achieved.

13. HEALTH & WELLBEING

Demonstrate that the authority has given due regard for:

- People, families and communities take responsibility for their own health and wellbeing;
- Families and communities are thriving and resilient; and
- Somerset people are able to live independently.

- 13.1 The policies of the Local Plan endeavour to help create new development which will encourage people using it to walk and cycle, or to use public transport.

14. LEGAL IMPLICATIONS

- 14.1 The preparation of a Local Plan is a statutory duty of the Council.

APPENDIX 1

Proposed Policy Amendments for Publication Draft

WEST SOMERSET LOCAL PLAN TO 2032



SEPTEMBER 2014

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Policy number	Plan text, setting out proposed amendments, additions highlighted in bold with deletions crossed through. Sections for which amendments are proposed are identified by shading in the right hand column.	Reasons for proposed amendments
POLICY SD1:	PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT	
	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, HISTORIC AND NATURAL ENVIRONMENTAL CONDITIONS IN THE AREA. 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. 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: • 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.	This has been amended to what is essentially the Planning Inspectorate's standard policy as per the NPPF. "Historic" and "Natural" added at the request of Somerset Heritage endorsed by English Heritage.
Purpose	This draft policy, 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. 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: Economic – contributing 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 time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;	

	Social – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural wellbeing; and Environmental – contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change, including moving to a low-carbon economy.”	
Assumptions	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	The inclusion of the policy is a requirement of the NPPF. 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. 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 Council; West Somerset Council Corporate Plan 2011 – 12; West Somerset Council; 2011.	Proposed additional wording clarifies the requirement for the policy.
Policy EN1:	MITIGATION OF IMPACT OF HINKLEY POINT NEW NUCLEAR PROPOSALS	
	PROPOSALS FOR THE MITIGATION OF IMPACTS ARISING FROM THE DEVELOPMENT OF A NEW NUCLEAR POWER STATION AT HINKLEY POINT MUST DEMONSTRATE THAT: • 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	- 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. - o Some of these impacts will be on a very significant scale, - o They will range in timescale between short and long term.	
Justification including any references	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. Sources: West Somerset Council; <u>West Somerset Council Corporate Plan 2013 – 16</u>; West Somerset Council; 2013. 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. 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 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. 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.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. NNB Generation Company Ltd.; <u>Hinkley Point C Development Consent Order Application – October 2011</u>; EDF Energy; 2011 H.M. Government; <u>Infrastructure Planning: 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.	

	ARUP; Hinkley Point C Supplementary Planning Document (SPD) – Adopted October 2011; Sedgemoor District Council and West Somerset Council; 2011		
Policy EN2:	MITIGATION OF IMPACT OF MAJOR ENERGY GENERATING PROPOSALS		
	MAJOR ENERGY GENERATING DEVELOPMENT PROPOSALS WILL BE SUPPORTED WHERE IT CAN BE CLEARLY DEMONSTRATED THAT: • THEY MAKE AN ESSENTIAL CONTRIBUTION TO THE NATION'S ENERGY NEEDS; • THEY RESPECT THE LOCAL NATURAL ENVIRONMENT IN WHICH THEY ARE LOCATED; • THE IMPACTS ON THE HISTORIC ENVIRONMENT ARE LESS THAN SUBSTANTIAL AND CAN BE MITIGATED; • THEY RESPECT THE POSITIVE ECONOMIC AND SOCIAL CHARACTERISTICS OF COMMUNITIES AFFECTED ESPECIALLY THOSE NEIGHBOURING THEM; AND, • 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.	Deletions are proposed due to definitional issues in order to improve the usefulness of the policy. Additional clause re the Historic Environment proposed by Somerset Heritage Service endorsed by English Heritage.	
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	- o 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; - o Some of these impacts may be on a very significant scale, - o They will range in timescale between short and long term.		
Justification including any references	- o 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. - o 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. o A Renewable Energy Potential Study forms part of the evidence base. Sources: Department of Energy and Climate Change; <u>Overarching National Policy Statement for Energy – June 2011 (EN-1)</u>; DECC; 2011. Department of Energy and Climate Change; <u>National policy Statement for Renewable Energy Infrastructure – June 2011 (EN-3)</u>; DECC; 2011. Department of Energy and Climate Change; <u>National Policy Statement for Electricity Networks Infrastructure – June 2011 (EN-5)</u>; DECC; 2011. Department of Energy and Climate Change; <u>National Policy Statement Nuclear Power Generation Vols. 1 & 2 – June 2011 (EN-6)</u>; DECC; 2011. 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. Todd, Stuart; <u>West Somerset Local Planning Authority Area Renewable and Low Carbon Energy Potential Study – September 2011</u>; West Somerset Council; 2012.	
Policy SC1:	HIERARCHY OF SETTLEMENTS	
	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, MAY WILL 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	Amendment of the policy is proposed in response to requests for greater clarity and consistency regarding the technical terms used and the application of the policy's mechanisms.

	LOCAL NEEDS MAY WILL BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT IT WILL CONTRIBUTE TO WIDER SUSTAINABILITY BENEFITS FOR THE AREA. 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 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 MINEHEAD/ALCOMBE, WATCHET, WILLITON AND PRIMARY AND SECONDARY VILLAGES WILL ONLY BE CONSIDERED WHERE IT CAN BE DEMONSTRATED THAT: 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. IT ENHANCES RESPECTS THE HISTORIC ENVIRONMENT AND COMPLEMENTS THE CHARACTER 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; F. IT PROVIDES MORE THAN SHORT-TERM EMPLOYMENT OPPORTUNITIES FOR LOCAL RESIDENTS. E. IT DOES NOT HARM THE AMENITY OF THE AREA OR THE ADJOINING LAND USES.	Blue Anchor is proposed for deletion from SC1 (3) because its shop is seasonal. Old Cleeve is proposed for deletion from SC1 (3) in the interests of consistency. Clauses SC1 (5) E and F are proposed for deletion because their application in practice may result in most residential development proposals failing to meet the policy's tests to the overall detriment of the plan's strategy. It is proposed that reference to these matters be included in the justification.
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Purpose	- o 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. - o The policy provides clear guidance about the appropriate scale and location of new development within the Local Plan area.	
Assumptions	- o 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. - o 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. - o The number of service sector jobs provided in the local area will also be maintained or increased - o 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	- o The West Somerset Town Centre Study details the type and location of town centre uses across the Local Plan area. - o The majority of town centre uses within the area are located in Minehead/Alcombe, which serves a wider area including a large part of the Exmoor National Park. - o Historically approximately 80% of new development within the Local Plan area has taken place at the area's main service centre of Minehead / Alcombe, and the secondary service centres of 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. - o 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. Development of an appropriate scale in villages can help to secure the range of services and employment opportunities available in the villages. - o 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	Proposed additional wording is for clarification of the relative status of Minehead/ Alcombe and Watchet and Williton. Reference added to justification instead of sub clauses SC1 (5) E and F proposed for deletion.

	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. <u>Definitions:</u> Limited Development: In clause 2 of the policy above, in terms of housing, “limited development” means individual schemes of up to ten dwellings providing a maximum of a 10% increase in a settlement’s total dwelling number at the beginning of during the Local Plan period, limited to a maximum of 30% of this increase in any five year period. Small Scale Development: In clause 3 of the policy above, in terms of housing, “small scale development” means individual schemes of up to five dwellings providing a maximum of a 10% increase in a settlement’s total dwelling number during the Local Plan period, limited to a maximum of 30% of this increase in any five year period... Primary Villages (showing dwelling numbers at the start of the plan period): Bicknoller (195), Carhampton (467), Crowcombe (230), Kolve (186), Stogumber (332), Stogursey (633), West Quantoxhead (185) and Washford (part of Old Cleeve Parish – settlement total 304). These are the larger villages with a shop and some built community facilities which are not significantly constrained by poor access from the County Highway Network. Secondary Villages (showing dwelling numbers at the start of the plan period): Village: Holford (152), Dunster Marsh (183), Brompton Ralph (83) and Brushford (267). These are 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. Built up area: 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.	Amendments are proposed to improve the clarity and effectiveness of the definitions and therefore the policy. Baseline existing dwelling numbers have been added for primary and secondary villages. These are the 2012 parish dwelling figures apart from Washford which is part of the much larger parish of Old Cleeve, where a count of dwellings in the village has been used.
	Sources: 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	

	West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u> ; West Somerset Council; 2011. Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u> ; West Somerset Council; 2012. West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u> ; West Somerset Council; 2009. 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.	
Policy SC2	HOUSING PROVISION	
	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	
Policy SC2A	STRATEGIC DEVELOPMENT DISTRIBUTION	
	NEW HOUSING WITHIN THE LOCAL PLAN AREA WILL BE DELIVERED AT AN AVERAGE ANNUALISED RATE OF 145 DWELLINGS PER YEAR; • OF THESE, THE STRATEGIC SITES WILL PROVIDE: 0—AN ANNUALISED AVERAGE OF 38 DWELLINGS PER YEAR AT MINEHEAD / ALCOMBE; 0—AN ANNUALISED AVERAGE OF 15 DWELLINGS PER YEAR AT WATCHET; 0—AN ANNUALISED AVERAGE OF 21 DWELLINGS PER YEAR AT WILLITON; • IN ADDITION TO THE KEY STRATEGIC SITES PROVISION WILL BE MADE FOR: 0—AN ANNUALISED AVERAGE OF 43 DWELLINGS PER YEAR THROUGH OTHER DEVELOPMENT AT MINEHEAD / ALCOMBE, WATCHET AND WILLITON; AND;	It is recommended that the Plan's policy on housing provision would be more appropriately set out with the annualised average rates in policy SC2A being added to

	0—AN ANNUALISED AVERAGE OF 30 DWELLINGS PER YEAR WILL BE PROVIDED AT THE PRIMARY AND SECONDARY VILLAGES.	the supporting text for SC2.
Purpose	- o 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, - o To provide an appropriate level of development to support the continuing role and function of the respective settlements including the larger villages which have an elementary service provision role.	
Assumptions	o 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	- o 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. - o 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. - o The NPPF requires that the Council should meet the full objectively identified need for housing, which was c3800 at the time of the 2008 Northern Peninsula 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 these variations 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. - o In terms of distribution, it is anticipated that new housing within the Local Plan area will be delivered at an average annualised rate of 145 dwellings per year: • Of these the strategic sites will provide: ▪ 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: ▪ An annualised average of 43 dwellings per year through other development at Minehead/Alcombe, Watchet and Williton, and;	See above.

▪ **An annualised average of 30 dwellings per year will be provided at the Primary and Secondary Villages.**

- It should be noted that housing delivery in the Local Plan area has consistently provided an average of about 125 completions annually over the last 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.)
- 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.

Definition:

Annualised average = average rate of development for each year derived from the relevant total amount divided by the plan period (20 years). **NB: This should not be interpreted as an annual absolute, rationing development.**

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, September 2011; Sedgemoor District Council; 2011.

Taunton Deane Borough Council; Taunton Deane Borough Council Published Plan Core Strategy 2011 – 2028; Taunton Deane Borough Council; 2011.

Government Office for the South West; The Draft Revised Regional Spatial Strategy for the South West Incorporating the Secretary of State's Proposed Changes – for Public Consultation, July 2008; Government Office for the South West; 2008.

	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	
	Housing Vision; Strategic Housing Market Assessment: West Somerset Update - Draft Final Report November 2013	
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	- 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	- 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	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. 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	

	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. West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009. West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009. Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009. 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. 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. Housing our Ageing Population: Panel for Innovation (HAPPI); <u>Housing Our Ageing Population</u>; Homes and Community Agency; 2009. Design for London; <u>London Housing Design Guide: Interim Edition</u>; London Development Agency; 2010. Fordham Research; <u>City of York Older Person's Accommodation and Support Needs</u>; City of York Council; 2010. Housing Vision; Strategic Housing Market Assessment: West Somerset Update - Draft Report April 2013	
Policy SC4:	AFFORDABLE HOUSING	
	1. WHERE RESIDENTIAL DEVELOPMENT IS PROPOSED, ON-SITE PROVISION SHOULD BE MADE FOR AFFORDABLE HOUSING TO MEET THE NEEDS OF THOSE WITH A LOCAL CONNECTION TO WEST SOMERSET WHO CANNOT AFFORD TO ACCESS THE OPEN HOUSING MARKET AT THESE SPECIFIED THRESHOLDS ON SITES IN THE FOLLOWING LOCATIONS: 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 3 OR MORE DWELLINGS 2. LOCAL NEEDS HOUSING AFFORDABLE 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.	Amendments are proposed to make the terms used consistent and with clearer overall meaning (arising from several responses suggesting that clarification was needed).

	3. THE LOCAL NEEDS HOUSING AFFORDABLE HOUSING ELEMENT WILL BE PROVIDED ON THE FOLLOWING BASIS: A. PROPORTIONATE, LIKE-FOR-LIKE BASIS IN TERMS OF HOUSING SIZE AND TYPE, INFORMED BY CURRENT WITH A MINIMUM OF 2-BEDROOMS, UNLESS THE LATEST LOCAL HOUSING NEEDS SURVEY EVIDENCE 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 BUILT AT NIL COST TO THE REGISTERED SOCIAL LANDLORD / REGISTERED PROVIDER. LOCAL NEEDS AFFORDABLE HOUSING WILL BE CONSIDERED ON SITES IN AND AROUND SETTLEMENTS WHERE IT CAN BE DEMONSTRATED THAT: THERE IS, AND WILL BE, A CLEAR ONGOING NEED FOR THIS TYPE OF HOUSING IN THE SETTLEMENT, AND; THERE IS A CLEAR EMPLOYMENT, SOCIAL AND/OR, LONG-TERM HISTORIC FAMILY LINKAGE BETWEEN THE POTENTIAL OCCUPANTS AND THE SETTLEMENT, AND; NO SUITABLE ALTERNATIVE SITES ARE AVAILABLE (IN MORE SUSTAINABLE LOCATIONS), AND; 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 NEIGHBOURING LARGER SETTLEMENTS. 4. 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 35% : 65% 5. WHERE AFFORDABLE HOUSING FOR THOSE IN HOUSING NEED WITH A LOCAL CONNECTION IS JUSTIFIED IN OPEN COUNTRYSIDE SETTLEMENTS OTHER THAN THE PRIMARY AND SECONDARY VILLAGES, A PROPORTION OF MARKET HOUSING MAY BE APPROPRIATE IN ORDER TO ENABLE THE DEVELOPMENT TO TAKE PLACE. IN SUCH CASES THE OPEN MARKET ELEMENT WILL BE RESTRICTED TO THE MINIMUM REQUIRED TO ENABLE THE DEVELOPMENT TO COME FORWARD.	The CSH is being reviewed as part of the Government's National Housing Standards Review. Proposed new subsection 5 relates to exceptions site affordable housing that is justified at settlements which
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		lie entirely within the open countryside.
Purpose	- 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 in Minehead/Alcombe, Watchet and Williton subject to the development scale thresholds set out in SC1(1) above. - o The policy will also provide for affordable housing in rural communities	Wording change proposed in the interests of clarity.
Assumptions	- o The provision of additional affordable 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	- 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. - o Provision will normally be made on-site. Exceptionally, in situations where an appropriate justification is demonstrated, off-site provision may be accepted. - o The need for affordable housing in a particular settlement, including the preferred type and tenure, will be informed by an up to date housing needs survey. - o Affordable housing will be considered on sites in and around settlements where there is, and is likely to continue to be a clear ongoing housing need for that type of housing in the settlement. There should be a	Additions are proposed to the supporting text in order to clarify the way in which the

clear employment, social and / or long-term family linkage between potential occupants and the settlement. There should be good access to basic essential facilities within the settlement or via access to good public transport connection nearby to neighbouring larger settlements.

Definitions:

Affordable Housing: – term used for any form of housing, rented or ownership, which is delivered for those people who are unable to access housing within the market, usually but not exclusively for financial reasons. This would include the new affordable rent model (80% of market rent) championed by central government as well as traditional social rent, shared equity and low cost home ownership models;

Exceptions site: - Where there is a demonstrable need for affordable housing for people with a local connection to the parish in question at a settlement entirely within the open countryside, exceptionally, an appropriate amount of affordable housing may be permitted together with the minimum amount of market housing necessary to enable the development to come forward.

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

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.

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.

Department for Communities and Local Government and Homes and Community Agency; 2011 – 15 Affordable Homes Programme – Framework; Homes and Community Agency; 2011

Taylor, M; Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.

Housing Corporation Centre for Research and Market Intelligence; Understanding Demographic, Spatial and Economic Impacts on Future Affordable Housing Demand; Housing Corporation; 2008.

policy will be applied.

	West Somerset Council; Housing, Enabling and Planning Policy Glossary of Technical Terms – August 2013; West Somerset Council; 2013	
Policy SC5A	SELF CONTAINMENT OF SETTLEMENTS.	
	DEVELOPMENT WHICH IMPROVES THE BALANCE OF LAND USES WITHIN A SETTLEMENT IN TERMS OF MINIMISING OVERALL TRANSPORT USE WILL BE ENCOURAGED.	The content of policy SC5 is essentially two policies – it is recommended that it be divided as such.
Purpose	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.	
Assumptions	- 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. - 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 maximised. The potential for car borne journeys to be multi-purpose is also increased. - Employment location is a particularly powerful factor in this policy field. Additional employment uses, particularly of higher status will reduce the amount of commuting from West Somerset to the M5 corridor. - 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	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. Definition: Settlement: In the context of these policies, 'settlement' means Minehead/Alcombe, Watchet, Williton and the Primary and Secondary Villages. Sources: Department for Communities and Local Government; <u>National Planning Policy Framework</u> – March 2012; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7 West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011. West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009. West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009. Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted</u>; December 2009; West Somerset Council; 2009. Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008 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. 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.	It is recommended that a definition of "settlement" be added to the justification.
Policy SC5B	SELF CONTAINMENT OF SETTLEMENTS.	
	DEVELOPMENT RESULTING IN THE LOSS OF COMMUNITY FACILITIES SUCH AS PUBLIC HOUSES AND SHOPS WHERE THESE ARE THE LAST SUCH FACILITIES IN, OR SERVING A 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 (AT A COMPETITIVE PRICE FOR COMPARABLE USES) FOR A MINIMUM OF TWELVE MONTHS AND HAS GENERATED NO INTEREST	The content of policy SC5 is essentially two policies – it is recommended that it be divided as such.

Purpose	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 economic local facilities such as a shop or public house are lost.	
Assumptions	- 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 maximised. The potential for car borne journeys to be multi-purpose is also increased. - o The retention of local facilities particularly in the villages can help to minimise transport demand as well as maintaining community life. - o Employment location is a particularly powerful factor in this policy field. Additional employment uses, particularly of higher status will reduce the amount of 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	- 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. - o Recognition of the identification of local economic facilities as Assets of Community Value under the provisions of the Localism Act. Definition: Settlement: In the context of these policies, 'settlement' means Minehead/Alcombe, Watchet, Williton and the Primary and Secondary Villages.	It is recommended that a definition of "settlement" be

	Sources: 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 West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011. West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009. West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009. Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009. Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008 Fordham Research; Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: <u>Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009. 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.	added to the justification.
Policy SC6:	MIXED-USE DEVELOPMENT	
Amended policy.	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. 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.	The policy is proposed for deletion in view of the fact that such development is only likely to take place on the Key Strategic Sites where the issue will be addressed through the strategic development policies of the Plan.
Purpose	o The policy will help to achieve or retain balanced communities in situations where a 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.	

Assumptions	o 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; o 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	o 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; Sources: Department for Communities and Local Government: <u>National Planning Policy Framework</u>— March 2012;— Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7 West Somerset Council; <u>West Somerset Council Corporate Plan 2011—12</u>; West Somerset Council; 2011; West Somerset Council; <u>West Somerset Housing Strategy 2009—2012</u>; West Somerset Council; 2009; West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09—December 2009</u>; West Somerset Council; 2009; Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document—Adopted</u>; December 2009; West Somerset Council; 2009; Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula—December 2008</u>; Northern Peninsula Housing Market Partnership; 2008 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; Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment—March 2010</u>; West Somerset Council; 2010 Hunter Page Planning; <u>Employment Land Review Stages 1—3 (May 2009—April 2010)</u>; West Somerset Council; 2010; Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study—November 2011</u>; West Somerset Council; 2012; Taylor, M.; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing: Communities and Local Government Publications</u>; 2008; ISBN 978 1 4098 0328 7;	

	SUMMARY OF SUSTAINABILITY APPRAISAL OF STRATEGY OPTIONS	
	The Sustainability Appraisal (SA) of the Strategy Options¹ 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. o 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. o Strategy Option 2 was considered to help mitigate the impact of traffic from Hinkley Point by developing Stogursey as a new local centre and o Strategy Option 3 was seen to improve access to viable facilities and services for all sectors of the community (including those in rural areas). 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. o The Sustainability Appraisal findings were critical of all three of the "excluded strategy options": o The Sustainability Appraisal of the strategy options concluded that the strategy options should:- • 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. Also, that consideration be given to whether any of the Excluded Options may help to address: • Existing flood risk in West Somerset and • Whether any of the Excluded Options may help to protect existing cultural heritage features.	The appropriate place for this material is in the Sustainability Appraisal itself, this section is therefore proposed for deletion.

Policy MD1:	MINEHEAD DEVELOPMENT		
	DEVELOPMENT PROPOSALS AT MINEHEAD / ALCOMBE, MUST: - 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; - TO MINIMISE THE IMPACT ON THE HISTORIC ENVIRONMENT OF THE URBAN AREA; - MAINTAIN AND ENHANCE ITS ATTRACTIVENESS AS A TOURIST DESTINATION, AND; WHERE APPROPRIATE DEVELOPMENT PROPOSALS MUST ALSO: - CONTRIBUTE TOWARDS RESOLVING THE FLOOD RISK ISSUES WHICH AFFECT THE SETTLEMENT INCLUDING IMPROVING THE SEA DEFENCES PROTECTING THE EASTERN END OF THE TOWN, - GIVE APPROPRIATE TREATMENT TO THE TOWN'S SURROUNDINGS IN THE CONTEXT OF NATIONAL DESIGNATIONS.	The additional clause has been recommended by Somerset Heritage Service.	
Purpose	- To protect and enhance Minehead & Alcombe's 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	- 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	Minehead / Alcombe is the major centre of population in the District (11,981²), 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 that is relatively remote from larger settlements such as Barnstaple, Bridgwater, Taunton and, Tiverton. 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		

² Office for National Statistics; 2011 Census of Population.

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.

- o Minehead / Alcombe provides a wide range of facilities for a large and relatively inaccessible area. Facilities include the community hospital, community college (sixth form), middle school, police, fire and ambulance stations, town centre and foodstores.
- o It is also an important tourism destination with hotels / guest houses, seafront, holiday camp, steam railway and easy access to Exmoor.
- o Minehead is the focus of public transport services linking to the M5 at both Taunton and Bridgwater
- o 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.

o A surface water management plan has been prepared for Minehead³.

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.
 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 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.

³ Somerset County Council; Minehead Surface Water Management Plan, Detailed Assessment and Options Appraisal Report 2012.

	Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010 Hunter Page Planning; <u>Employment Land Review Stages 1 – 3 (May 2009 – April 2010)</u>; West Somerset Council; 2010. Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012. 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. 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. Symonds Group Limited; <u>Design and Development Framework for the Minehead Regeneration Area, Somerset</u>; South West Regional Development Agency; 2003. Sustainable Futures; <u>Minehead Coastal Town Initiative Community Regeneration Plan: Strategy and Action Plan</u>; Minehead Coastal Town Initiative; 2002. Pieda Plc.; <u>An Economic Regeneration Strategy for Minehead: Final Report – February 1995 (Ref. PQ7662)</u>; West Somerset District Council; 1995.	
Policy MD2:	KEY STRATEGIC DEVELOPMENT ALLOCATION AT MINEHEAD / ALCOMBE	
	WITHIN THE AREA IDENTIFIED ON THE PROPOSALS MAP SOUTH OF THE A39, HOPCOTT ROAD, MINEHEAD / ALCOMBE A MIXED DEVELOPMENT WILL BE DELIVERED INCLUDING SUBJECT TO AN INDICATIVE MASTERPLAN INCORPORATING: • APPROXIMATELY 750 DWELLINGS, • A DISTRIBUTOR ROAD THROUGH THE SITE LINKING THE DEVELOPMENT TO THE A39 AT TWO POINTS, ONE CLOSE TO EACH END OF THE SITE, • PROVIDE SPACE FOR THE FUTURE LINKAGE OF THE DISTRIBUTOR ROAD TO THE LT1 SITE TO THE WEST, AND; • A MINIMUM OF 3 HECTARES OF APPROPRIATE AND COMPATIBLE, NON-RESIDENTIAL USES. THE DEVELOPMENT MUST BE FACILITATED BY THE APPROPRIATE INTEGRATED PROVISION OF TRANSPORT, COMMUNITY AND FLOOD RISK MANAGEMENT INFRASTRUCTURE.	It is proposed that more detail concerning the provisions to be included in the masterplan for the site should be added.

Purpose	o To provide for an appropriate additional amount of housing, commercial and community land uses in the most sustainable location available at Minehead.	
Assumptions	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 travel out of the local area to access facilities in more distant centres. o The development of the site will be subject to an overall master-plan including phasing where appropriate. o The provision of strategic development at this location will: • 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	The strategy requires that the largest part of the strategic housing provision in the plan should be provided at Minehead / Alcombe: 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 The necessity of accessing the site properly, addressing constraints and providing a comprehensively planned approach to open space, movement routes and biodiversity means that a masterplan will be required to guide the implementation of development on the site. The Masterplan must also provide for future linkage of the distributor road through the longer term development site LT1 to a third junction with the A39. 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 Quantocks Oak Woodlands SAC can be offset within the Areas of Search (A4, A5 and A6) see Plan 1 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.	

	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. o Commits West Somerset Council to the preparation of an indicative masterplan in order to help to guide the emerging development proposals for the site so that the Plan's strategy will not be prejudiced. Sources: West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008. West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011. West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009. West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009. Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012. Wilsher, Martin; West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: <u>Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011. Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010	
Policy WA1:	WATCHET DEVELOPMENT	
	DEVELOPMENT PROPOSALS AT WATCHET, MUST: • 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. WHERE APPROPRIATE, DEVELOPMENT PROPOSALS MUST ALSO: • 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, • 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	- 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	- 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	- o Watchet is the second largest centre of population in the District (population 3,785⁴). 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	

⁴ Office for National Statistics; 2011 Census of Population.

	particular, better provision for those using pushchairs, wheelchairs or mobility scooters in the general vicinity of the road bridge would be of considerable benefit for the local population. o Environmental considerations include an area in the valley bottom in the vicinity of the paper mill which is at high risk of flooding. Sources: West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008. West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011. West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009. West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009. Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009. EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009. ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011. Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008 Fordham Research; Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: <u>Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009. Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010 Hunter Page Planning; <u>Employment Land Review Stages 1 – 3 (May 2009 – April 2010)</u>; West Somerset Council; 2010. Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012. 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. 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. Watchet Action Strategy Partnership; <u>Watchet 2025: Watchet Community Strategic Plan 2008 – 2025 (draft)</u>; Watchet Action Strategic Partnership; 2009. Donaldsons; <u>Watchet: Analysis of Town Centre Sites (draft) – September 2003</u>; West Somerset District Council; 2003
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	Landscape Design Associates; Watchet Urban Design Framework: Final Report – May 2003; West Somerset District Council; 2003.	
Policy WA2	STRATEGIC DEVELOPMENT ALLOCATION AT PARSONAGE FARM, WATCHET	
	WITHIN THE AREA IDENTIFIED ON THE PROPOSALS MAP AT PARSONAGE FARM, WATCHET, A MIXED DEVELOPMENT WILL BE DELIVERED INCLUDING SUBJECT TO AN INDICATIVE MASTERPLAN INCORPORATING: • APPROXIMATELY 290 DWELLINGS, • APPROXIMATELY 3 HECTARES OF APPROPRIATE AND COMPATIBLE, NON-RESIDENTIAL USES AT THE FARM BUILDING COMPLEX, AND; • PROVIDE ADDITIONAL ALLOTMENTS THE DEVELOPMENT MUST BE FACILITATED BY THE APPROPRIATE INTEGRATED PROVISION OF TRANSPORT, COMMUNITY AND FLOOD RISK MANAGEMENT INFRASTRUCTURE TO INCLUDE WALKING AND CYCLING LINKS CONNECTING THE NEW DEVELOPMENT WITH THE TOWN CENTRE.	Amendments are proposed to make the S106 requirements more explicit and incorporate the requirement for the development to be informed by an indicative masterplan.
Purpose	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	- 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. - o The development of the site will be subject to an overall master-plan including phasing where appropriate.	
Justification including any references	- o 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 290 dwellings at Watchet. - o Such a distribution will help to ensure that: - 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 The provision of pedestrian and cycleway links to the town centre from the new development is essential in order to avoid severance. - 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. 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	
Policy WI1	WILLITON DEVELOPMENT	
	DEVELOPMENT PROPOSALS AT WILLITON MUST: - o 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; - o CONTRIBUTE TO THE IMPROVEMENT OF TRAFFIC AND TRANSPORT MANAGEMENT WITHIN THE VILLAGE, AND;	

	0	COMPLEMENT THE PROVISION OF EMPLOYMENT OPPORTUNITIES, SERVICES AND FACILITIES IN NEIGHBOURING WATCHET WHERE APPROPRIATE, DEVELOPMENT MUST CONTRIBUTE TOWARDS RESOLVING THE FLOOD RISK ISSUES WHICH AFFECT THE SETTLEMENT,	
Purpose	o	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.	Amendment proposed to address the Environment Agency's Revised Preferred Strategy response which expressed concern about the potentially adverse biodiversity implications of any flood management works to local watercourses.
	o	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.	
	e	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. Any management changes proposed to these watercourses in association with Strategic development at Williton should be considered in the context of the legal requirements of the Water Framework Directive in order to protect their 'Good Ecological Status'. assist with the management of these watercourses so that their flood risk becomes less.	
	o	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	o	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	
	o	It will also reduce the number of journeys to other main centres to access services not available in the village.	
Justification including any references	o	Williton is the third largest centre of population in the District (population 2,697 ⁵). 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.	

⁵ Office for National Statistics; 2011 Census of Population.

	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 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. o Environmental considerations include significant areas of the village which are at high risk of flooding. Sources: West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008. West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011. West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009. West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009. Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009. EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009. ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011. Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008 Fordham Research; Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: <u>Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009. Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010 Hunter Page Planning; <u>Employment Land Review Stages 1 – 3 (May 2009 – April 2010)</u>; West Somerset Council; 2010. Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012. 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. 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. ARUP and DHUD; <u>Williton Village Masterplan: Draft for Public Consultation – June 2011</u>; West Somerset Council; 2011.
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	Williton Parish Council; A Parish Plan for Williton; Williton Parish Council; 2006. RPS Plc. Economic and Commercial Regeneration Killick Way, Williton: Final Report – June 2003; West Somerset District Council; 2003.	
Policy W12	KEY STRATEGIC DEVELOPMENT ALLOCATIONS AT WILLITON	
	WITHIN THE AREAS IDENTIFIED ON THE PROPOSALS MAP TO THE WEST AND NORTH OF WILLITON, MIXED DEVELOPMENT WILL BE DELIVERED INCLUDING SUBJECT TO AN INDICATIVE MASTERPLAN INCORPORATING: • APPROXIMATELY 406 DWELLINGS, AND; • APPROXIMATELY 3 HECTARES OF APPROPRIATE AND COMPATIBLE, NON-RESIDENTIAL USES. THE DEVELOPMENT MUST BE FACILITATED BY THE APPROPRIATE INTEGRATED PROVISION OF TRANSPORT, COMMUNITY AND FLOOD RISK MANAGEMENT INFRASTRUCTURE TO INCLUDE WALKING AND CYCLING LINKS CONNECTING THE NEW DEVELOPMENT WITH THE VILLAGE CENTRE. IT MUST ALSO CONTRIBUTE TO THE ENHANCEMENT OF THE DESIGNATED HERITAGE ASSET BATTLEGORE BARROW CEMETERY AND ITS SETTING THROUGH LANDSCAPING, LAND USE CHANGE AND SITE MANAGEMENT REGIME.	Amendment is proposed in order to make the requirements for the development more explicit. This includes the requirement for an indicative masterplan and provisions for appropriate treatment of the Battlegore Barrow Cemetery.
Purpose	o 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	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 Williton and the wider community. o The development of the site will be subject to an overall master-plan including phasing where appropriate.	
Justification including any references	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. Such a distribution will help to ensure that: o Williton'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 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).
- o 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.
- o 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. 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.
 - Other potential strategic development locations to the east of 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).
- o **The provision of pedestrian and cycleway links to the village centre from the new development is essential in order to avoid severance.**
- o **The Battlegore barrow cemetery lies close to the area identified for development, it will be essential to protect and enhance its heritage value in designing and implementing the development.**
- o 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	
POLICY LT1	POST 2026 KEY STRATEGIC DEVELOPMENT SITES.	
	WITHIN THE TWO AREAS IDENTIFIED FOR LONGER TERM STRATEGIC DEVELOPMENT ON THE PROPOSALS MAP: - TO THE SOUTH OF PERITON ROAD, MINEHEAD FOR WHICH ACCESS WOULD BE VIA A DISTRIBUTOR ROAD THROUGH THE SITE LINKING THE DISTRIBUTOR ROAD FOR THE MD2 SITE WITH THE SITE'S A39 FRONTAGE AND; - TO THE WEST OF WATCHET AT CLEEVE HILL, WHERE DEVELOPMENT MUST CONTRIBUTE TO ENHANCING THE UNIQUE HISTORIC ENVIRONMENT OF THE TOWN INCLUDING MITIGATING THE EROSION OF DAW'S CASTLE AND ENCOURAGING VISITORS TO THE MONUMENT THROUGH FUNDING EXCAVATIONS AND IMPROVEMENT OF SITE MANAGEMENT, AND ALSO TO PROVIDING A NEW ALIGNMENT FOR THE B3191 TO ADDRESS THE IMPACT OF COASTAL EROSION, –AND; - DEVELOPMENT OF BOTH OF THESE SITES WOULD BE GUIDED BY THE PROVISION OF INDICATIVE MASTERPLANS. PROVISION IS MADE FOR DEVELOPMENT IN THE LATTER PART OF THE PLAN PERIOD POST 2026.	It is proposed that references to masterplanning provisions, Daws Castle and the potential to realign the B3191 at Watchet be added.
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. The development of the sites will be subject to an overall master-plan including phasing where appropriate.	
Justification including any references	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.	Additional text proposed to indicate the circumstances under which the

	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. These two sites are held in reserve as a contingency and could potentially be released early if monitoring demonstrates a significant, ongoing shortfall in the rate of development of the Key Strategy Sites for Minehead and Watchet, or if those sites deliver less housing than anticipated in the Plan. The Watchet LT1 site could also be brought forward if the need to realign the B3191 becomes imperative due to coastal erosion.	LT1 sites could be released.
Policy SV1	DEVELOPMENT AT PRIMARY AND SECONDARY VILLAGES	
	DEVELOPMENT AT PRIMARY AND SECONDARY VILLAGES SHOULD: • 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 ALSO HELP TO CREATE BALANCED COMMUNITIES (INCLUDING SETTLEMENT CLUSTERS OF VILLAGES AND HAMLETS) AT A LEVEL APPROPRIATE TO THEIR ROLE AND FUNCTION.	It is proposed that reference to "settlement clusters" be removed in the interests of clarity.
Purpose	- o The policy is proposed in order to enhance and sustain the economic and social vitality of the larger rural villages - o 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 for example in the form of work-live 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.	Reference to SPD is proposed for deletion from the Assumptions section, these matters are covered in the justification to SC1.
Justification including any references	There are a number of factors which justify a policy seeking to bring new residential and employment development to villages in West Somerset: o There is a strong demand for second homes and holiday cottages which increases property prices	

- o 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
- o The predominantly low wage economy in the area, which reduces the ability of local people to afford access to the West Somerset housing market.

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.

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 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

Hunter Page Planning; Employment Land Review Stages 1 – 3 (May 2009 – April 2010); West Somerset Council; 2010.

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.

	Taylor, M; Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.	
Policy OC1	Open Countryside Development	
	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: IT-SUCH A LOCATION IS ESSENTIAL FOR A RURAL WORKER ENGAGED IN EG: AGRICULTURAL , FORESTRY, HORTICULTURE, EQUESTRIAN OR HUNTING PURPOSES EMPLOYMENT, OR; • 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 AN AFFORDABLE HOUSING EXCEPTIONS SCHEME ADJACENT TO, OR IN CLOSE PROXIMITY TO, A SETTLEMENT IN THE OPEN COUNTRYSIDE PERMITTED IN ACCORDANCE WITH POLICY SC4(5). IT IS A LOW IMPACT DWELLING PROVIDED ON SITE AS PART OF A SUSTAINABLE LAND MANAGEMENT OR SMALLHOLDING BUSINESS. APPLICATIONS FOR DWELLINGS UNDER THIS POLICY WOULD BE CONSIDERED SUBJECT TO A FUNCTIONAL AND FINANCIAL TEST. WHERE PERMISSION IS GRANTED CONSIDERATION WOULD BE GIVEN TO THIS BEING INITIALLY MADE ON A TEMPORARY BASIS.	It is proposed that other types of rural worker not mentioned specifically be brought within the scope of the policy. It is proposed that affordable housing exceptions schemes be added to the policy. Reference to low impact dwellings, which is more permissive than para 55 of NPPF, is proposed for deletion.
Purpose	o 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	- o That it is generally desirable to protect the open countryside from development. - o 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	- o “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. - o 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 justification for such dwellings must include setting out the functional need for a dwelling in that location and financial evidence to demonstrate the potential viability of the scheme. Because it will not be clear whether an enterprise will prove to be viable in advance, initial permissions under this policy may be granted on a temporary basis. - o 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. - o Reasons for preventing development in the open countryside are that: ▪ 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. - o 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.	Additional text proposed in order to support the addition to the end of the policy.
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	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; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7 West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008. West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011. West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009. West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009. Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009. EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009. ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011. Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008 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. Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010	Deletion of the paragraph relating to low impact dwellings is proposed for the reason set out above.
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	Hunter Page Planning: <u>Employment Land Review Stages 1 – 3</u> (May 2009 – April 2010); West Somerset Council; 2010. Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012. Wisher, 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. 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.	
Policy EC1	WIDENING AND STRENGTHENING THE LOCAL ECONOMY	
	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. 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.	
Purpose	- o To encourage a widening of the employment base within the area - o 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 - o To provide an appropriate supply of employment land.	
Assumptions	- o 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. - o This in turn will improve the ratio of average earnings to average house price in the area.	
Justification including any references	o 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. Sources: 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	

	EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium</u> – April 2009; West Somerset Council; 2009. ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document</u> – August 2011; West Somerset Council; 2011. Heart of the South West LEP; <u>Heart of the South West Local Economic Partnership Prospectus</u> – March 2011; Heart of the South West LEP; 2011 EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy</u> – February 2003; Somerset County Council; 2003 West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008. West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011. West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009. Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study</u> – November 2011; West Somerset Council; 2012. 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. GVA Grimley Ltd.; <u>Planning for Prosperous Economies: Maximising the Role of the Non B Use Class Sector</u> – Summer 2009; GVA Grimley; 2009.	
Policy EC2	MAJOR EMPLOYMENT SITES	
	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. 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.	The amendment is proposed because the distinction 'major' in the policy is not necessary, the sites being allocated in the Plan.
Purpose	- o Providing for the expansion of existing businesses - o Providing for businesses requiring specific and/or bespoke premises - o Maintaining a key element in the local employment base.	

Assumptions	- o Employment development should be accommodated on existing allocated employment land unless there is a sound reason why it should be located elsewhere. - o 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	- o 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. - o 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. - o 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 relevant requirements of PPS4. Definition <u>Major development: Site area of a minimum 1.0 Hectares and/or, (gross) commercial floor space of 500/1000? sq.m. and/or, including a minimum of 10/20/30? dwellings</u> Sources: 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 Hunter Page Planning; <u>Employment Land Review, Stages 1 – 3: April 2010</u>; West Somerset Council; 2010. EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009. ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011. West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008. Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012. 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.	See above.

	GVA Grimley Ltd.; Planning for Prosperous Economies: Maximising the Role of the Non B Use Class Sector – Summer 2009; GVA Grimley, 2009	
Policy EC3	GREENFIELD EMPLOYMENT GENERATING DEVELOPMENT	
	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: • 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	- o Providing for the expansion of existing businesses - o Providing for businesses requiring specific and/or bespoke premises	
Assumptions	- 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	- 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 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. - o 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. 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 Hunter Page Planning; <u>Employment Land Review, Stages 1 – 3: April 2010</u>; West Somerset Council; 2010. EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009. ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011. West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008. Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012. 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. GVA Grimley Ltd.; <u>Planning for Prosperous Economies: Maximising the Role of the Non B Use Class Sector – Summer 2009</u>; GVA Grimley; 2009	
Policy EC4	HOME-BASED BUSINESS ACTIVITIES	
	DEVELOPMENT PROPOSALS FOR NEW OR INTENSIFICATION OF EXISTING EMPLOYMENT GENERATING ACTIVITIES WITHIN RESIDENTIAL PROPERTIES, WILL BE PERMITTED WHERE THE ESSENTIALLY RESIDENTIAL CHARACTER OF THE BUILDING AND AREA IS MAINTAINED BY: • LIMITING THE TYPE AND LEVEL OF ACTIVITY, INCLUDING THE HOURS OF WORK AND DELIVERIES, TO THAT CONSISTENT WITH THE RESIDENTIAL AMENITY OF THE AREA, AND; • PREVENTING ANY HARMFUL FUTURE-INTENSIFICATION. AND; • LIMITING ANY ADVERTISEMENT TO A SMALL, DISCREET NOTICE. 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.	Amendments are proposed to improve clarity and reflect that advertisement regulations cover the item in the third bullet point. The last part of the policy repeats the first part and would more appropriately sit as part of the justification.
Purpose	o The policy recognises the importance to the West Somerset economy of the substantial number of small home based businesses in the area.	

	o It encourages such development subject to their adverse impact being contained at 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.	
Assumptions	- o That many businesses would not start up at all without the possibility of beginning at home. - o Many of these businesses can operate successfully and in an acceptable manner without expanding further, - o they provide a helpful broadening of the West Somerset economy. - o Some of them provide high incomes for their owners	
Justification including any references	- o A healthy economy requires a varied range of business premises, including provision for those businesses based in residential properties. - o 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. - o 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. - o Where subsequent intensification of the employment activity results in an unacceptable level of adverse impact on the residential amenity of the area, the business would be expected to reduce the impact of its increased activities. Alternatively, the relocation of the business to more appropriate premises would be supported. 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 EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009. ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011. West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008. Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012. Live/Work Network; <u>Rural Live/Work: Developments that Support Home-Based Business</u>; Live/Work Network; 2005.	See above.
Policy EC5	SAFEGUARDING EXISTING EMPLOYMENT USES	

	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: • 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 MARKETED (AT A COMPETITIVE PRICE FOR COMPARABLE USES) FOR A MINIMUM OF TWELVE MONTHS AND HAS GENERATED NO INTEREST, AND, WHERE APPROPRIATE, • IT MUST BE DEMONSTRATED THAT ANY NEW USE PROPOSED WOULD NOT PREJUDICE ADJACENT EXISTING OR PROPOSED USES, AND; • THE NEW USE WILL RESULT IN A REDUCTION IN UNDESIRABLE TRANSPORT MOVEMENTS TO THE LOCATION OVER MINOR ROADS LINKING IT TO THE NATIONAL PRIMARY AND COUNTY HIGHWAY PRINCIPAL ROUTE NETWORK. CONSIDERATION WILL ALSO BE TAKEN ACCOUNT OF BUSINESSES RELOCATING FROM THE SITE / PREMISES TO MORE SUSTAINABLE LOCATIONS NEARBY.	An additional bullet is proposed in order to ensure that changes of use away from employment to new uses which are likely to conflict with the existing use of adjacent sites, or with adjacent uses which are proposed in the Local Plan's strategy are not permitted.
Purpose	o To protect existing employment land from redevelopment for other, potentially higher value land uses.	
Assumptions	- 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	- 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. - o A change of use away from employment could prejudice uses of adjacent land, or adjacent land allocated in the Local Plan for other uses which conflict with the new use to the detriment of the Local Plan strategy. Sources:	See above.

	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 Hunter Page Planning; <u>Employment Land Review, Stages 1 – 3</u>; April 2010; West Somerset Council; 2010. EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009. ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011. West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008. Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.	
Policy EC6	WORK/LIVE DEVELOPMENTS	
	PROPOSALS FOR WORK/LIVE DEVELOPMENTS THROUGH NEW BUILD OR CONVERSION OF EXISTING BUILDINGS WILL BE SUPPORTED WHERE: • 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 UNITS AND ACTIVITIES AT A SUBSEQUENT POINT IN TIME, • 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. NEWBUILD WORK/LIVE UNITS WILL NOT ONLY BE PERMITTED IN THE OPEN COUNTRYSIDE WHERE IT CAN BE DEMONSTRATED THAT THE NEED TO BE IN SUCH A LOCATION IS ESSENTIAL TO THE BUSINESS ACTIVITY AND IT CANNOT BE PROVIDED ELSEWHERE	An addition to the policy is proposed to make clear the presumption against newbuild work/live units in the open countryside.
Purpose	o To encourage the development of viable work/live accommodation which will remain work/live in the long term.	
Assumptions	- o That work/live 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 work/live accommodation can provide <i>the opportunity</i> to work and live in the same location thereby reducing transport demand.	
Justification including any references	o Properly designed work/live 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. o Work / live accommodation should, wherever possible, be sited within or adjacent to existing settlements in accordance with the policies of the Local Plan for residential development in order to maximise its sustainability impact. o Work / live development may also be created through the conversion of traditional buildings in the open countryside. o Work / live planning permissions would be conditioned to the effect that they remain as such. Sources: Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; <u>Department for Communities and Local Government</u>; 2012; ISBN 978 1 4098 3413 7 EKOS Consulting; The <u>West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009. ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011. <u>West Somerset District Council</u>; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008. <u>Todd, Stuart</u>; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012. <u>Live/Work Network</u>; Rural Live/Work: Developments that Support Home-Based Business; Live/Work Network; 2005.	Additions to justification proposed for additional clarity.
Policy EC7	TRAINING AND EDUCATIONAL PROVISION	
	PROPOSALS WHICH STRENGTHEN THE RANGE AND QUALITY OF TRAINING OPPORTUNITIES OFFERED WITHIN THE AREA WILL BE SUPPORTED. 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	

Purpose	o To take advantage of opportunities which arise to increase the range and / or skill level of the local workforce through training.	
Assumptions	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	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. Sources: 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 EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009. ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011. 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 EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy – February 2003</u>; Somerset County Council; 2003 West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008. West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.	
Policy EC8	TOURISM IN SETTLEMENTS TOURISM PROPOSALS DEVELOPMENT WHICH INCREASES THE RANGE OF OPEN AIR AND WET WEATHER ATTRACTIONS / ACTIVITIES WITHIN EXISTING SETTLEMENTS WILL BE ENCOURAGED SUBJECT TO AN APPROPRIATE LOCATION FOR THE USE PROPOSED AND APPROPRIATE PROPOSALS FOR THE MANAGEMENT OF: • PARKING, • AMENITY IMPACT, AND; • ACCESSIBILITY,	The addition of criteria concerning the appropriate management of impacts is proposed in order to protect the amenity of

	SUBJECT TO THE PROVISIONS OF CLAUSES A TO E OF POLICY SC1.		settlements and ensure that good quality development is provided in sustainable locations.
Purpose	o The policy seeks to encourage the provision of additional tourist attractions within existing settlements.		
Assumptions	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	- 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. - o Some kinds of tourism development may constitute bad neighbour development with adverse impact on the amenity of neighbouring properties, it should be demonstrated that the development proposed is not likely to have such adverse impact. See also transport policy TR2 Definition: Settlement: In the context of this policy, 'settlement' means Minehead/Alcombe, Watchet, Williton and the Primary and Secondary Villages. 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 EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009. ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011. <u>Heart of the South West LEP; Heart of the South West Local Economic Partnership Prospectus – March 2011</u>; Heart of the South West LEP; 2011		Additional justification point proposed relating to new criteria, also the definition of settlement is proposed for inclusion.

	EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy</u> – February 2003; Somerset County Council; 2003 West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008. West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011. 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 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 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. 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	
Policy EC9	TOURISM OUTSIDE OF SETTLEMENTS	
	TOURISM DEVELOPMENTS OUTSIDE SETTLEMENTS WILL ONLY BE SUPPORTED WHERE IT CAN BE DEMONSTRATED THAT; • 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 THE 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.	Amendment is proposed to the policy increasing its emphasis on the protection of settlements.
Purpose	o The policy seeks to allow for the provision of additional tourist attractions outside existing settlements subject to environmental and viability safeguards.	
Assumptions	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	- 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. See also transport policy TR2 Definition: Settlement: In the context of this policy, 'settlement' means Minehead/Alcombe, Watchet, Williton and the Primary and Secondary Villages. 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 EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium</u> – April 2009; West Somerset Council; 2009. ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document</u> – August 2011; West Somerset Council; 2011. ED&W Plc.; <u>Western Somerset Economic Development & Access Strategy</u> – February 2003; Somerset County Council; 2003 West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008. West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.	Addition of the definition of settlement is proposed.
Policy EC10	GATEWAY SETTLEMENTS	
	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.	
Purpose	o To enhance the role of West Somerset's main communities as gateways for visiting the hill and upland areas locally.	
Assumptions	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	- 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. Sources: 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 EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009. ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011. EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy – February 2003</u>; Somerset County Council; 2003	
Policy EC11	AGRICULTURE	
	DEVELOPMENT PROPOSALS FOR FARM DIVERSIFICATION WHICH HELP TO SUPPORT THE LOCAL AGRICULTURAL ECONOMY BY FACILITATING: • THE DEVELOPMENT OF A LOW OR ZERO CARBON ECONOMY; • THE IMPLEMENTATION OF SUSTAINABLE TOURISM; OR; • THE DEVELOPMENT OF LOCAL FOOD MARKETS; WILL BE SUPPORTED WHERE IT DOES NOT CONFLICT WITH SUSTAINABILITY CONSIDERATIONS.	Amendments are proposed to strengthen the scope of the policy by removing specific items and adding an additional criterion regarding

		sustainability considerations.
Purpose	o To encourage appropriate farm diversification supporting agricultural businesses eg: for wood fuel production, the local production of food and, where appropriate, for sustainable tourism	See above.
Assumptions	- 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	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. NPPF Paragraph 28 sets out national policy. It is important that is developing farm diversification schemes, the objectives of sustainable development are addressed in order to minimise adverse impacts. 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 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. EDAW Plc.; Western Somerset Economic Development & Access Strategy – February 2003; Somerset County Council; 2003 Commission for Rural Economies; State of the Countryside 2010: The Economy in Rural England; Commission for Rural Economies; 2010. Commission for Rural Economies; Poverty Amongst Farming Households: Achieving Sustainable Livelihoods; Commission for Rural Economies; 2010. Bosworth, G. (University of Newcastle-upon-Tyne); Counter-urbanisation and Job Creation: Entrepreneurial In-Migration and Rural Economic Development (Centre for Rural Economy Discussion Paper Series No.4); Centre for Rural Economy; 2006.	See above.
New policy EC12	MINEHEAD PRIMARY RETAIL AREA AND CENTRAL AREAS FOR ALCOMBE, WATCHET AND WILLITON	

	1. WITHIN THE MINEHEAD PRIMARY RETAIL AREA, AS DEFINED ON THE PROPOSALS MAP, BUSINESS ACTIVITIES WILL BE RESTRICTED TO RETAIL AND RETAIL-RELATED ACTIVITIES IN THE A-CLASS USES (EXCLUDING A2) AT GROUND FLOOR LEVEL. OTHER RETAIL AND RETAIL RELATED ACTIVITIES WILL BE PERMITTED IN ADDITION TO THESE IN THE SECONDARY RETAIL AREA AS DEFINED ON THE PROPOSALS MAP. 2. WITHIN THE ALCOMBE, WATCHET AND WILLITON RETAIL AREAS, AS DEFINED ON THE PROPOSALS MAP, BUSINESS ACTIVITIES OF RETAIL AND RETAIL RELATED ACTIVITIES IN ALL THE A-CLASS USES WILL BE THE PREFERRED USE AT GROUND FLOOR LEVEL.	This new policy is proposed to recognise, maintain and strengthen the important service functions of the Plan area's three main centres
Purpose	To identify the extent of the main commercial retail areas of the main settlements and the activities permitted within each.	
Assumptions	- o Minehead town centre is an important focus for shopping for the town and the surrounding villages on account of the relative remoteness and limited transport access to larger settlements outside of West Somerset. - o The overall development strategy of the Local Plan requires identification and protection of existing economic and shopping services and facilities that can provide the opportunities for existing and future residents to adopt more sustainable lifestyles. - o The absence of any significant proposed improvements to the transport networks within the West Somerset area will provide the opportunities for the existing centres to consolidate and enhance their economic vitality and viability.	
Justification	- o Minehead has a well-established town centre providing a wide range of retail and retail related businesses and services. - o Minehead performs a dual role in terms of retail activities, being both an important local shopping centre and a tourist resort. - o Alcombe acts as an important local centre with a range of shopping and related facilities meeting the essential day-to-day needs for the south-eastern part of the Minehead urban area. - o Within the Minehead Secondary Retail area A2 financial and professional services, D2 – leisure and a range of sui generis uses such as amusement centres, laundrettes and car showrooms may also be appropriate in addition to the main retail uses. - o Watchet acts as an important local centre with a range of shopping and related facilities meeting the essential day-to-day needs for the residents of the town. - o Williton acts as an important local centre with a range of shopping and related facilities meeting the essential day-to-day needs for the residents of the village.	

	Sources: NPPF Town and Village Centres Study	
Policy TR1	ACCESS TO AND FROM WEST SOMERSET	
	PROPOSALS FOR LARGER DEVELOPMENT MUST ENCOURAGE 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 THROUGH THE PROVISION OF TRAVEL PLANS, TRAVEL PLAN STATEMENTS OR MEASURES-ONLY TRAVEL STATEMENTS IN ACCORDANCE WITH THE CURRENT THRESHOLDS ADOPTED BY SOMERSET COUNTY COUNCIL.	Amendments are proposed in order to improve the clarity of the policy's application including specific reference to the County Council's Travel Plan thresholds set out below in the justification.
Purpose	- o 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 - o 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. - o To provide for road improvements where these are necessitated by and can be funded through development proposals - o To support the West Somerset Railway through development proposals which relate to it.	
Assumptions	o 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.	

	- o 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. - o 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. - o Walking and cycling have considerable health benefits. - o 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	- o 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. - o 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 should help improve this situation. Somerset County Council's current travel plan thresholds: Full travel plans are required above the following floorspace / dwelling number thresholds (August 2014): <table><tr><td>800m²</td><td>- A1 (non-food 1500m²)</td></tr><tr><td>1500 m²</td><td>- B1</td></tr><tr><td>2500 m²</td><td>- B2</td></tr><tr><td>5000 m²</td><td>- B8</td></tr><tr><td>50 dwellings</td><td>- C3</td></tr></table> Travel plan statements: <table><tr><td>500 m²</td><td>- A1</td></tr><tr><td>1000 m²</td><td>- B1</td></tr><tr><td>1500 m²</td><td>- B2</td></tr><tr><td>2000 m²</td><td>- B8</td></tr></table>	800m ²	- A1 (non-food 1500m ²)	1500 m ²	- B1	2500 m ²	- B2	5000 m ²	- B8	50 dwellings	- C3	500 m ²	- A1	1000 m ²	- B1	1500 m ²	- B2	2000 m ²	- B8	See above.
800m ²	- A1 (non-food 1500m ²)																			
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1000 m ²	- B1																			
1500 m ²	- B2																			
2000 m ²	- B8																			

	30 dwellings - C3 Measures-only travel statements: 100 m² - A1 500 m² - B1 1000 m² - B2 1000 m² - B8 10 dwellings - C3 Further explanations/caveats and other use types are covered in Somerset County Council's Travel Planning Guidance. Which can be downloaded at: http://www.movingsomersetforward.co.uk/new-developments/planning-guidance 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 Somerset County Council; <u>Future Transport Plan 2011 – 2026: Transport and Development – March 2011</u>; Somerset County Council; 2011. EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009. ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011. EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy – February 2003</u>; Somerset County Council; 2003
Policy TR2	REDUCING RELIANCE ON THE PRIVATE CAR.
	DEVELOPMENT SHOULD BE LOCATED AND DESIGNED TO MAXIMISE THE ATTRACTIVENESS OF MODES OF TRANSPORT OTHER THAN THE PRIVATE CAR WHERE APPROPRIATE, PARTICULARLY WHERE:

	• 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	o 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	o 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	- o 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. - o This effectively means that, if possible, they should have convenient access to the bus services between Minehead and Taunton, or Minehead and Bridgwater. 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 Somerset County Council; Future Transport Plan 2011 – 2026: Transport and Development – March 2011; Somerset County Council; 2011. 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. EDAW Plc.; Western Somerset Economic Development & Access Strategy – February 2003; Somerset County Council; 2003	
Policy CF1	MAXIMISING ACCESS TO RECREATIONAL FACILITIES	
	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.	Amendment proposed to specifically address the need

	WHERE A DEVELOPMENT PROPOSAL WOULD RESULT IN THE LOSS OF RECREATIONAL FACILITIES, EQUIVALENT OR GREATER REPLACEMENT FACILITIES SERVING THE SAME AREA MUST BE PROVIDED AS PART OF THE PROPOSALS. THE APPROPRIATE PROVISION OF FORMAL SPORTS FACILITIES AND / OR INFORMAL PUBLIC AMENITY OPEN SPACE / PLAY SPACE WILL BE REQUIRED AS AN INTEGRAL PART OF NEW DEVELOPMENT.	for replacement facilities to be provided should development proposals result in the loss of existing recreational facilities. Also, adds the requirement for such facilities to be included in new development.
Purpose	- 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	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	- 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.	

	o The West Somerset Sport and Recreation Facilities Study March 2012 provides evidence about the levels of provision of various types of recreational facility within the area. This will be used to evidence appropriate levels of provision in new development and also for the creation of development management policies. Sources: 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 Department for Culture, Media and, Sport; <u>Principles of Selection for Listed Buildings – March 2010</u>; Department for Culture, Media and, Sport; 2010. 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. 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 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. 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 NHS Somerset and Somerset County Council; <u>West Somerset Joint Needs Assessment – October 2010</u>; NHS Somerset; 2010 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.	See above.
Policy CF2	PLANNING FOR HEALTHY COMMUNITIES	
	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. A HEALTH IMPACT ASSESSMENT WILL BE REQUIRED FOR ALL STRATEGIC MAJOR DEVELOPMENT PROPOSALS.	Amendment proposed to clarify the scope of the policy's application.

Purpose	o To help ensure that implementing the Local Plan's strategy and other major development contributes to improving public health within the area.	
Assumptions	- 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	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. 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 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. 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 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. NHS Somerset and Somerset County Council; <u>West Somerset Joint Needs Assessment – October 2010</u>; NHS Somerset; 2010.	
Policy CC1	CARBON REDUCTION – SMALL SCALE SCHEMES	
	SMALL SCALE DEVELOPMENT PROPOSALS WHICH ASSIST IN THE DEVELOPMENT OF A LOW OR ZERO CARBON ECONOMY WILL BE SUPPORTED. SUCH PROPOSALS MAY INCLUDE THE DEVELOPMENT OF WOODFUEL OR OTHER RENEWABLE ENERGY SOURCES, AND PROVISION OF LOW ENERGY SYSTEMS TO SERVE NEW AND EXISTING DEVELOPMENT.	Amendment proposed to clarify that this policy does not apply to large scale proposals such as extensive photovoltaic arrays which

		would be considered in accordance with policy EN2.
Purpose	- 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	- 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	- 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. - o The scope of this policy does not include large scale development such as extensive photovoltaic arrays which will be considered in the context of policy EN2. Sources: 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 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. 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	See above.

	Department for Communities and Local Government; Draft National Planning Policy Framework – July 2011; Communities and Local Government; 2011; ISBN 978 1 4098 3048 1	
Policy CC2	FLOOD RISK MANAGEMENT	
	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 IN ACCORDANCE WITH THE FLOOD RISK MANAGEMENT SEQUENTIAL TEST, AND WHERE APPROPRIATE, THE APPLICATION OF THE FLOOD RISK MANAGEMENT EXCEPTION TEST. 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.	Amendments proposed in response to the Environment Agency's representations.
Purpose	To protect new development from flood risk and existing development from additional flood risk as the result of development.	
Assumptions	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 NPPG.	Reference to PPS25 has been amended to NPPG which now includes provisions such as the flood risk management sequential and exceptions tests.
Justification including any references	- 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. - 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. The policy applies the flood risk management provisions set out in NPPF Paragraph 100. 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 Department for Communities and Local Government's online National Planning Practice Guidance: http://planningguidance.planningportal.gov.uk/blog/guidance/ Department for Communities and Local Government; Planning Policy Statement 25: Development and Flood Risk – Practice Guide; Communities and Local Government Publications; 2009; ISBN 978 1 4098 2055 0 Department for Communities and Local Government; Planning Policy Statement 25 Supplement: Development and Coastal Change; The Stationary Office; 2010; ISBN 978 1 4098 2290 5 Department of the Environment; Planning Policy Guidance: Coastal Planning Note (PPG 20) – September 1992; H.M.S.O.; 1992; ISBN 0 11 752711 4 Scott Wilson; West Somerset Council and Exmoor National Park Authority Strategic Flood Risk Assessment Level 1: Final Report – March 2009; West Somerset Council; 2009. Scott Wilson; West Somerset Council Level 2 Strategic Flood Risk Assessment: Final Report – October 2010; West Somerset Council; 2010.	
Policy CC3	COASTAL CHANGE MANAGEMENT AREA	
	DEVELOPMENT WITHIN THE COASTAL CHANGE MANAGEMENT AREAS, AS DEFINED ON THE PROPOSALS MAP, WILL BE LIMITED TO TEMPORARY, TOURISM-RELATED DEVELOPMENT. NO DEVELOPMENT WILL BE PERMITTED WITHIN PARTS OF THE COASTAL CHANGE MANAGEMENT AREA WHICH ARE VULNERABLE TO RAPID COASTAL EROSION. 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.	
Purpose	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 PPS 25.	
Assumptions	- That the effects of climate change include rising sea levels and increased storm violence giving rise to a greater flood risk from the sea. - 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.	

Justification including any references	o 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. o 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. o 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. o 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. • 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 8). • 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. 9) 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 Department for Communities and Local Government's online National Planning Practice Guidance: http://planningguidance.planningportal.gov.uk/blog/guidance/ Halcrow; Bridgwater Bay to Bideford Bay Shoreline Management Plan – June 1998; North Devon and Somerset Coastal Advisory Group; 1998. Halcrow; North Devon & Somerset Shoreline Management Plan Review: Final Report – October 2010; North Devon and Somerset Coastal Advisory Group; 2010.
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	Environment Agency; Investing for the Future: Flood and Coastal Risk Management in England – A Long-Term Investment Strategy; Environment Agency; 2009.		
Policy CC4	COASTAL ZONE PROTECTION		
	DEVELOPMENT WITHIN THE COASTAL ZONE AND OUTSIDE OF 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; • 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	o To protect the undeveloped coastal landscape from inessential development which would be damaging to its character.		
Assumptions	- 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	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. Sources:		

	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 Halcrow; <u>Bridgwater Bay to Bideford Bay Shoreline Management Plan – June 1998</u>; North Devon and Somerset Coastal Advisory Group; 1998. Halcrow; <u>North Devon & Somerset & Somerset Shoreline Management Plan Review: Final Report – October 2010</u>; North Devon and Somerset Coastal Advisory Group; 2010. Environment Agency; <u>Investing for the Future: Flood and Coastal Risk Management in England – A Long-Term Investment Strategy</u>; Environment Agency; 2009. West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.	
Policy CC5	WATER EFFICIENCY	
	THE DESIGN OF DEVELOPMENT SCHEMES WHICH INCLUDE MEASURES TO ECONOMISE ON THE USE OF WATER SUPPLIES WILL BE ENCOURAGED.	
Purpose	To encourage the efficient use of water, including measures such as rainwater harvesting, greywater recycling etc.	“Greywater recycling” is recommended for inclusion as an additional example measure.
Assumptions	- 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	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. Sources: 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	

	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. Environment Agency; <u>Water for People and the Environment: Water Resources Strategy for England and Wales</u> ; Environment Agency; 2009.	
Policy CC6	WATER MANAGEMENT	
	DEVELOPMENT THAT WOULD HAVE AN ADVERSE IMPACT ON: • 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 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.	
Purpose	- o To ensure that appropriate protection is provided for water resources in the environment in the design and implementation of development. - o To provide for maintenance of existing watercourses in development and appropriate mitigation of flood risk	
Assumptions	- o Water is a precious resource which can be damaged through poorly designed development - o Proper access to watercourses for the purposes of maintenance is important for the management of flood risk and biodiversity - o 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	o 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.	

	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. Sources: 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 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. Environment Agency; <u>Water for People and the Environment: Water Resources Strategy for England and Wales</u>; Environment Agency; 2009.	
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	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	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	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: • The late Victorian seaside resort of Minehead, • The historic port of Watchet, • The designated conservation areas, • The setting of Dunster Castle, • 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 Sources: 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 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. H.M. Government; <u>Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 9 (as amended)</u>; HMSO; 1990; ISBN 0 10 540990 1 H.M. Government; <u>Ancient Monuments and Archaeological Areas Act 1979</u>; HMSO; 1979; ISBN 0 10 544679 7 English Heritage; <u>Register of Parks and Gardens of Special Historic Interest in England (as amended)</u>; English Heritage; 2004. Somerset County Council; <u>County Sites and Monuments Record (as amended)</u>; Somerset County Council; 1979 West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008. Somerset County Council; <u>Somerset Historic Environment Records (HERS)</u>; Somerset County Council; 1984 (data-set).	
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New Policy NH1A	AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL	
	PROPOSALS WITHIN AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL (OR ELSEWHERE WITH THE POTENTIAL TO IMPACT ON HERITAGE ASSETS WITH ARCHAEOLOGICAL INTEREST) SHOULD BE ACCOMPANIED WITH A STATEMENT DESCRIBING THE SIGNIFICANCE OF THE HERITAGE ASSET AND THE LIKELY IMPACTS ON THE ASSET. THIS IS LIKELY TO REQUIRE A DESK-BASED ASSESSMENT INCORPORATING A SETTINGS ASSESSMENT WHERE DESIGNATED ASSETS ARE LIKELY TO BE IMPACTED AND WHERE APPROPRIATE A FIELD EVALUATION."	New policy recommended by Somerset Heritage and endorsed by English Heritage.
Purpose	To ensure that the opportunity to record/protect suspected archaeological and/or heritage assets of greater than local importance is provided	
Assumptions	AHAP identification accords with the latest information available from Somerset Heritage and Environmental Records	
Justification including any references	This Policy ensures that before any decision is made that affects a heritage asset sufficient information is submitted to ensure the decision is reasoned and based on a complete understanding of the significance of the asset as required by the NPPF paragraph 128. Requirement of NPPF para. 128	
New Policy NH1B	ARCHAEOLOGICAL SITES OF LOCAL SIGNIFICANCE	
	WHERE PROPOSALS IMPACT ON SITES WITH ARCHAEOLOGICAL INTEREST OF LOCAL SIGNIFICANCE DEVELOPERS WILL ENSURE THE INVESTIGATION, RECORDING AND THE ADVANCE OF UNDERSTANDING OF THE SIGNIFICANCE OF THE ASSET. THIS INFORMATION WILL BE MADE PUBLICALLY ACCESSIBLE.	New policy recommended by Somerset Heritage and endorsed by English Heritage.
Purpose	To ensure that the opportunity to record/protect suspected archaeological and/or heritage assets of local importance is provided	
Assumptions	Identification accords with the latest information available from Somerset Heritage and Environmental Records or enhances local knowledge and understanding	

Justification including any references	This Policy ensures that where a heritage asset is impacted the harm is mitigated through a greater understanding of the asset by investigating through excavation and/or recording of an asset, archiving of the evidence and publication of results in line with NPPF paragraph 141.	
Policy NH2	LANDSCAPE CHARACTER PROTECTION	
	WITHIN THE 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 LOCAL LANDSCAPE CHARACTER AREA .	Amendments are proposed in the interests of clarification of the application of the policy.
Purpose	- o The policy provides for the appropriate consideration of protected landscapes when considering the design of development schemes - o 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	o 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	- o 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. - o 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. - o 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 designing and deciding on development proposals. Sources: 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	

	Land Use Consultants and Swannick, C. (University of Sheffield); <u>Landscape Character Assessment: Guidance for England and Scotland</u> ; The Countryside Agency; 2002. Ministry of Housing and Local Government; <u>National Parks and Access to the Countryside Act 1949</u> ; Exmoor National Park (Designation) Order 1954; Ministry of Housing and Local Government; 1954. Ministry of Housing and Local Government; <u>National Parks and Access to the Countryside Act 1949</u> ; The Quantock Hills Area of Outstanding Natural Beauty (Designation) Order 1956; Ministry of Housing and Local Government; 1957. WS Atkins: “West Somerset Landscape Character Assessment” West Somerset District Council, November 1999. 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 Quantock Hills AONB JAC: “Quantock Hills Area of Outstanding Natural Beauty, Management Plan 2009-2014” Quantock Hills JAC 2009	
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. WHERE BIODIVERSITY OFFSETTING IS PROPOSED, THIS SHOULD ONLY BE AGREED TO AS A LAST RESORT WHERE THE PROTECTION OF EXISTING HABITAT IS NOT FEASIBLE.	The addition of a clause indicating that biodiversity offsetting is a last resort is recommended (at the request of Natural England).
Purpose	- o To safeguard and enhance biodiversity - o To secure biodiversity offsetting provision in appropriately justified cases - o The plan’s clear priority is to protect existing habitat, biodiversity offsetting should only be used where fully justified as a last resort.	See above.
Assumptions	o The safeguarding and enhancement of biodiversity are inherently good things for an area’s community, economy and environment.	
Justification including any references	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: “<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</i>	

	<i>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> 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. "Biodiversity 2020: A strategy for England's wildlife and ecosystem services" DEFRA, 2011, Paragraph 1.1. Sources: 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 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 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 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 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. 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 <u>The South-West Biodiversity Partnership; Action for Biodiversity in the South-West: A Series of Habitat and Species Plans to Guide Delivery</u>; The South-West Biodiversity Partnership; 1997. West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008. Somerset Environmental Records Centre; <u>West Somerset District Biodiversity Action Plan 1999</u>; Somerset Environmental Records Centre; 1999 Somerset Environmental Record Centre; <u>Quantock Hills AONB Biodiversity Action Plan 1999</u>; West Somerset Council; 1999
Policy NH4	GREEN INFRASTRUCTURE

	THE CREATION AND ENHANCEMENT OF A GREEN INFRASTRUCTURE NETWORK WILL BE SUPPORTED	
Purpose	- o To help improve the existing provision and particularly networks of green infrastructure. - o To help provide new green infrastructure as part of development. - o To help maintain and enhance biodiversity in the area - o To improve public health through increasing the attractiveness of walking.	
Assumptions	- o Linking areas of high value habitat together can increase the quality and resilience of ecosystems in an area. - o 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	- o 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. - o Areas of high value natural habitat often exist in isolation, which makes them 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. - 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. 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	

	Office of the Deputy Prime Minister; <u>Planning Policy Statement 1: Planning and Climate Change – A Supplement to Planning Policy Statement 1</u>; The Stationary Office; 2007; ISBN 978 0 11 753978 7 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 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 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 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. 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 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. Somerset Environmental Records Centre; <u>West Somerset District Biodiversity Action Plan 1999</u>; Somerset Environmental Records Centre; 1999 Somerset Environmental Record Centre; <u>Quantock Hills AONB Biodiversity Action Plan 1999</u>; West Somerset Council; 1999	
Policy NH5	PROTECTION OF BEST AND MOST VERSATILE AGRICULTURAL LAND 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: • 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. 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.	

Purpose	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	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	- 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. - This policy is not intended to protect small areas of high quality land of less than ten hectares. Sources: 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 Ministry of Agriculture, Fisheries and Food; <u>Agricultural Land Classification of England and Wales</u>; Ministry of Agriculture Fisheries and Food; 1988.	
Policy NH6	POLLUTION, CONTAMINATED LAND AND LAND INSTABILITY	
	- 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. - 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. - PROPOSALS FOR NOISE-SENSITIVE DEVELOPMENTS, TYPICALLY HOUSING, HOSPITALS AND SCHOOLS, WILL NOT BE PERMITTED WHERE: - AN UNACCEPTABLE LEVEL OF NUISANCE ARISES FROM EXISTING SOURCES OF NOISE (EG FROM ROAD TRAFFIC, RAILWAYS, INDUSTRIAL AND COMMERCIAL DEVELOPMENTS, RECREATIONAL AND SPORTING ACTIVITIES) - THERE IS POTENTIAL FOR AN UNACCEPTABLE LEVEL OF NUISANCE BY THE INCREASE IN THE	Amended wording proposed in the interests of clarity.

	EXISTING LEVEL OF NOISE, UNLESS APPROPRIATE NOISE MITIGATION MEASURES ARE INCORPORATED IN THE DESIGN OF THE DEVELOPMENT. 0 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. 0 DEVELOPMENT PROPOSALS WILL NOT BE PERMITTED ON OR IN CLOSE PROXIMITY TO LAND KNOWN TO BE, OR WHICH MAY BE, UNSTABLE.	
Purpose	- o To avoid unmitigated pollution or nuisance from new development - o To prevent noise sensitive new development from suffering from excessive noise, - o To prevent new development being adversely affected by land contamination, and; - o 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	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. Sources: 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 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. 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 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. 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.	
Policy NH7	DEVELOPMENT IN PROXIMITY TO HINKLEY POINT NUCLEAR POWER STATION	
	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:	Policy NH7 is the subject of representations from EDF that it is incorrect as drafted and that it should be amended. The policy was prepared in the light of advice from the Office for Nuclear Regulation, however, in the absence of any endorsement of this policy by ONR (following several attempts to obtain such a response) it is recommended that it be deleted.
	DEVELOPMENT WITHIN THE ONR HINKLEY POINT LAND USE PLANNING CONSULTATION ZONES:	
	ZONE	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	o To minimise any increase in the number of people within the area in close proximity to Hinkley Point nuclear power station.			
Assumptions	o 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	o 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 consequences to the public in the unlikely event of an accident involving the spread of radioactive materials beyond a nuclear installation site boundary. o The policy is a measure of prudence over and above the stringent regulatory requirements imposed upon nuclear operators in order to prevent such accidents.			

	o 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. o 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. 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.	
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	o 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	o 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	- o 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. - o See Plan 2 attached for proposed Bat Consultation Zone extent. - o 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	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	Some species of commuting birds including swans, geese, ducks and waders are vulnerable to collision with wind turbines.	
Justification including any references	- 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 Plan 3 attached for proposed Waterfowl Consultation Zone extent - Outcome of the Habitats Regulations Assessment of the draft Local Plan. December 2011.	
POLICY NH10	SECURING HIGH STANDARDS OF DESIGN	
	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 WHERE APPROPRIATE: - 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 A AN INDIVIDUAL PLACE WITH A DISTINCTIVE CHARACTER;	Amendments have been proposed in the interests of clarity.

	- 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 IN THE INTERESTS OF PUBLIC HEALTH; - THE ACCOMPANYING LANDSCAPE PROPOSALS HAVE 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	- 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. - 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	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. 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. 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. 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.	

	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: • 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 solutions; 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. Sources: By Design : DETR (CABE) 2000	
Policy GT1	GYPSIES AND TRAVELLERS	
	APPROPRIATE PROVISION WILL BE MADE TO MEET AN IDENTIFIED NEED FOR UP TO 10 GYPSY AND TRAVELLER PITCHES DURING THE PLAN PERIOD.	The proposed amendments have been informed by the

		Gypsy and Traveller Needs Assessment Update for Somerset – October 2013.
Purpose	o A policy to provide for the residual requirement for an additional three gypsy pitches identified in the Gypsy and Traveller Accommodation Assessment update.	
Assumptions	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	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 2010 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. The Gypsy and Traveller Needs Assessment Update for Somerset published in October 2013 considered the period to the end of the plan period in 2032 for which a potential 10 additional pitches was found to be required. 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. Sources: 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. 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. De Montfort University Leicester; Somerset <u>Gypsy and Traveller Accommodation Assessment – January 2011</u>; Somerset County Council; 2011.	
	Arrangements for managing and monitoring the delivery of the strategy	

Policy ID1	INFRASTRUCTURE DELIVERY	
	• 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 FULFILMENT OF THE STRATEGY	A proposed reference to the need to review the Planning Obligations SPD has been added to the policy's justification.
Purpose	- o A policy to ensure that development within the Local Plan area is implemented in accordance with the sustainable development principles of the Local Plan. - o An Infrastructure Delivery Plan will be prepared to set out how the policy will be implemented.	
Assumptions	- o That implementation of development without the necessary infrastructure investment would have a range of consequent adverse impacts upon the local area. - o 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	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. 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. 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. Affordable housing is also an essential part of the social infrastructure to which new development should contribute; this is addressed through policy SC4. The Council's Planning Obligations Supplementary Planning Document will be revised to assist with the implementation of this policy.	

	Clear arrangements for managing and monitoring the delivery of the strategy. Sources: 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	
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