



To: Members of the Local Development Panel
(Councillors K H Turner (Chairman), A F Knight (Vice Chairman),
S Y Goss, B Heywood, I R Melhuish, K J Ross, M A Smith and
A H Trollope-Bellew)

Our Ref CS/KK

Your Ref

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Date 22 December 2014

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Dear Councillor

I hereby give you notice to attend the following meeting:

LOCAL DEVELOPMENT PANEL

Date: Tuesday 6 January 2015

Time: 10.30 am

Venue: Council Chamber, Council Offices, Williton

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

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Yours sincerely

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

BRUCE LANG
Proper Officer

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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

Meeting to be held on Tuesday 6 January 2015 at 10.30 am

Council Chamber, Williton

AGENDA

1. Apologies for Absence

2. Minutes

Minutes of the Local Development Panel held on 26 November 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. Approval of the Draft West Somerset Local Plan for Publication

To consider the Report No. WSC 8/15, to be presented by Planning Policy Manager, Nick Bryant – **SEE ATTACHED.**

The purpose of the report is to recommend to Council that the Draft West Somerset Local Plan to 2032 should be formally published early in the New Year.

6. West Somerset Local Plan 2012-2032 Strategy and Future Residential Development

To consider the Report No. 10/15 setting out the evidence for the housing aspect of the Local Plan, to be presented by Principal Planning Officer (Policy) Martin Wilsher – **SEE ATTACHED.**

The purpose of the report is to place before the Panel the topic paper that will underpin the Council's case to support Local Plan to 2032 as it moves forward to the Public Examination phase where it will be scrutinised by an independent planning Inspector. It sets out the case behind the overall strategy and the strategic and locational policies in the Local plan and provides a summary of the evidence used the justification for the approach.

7. West Somerset Local Plan: Infrastructure Delivery Plan

To consider the Report No. WSC 6/15, to be presented by Principal Planning Officer (Policy) Toby Clempson – **SEE ATTACHED.**

The purpose of the report is to acknowledge the preparation of the West Somerset Local Plan to 2032 Infrastructure Delivery Plan attached at Appendix 1, which together with a revised Planning Obligations Supplementary Planning Document and masterplans for the Key Strategic Development sites, will assist with the implementation of the Local Plan's strategy.

8. West Somerset Local Plan: Duty To Co-operate Statement

To consider the Report No. WSC 9/15, to be presented by Principal Planning Officer (Policy) Toby Clempson – **SEE ATTACHED**.

The purpose of the report is to approve the Duty to Co-operate Statement in respect of the Draft West Somerset Local Plan to 2032, attached at Appendix 1, in fulfilment of Section 33A of the Planning & Compulsory Purchase Act 2004, as inserted by section 110 of the Localism Act. This provision places a duty on local authorities and relevant statutory bodies to co-operate on strategic planning issues in the preparation of certain statutory planning policy documents including Local Plans. The Duty to Co-operate Statement describes how this has been done.

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

LOCAL DEVELOPMENT PANEL

Minutes of the Meeting held on 26 November 2014

Present:

Councillor K H Turner (Chairman)
Councillor S Y Goss
Councillor K J Ross
Councillor A H Trollope-Bellew

Councillor A F Knight
Councillor B Heywood
Councillor M A Smith

Members in Attendance:

Councillor M O A Dewdney
Councillor E May

Councillor A P Hadley

Officers in Attendance:

Martin Wilsher, Principal Planning Officer (Policy)
Toby Clempson, Principal Planning Officer (Policy)
Tim Burton, Assistant Director – Planning and Environment
Nick Bryant, Planning Policy Manager
Krystyna Kowalewska, Meeting Administrator

LD6 Apologies for Absence

Apologies for absence were received from Councillors K J Ross and A H Trollope-Bellew.

LD7 Minutes

(Minutes of the Local Development Panel held on 9 September 2014 – circulated with the Agenda).

RESOLVED that the Minutes of the Meeting of the Local Development Panel held on 9 September 2014 be confirmed as a correct record.

LD8 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 S Y Goss	All Items	Stogursey	Personal	Spoke and Voted
Cllr K H Turner	All Items	Brompton Ralph	Personal	Spoke and Voted

LD9 Public Participation

No member of the public had requested to speak.

LD10 Publication of the West Somerset Historic Environment Issues Paper

(Report No. WSC 166/14, circulated with the Agenda.)

The purpose of the report was to formally acknowledge the West Somerset Historic Environment Issues Paper as part of the Council's Local Plan evidence base.

The report was presented by the Principal Planning Officer (Policy), Toby Clempson who provided Members with the background information, advising that the Local Plan would be found unsound if the Council did not have a proper piece of evidence describing the historic assets within the area. He drew Members' attention to what was included in the issues paper and reported that the document, which was an extremely valuable document for the Council, helped to justify the Local Plan in terms of how the historic environment was dealt with and it would also be used for development management purposes. Also contained within were specific changes to policies and two additional policies which Members had already agreed on, thereby contributing specifically to creating the right policies for the Local Plan.

Councillor A F Knight proposed the recommendation in the report, which was seconded by Councillor S Y Goss.

In response to a question relating to the mitigation requirements for Minehead, the officer reported that it was open for discussion and was being highlighted as a good thing to happen.

RESOLVED that "The West Somerset Historic Environment Issues Paper April 2014", attached to the report, be endorsed as part of the Council's Local Plan evidence base.

Administrator's Note: Prior to the start of the discussion of this item Councillor I R Melhuish requested that his frustration at the situation regarding the slow progress being made on the Local Plan and the fact that the matter was not moving forward be minuted.

LD11 Revised West Somerset Statement of Community Involvement

(Report No. WSC 167/14, circulated with the Agenda.)

The purpose of the report was to recommend the adoption of an updated Statement of Community Involvement for the Council setting out how it will involve the community and other interested parties in the preparation of planning policy documents and also in the development management process.

The Principal Planning Officer (Policy), Toby Clempson presented the report, explaining that the purpose of the Statement of Community

Involvement (SCI) was to help the public understand how they could become involved in planning activities. Following a number of changes to local planning regulations an updated SCI had been produced to reflect the way WSC was operating and the regulations it was operating within. The Officer emphasised that it was a statutory requirement for the Council to prepare an SCI, and he then provided a summary of the document's contents.

Councillor I R Melhuish proposed the recommendation of the report which was duly seconded by Councillor B Heywood.

Various questions and issues were raised by Members, and the following main points were discussed:

- Clarification was provided that the Supplementary Planning Document was already covered by the sustainability appraisal for the statutory policy.
- It was agreed to add the Low Carbon Partnership West Somerset and Exmoor as a consultee to the General Consultation Bodies, section a, contained in Appendix A to the SCI.
- A request was made to amend the wording to the 'Decisions' paragraph within the 'Community Involvement in Development Management' section of the SCI to explain how applications were presented to the Planning Committee in order to make the public more aware of the fact that they could approach their Ward Member to request that applications be decided by Members of the Committee. It was agreed that an appropriately worded sentence be included to explain the procedure.
- Raise the profile of public consultation methods to encourage more of the general public to take part.
- Due to an oversight, it was confirmed that Old Cleeve Parish Council would be included on the list of statutory consultees.
- In response, the Officer advised that electronic communication was acceptable in terms of sending out consultations and the next stage in the process was a formal statutory deposit and any comments received would be considered by the Inspector.
- Members were advised as how the Local Plan would be publicised once it had been deposited. A hard copy would be sent to all parish and town councils.

RESOLVED that it be recommended to Council to adopt the revised West Somerset Statement of Community Involvement.

LD12 Verbal update on the 2014 Strategic Housing Market Assessment Review

The Principal Planning Officer (Policy), Martin Wilsher advised that the evidence base underpinned the Local Plan. He reported on an update to the Strategic Housing Market Assessment which had recently been commissioned in terms of the housing requirement so that the most up to date data and projections for the housing need in the West Somerset planning authority area could be incorporated in the evidence base. Included in the update were changes in the way numbers were calculated by the Office for National Statistics in relation to internal migration and

household growth. The Panel was advised that there were no significant consequences identified for West Somerset, the duty to cooperate had been complied with and the study would be up to date prior to examination.

Administrator's Note: During the meeting the following matters were raised as points of information:

- Date of additional meeting – it was agreed to timetable an additional meeting of the Local Development Panel on 6 January 2015, time to be agreed. The reason for the urgency of a meeting in the new year was to undertake the statutory deposit before purdah commenced for the General Election, with a recommendation to full Council on 21 January 2015.
- There was concern that if, following the Autumn Statement, central government decided not to allow developments under ten dwellings to contribute to affordable housing it would undermine the position of the Local Plan going forward. This was seen as a potential risk because the need in West Somerset was primarily for affordable housing and the target would not be reached.
- In response to a question regarding what defined a settlement it was advised that where the settlement in a parish was by far the largest the parish figure had been used as a proxy for the settlement. The parish figures were used as they were the most readily available on the ONS website.

The meeting closed at 4.07 pm.

Report Number: WSC 8/15

Presented by: Nick Bryant, Planning Policy Manager

Author of the Report: Nick Bryant, Planning Policy Manager

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Report to a Meeting of: Local Development Panel

To be Held on: 6 January 2015

Date Entered on Executive Forward Plan Or Agreement for Urgency Granted: Not Applicable

APPROVAL OF DRAFT WEST SOMERSET LOCAL PLAN FOR PUBLICATION

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to recommend to Council that the Draft West Somerset Local Plan to 2032 should be formally published early in the New Year.

2. CONTRIBUTION TO CORPORATE PRIORITIES

- 2.1 The emerging Local Plan 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 will also contribute towards the 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

- 3.1 That Council is recommended to RESOLVE to:
- Formally publish the Draft West Somerset Local Plan to 2032 attached at Appendix 1, including the policy amendments set out at Appendix 2 and the Figures and Proposals Maps amendments at Appendix 3 and any changes arising from the Sustainability Appraisal Report,
 - Adopt the amended Local Development Scheme timetable attached at Appendix 4,
 - endorse the schedule of which saved 2006 local plan policies are to be replaced by which new West Somerset Local Plan to 2032 policies attached at Appendix 5,
 - Reject the request from Exmoor National Plan to accommodate the objectively assessed open market housing need arising from the West Somerset local authority area within the National Park; and,

- Agree that the Published Plan will be submitted to the Secretary of State following the formal representation period subject to the Portfolio Holder for Housing, Health and Well-being, as guided by officers, considering there are no substantive soundness issues raised which would warrant further amendment to the Plan.

4. **RISK ASSESSMENT (IF APPLICABLE)**

Risk Matrix

Description	Likelihood	Impact	Overall
Risk: Risk of the Local Plan being found unsound due to failure to meet requirements of examination as prescribed in National Planning Policy Framework and legislation.	Unlikely (2)	Major (4)	Medium (8)
Mitigation: Officers should carefully consider representations made on the Draft Plan before its submission to the Secretary of State / Planning Inspectorate. It may also be necessary to take advice from the Council's lead solicitor.	Unlikely (1)	Moderate (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 1947 Town and Country Planning Act introduced the requirement for Local Authorities to prepare development plans; a requirement which remains enshrined in law through subsequent legislation up to the present day. The 'plan-led system' as it is referred to, establishes that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 In West Somerset the development plan is made up of a series of Development Plan Documents (DPDs). The Minerals and Waste plans are prepared and maintained by Somerset County Council as the authority responsible for such matters. The current development plan is comprised of the following:
- West Somerset Local Plan (2006)
 - Somerset Waste Core Strategy (2013)
 - Somerset Minerals Local Plan (2004)

- 5.3 The current West Somerset Local Plan is now time expired insofar as it was only intended to operate until 2011. Further, it was prepared prior to the introduction of the Coalition Government's National Planning Policy Framework (The Framework) and consequently the weight which can be attached to its policies can be quite limited.
- 5.4 Officers at West Somerset have worked on the Local Plan to 2032 for a number of years, the Plan included at Appendices 1, 2 and 3 to this Report is based upon a considerable evidence base as well as extensive public engagement which have informed the Draft Plan.
- 5.5 The Local Plan to 2032 covers the period 2012 – 2032 and sets out a long-term vision for the District. It provides a strategic framework for decision-making including development management policies and strategic site allocations.
- 5.6 The Council has undertaken previous consultation on the Local Plan to 2032, this included an extensive consultation exercise carried out in January 2010. In Summer 2009 the Council held an 'Issues' consultation on the Local Plan. This consultation was followed in 2010 with an 'Options' consultation exercise.
- 5.7 In Spring 2012 the Council carried out consultation on a 'Preferred Strategy'. A number of public exhibitions were held in settlements and locations where growth and development was likely to occur. As the Preferred Options coincided with the publication of the National Planning Policy Framework (The Framework), it was considered necessary for further consultation to be carried out on a 'Revised Preferred Strategy', this took place during 2013.
- 5.8 Reports of Public Consultation have been prepared by the Council and show how the engagement undertaken on the Local Plan to 2032 has informed the emerging document. These are available through the Council's website. The Council has also complied with its recently amended Statement of Community Involvement this document sets out how West Somerset will engage with stakeholders in the preparation of development plans and on planning applications.
- 5.9 Officers have engaged with our neighbouring authorities under the 'Duty to Co-Operate'. This duty requires the Council to work collaboratively across local authority boundaries to ensure that strategic development requirements can be met.
- 5.10 In the case of the West Somerset Local Plan to 2032 it has not been possible for Officers to set out a strategy which will see the entire objectively assessed affordable housing need being met. The need identified by the Strategic Housing Market Assessment equates to around 60% of total housing requirements being for affordable.
- 5.11 Approaches have been made to both Taunton Deane Borough Council and Sedgemoor District Council to ascertain whether either authority could accommodate an element of the affordable housing need. Whilst neither authority has been able to accept the housing need, as all Somerset Local Authorities are part of the Choice Based Lettings System 'Homefinder Somerset' there can be some assurance that those in greatest housing need within West Somerset could still access accommodation in other parts of the County should they wish to do and their need be greater than other applicants. In setting the strategic housing

requirements for the West Somerset Local Plan to 2032 officers have attempted to maximise the delivery of affordable housing.

- 5.12 West Somerset District Council has recently been approached by Exmoor National Park with a request for West Somerset to accommodate the Park's market housing requirements. Officers do not recommend that this request should be accepted since the housing target proposed in the Local Plan to 2032 already exceeds the historic long-term average achieved in the area and it is questionable whether adjusting the figures upwards would result in a deliverable plan with an achievable housing target.
- 5.13 West Somerset Officers do not support the Park officers' assertion that this Council could or should amend its justification for the housing target and that this would not present risks to the West Somerset Plan. The justification for the WSRLP housing figure was established in the Revised Preferred Strategy consultation document and Officers at West Somerset do not see the case for, nor consider it appropriate to amend or alter the justification for the Plan at this stage.
- 5.14 This Report seeks endorsement of the Council's Draft (or 'Published') Plan the text of which is attached at **Appendix 1**. The Plan itself is founded on an extensive evidence base. This evidence base comprises a number of technical studies and documents as well as the public and stakeholder consultation carried out during the Plan's preparation. A Sustainability Appraisal Report has also been prepared to identify alternatives to the preferred strategy and the sustainability implications associated with the Draft Plan. A Non-Technical Summary of the Sustainability Appraisal has been included at **Appendix 6**. Members should note that a full copy of the Sustainability Appraisal (which runs to several hundred pages) has been placed in the Members Room.
- 5.15 Habitat Regulations Assessment:
The Publication Draft Local Plan has also been subject to a Habitat Regulations Assessment (HRA) in accordance with the Council's legal obligations under the Conservation of Habitats and Species Regulations 2010. The HRA has demonstrated that subject to the amendments to policy NH3 and the supporting text to policy NH4 and an amended West Somerset Bat Consultation Zone and Waterfowl Consultation Zone (which are included in Appendices 2 and 3 to this report), the Publication Draft Local Plan is unlikely to have a significant effect on Natura 2000 or internationally designated sites for nature conservation. An executive summary of the Habitat Regulations Assessment report is attached at **Appendix 7**. Members should note that a full copy of the Publication Draft Local Plan to 2032 Habitat Regulations Assessment has been placed in the Members Room.
- 5.16 The Local Plan to 2032 has been prepared with the active and regular involvement of the Local Development Panel which as well as recommending to Full Council on planning policy matters, also acts as a 'sounding board' and discussion forum in relation to planning policy issues. The Panel have been kept regularly informed on the development of the policies and plan with the benefit of Sustainability Appraisal of options and plan proposals at key stages in the process.
- 5.17 The Plan makes provision for 2,900 new homes. It establishes a settlement hierarchy which seeks to ensure that new development is focused upon the most

sustainable centres (i.e. those places with the greatest range of services and facilities). New development is focused upon Minehead, Watchet and Williton with 'limited' development in a number of primary villages and 'small-scale' development being permitted in defined secondary villages.

- 5.18 There are several Key Strategic Site allocations proposed by the Local Plan to 2032. Each of the sites at Hopcott Road, Minehead; Parsonage Farm, Watchet and land to the north and west of Williton should provide for a mix of uses and make a significant contribution towards the Plan's strategic housing target.
- 5.19 Policy amendments:
Attached at **Appendix 2** are a number of proposed amendments to the Local Plan's policies further to those agreed at the Local Development Panel of 9th September 2014. The essential need for revision to affordable housing policy SC4 has arisen through the changes to scheme size thresholds for affordable housing contributions announced in the Chancellor of the Exchequer's Autumn Statement and already in force. The revised wording makes the minimum necessary changes to the policy to comply with the new guidance. A consequential amendment is also proposed to the justification of policy SD1.
- 5.20 Amendment to the wording of the Local Plan's Minehead development policies MD1, MD2 and LT1, is proposed (shown in bold text) requiring an appropriate response to sites' proximity to the Exmoor National Park in terms of their design approach. This change is proposed as a result of 'duty to co-operate' discussions between West Somerset Council and Exmoor National Park Authority officers.
- 5.21 **Appendix 2** also includes a Replacement Policy NH3 and additional justification text to policy NH4 which have been recommended by Somerset County Council's ecologist as part of the statutory Habitat Regulations Assessment of the Publication Draft Local Plan's policies agreed at the Local Development Panel meeting of 9th September 2014. Policies worded in this way have been examined successfully both in the Mendip Local Plan and Somerset Minerals Local Plan, these amendments are necessary in order to maximise the prospects of the local Plan being found sound in respect of this matter.
- 5.22 Figures and Proposals Map amendments:
Appendix 3 sets out the figures and amendments to the adopted 2006 proposals map arising from the Local Plan to 2032's policies. These include the Key Strategic Development Sites shown at Figures 3 to 5 including the LT1 long term development sites at Porlock Road Minehead and Cleeve Hill Watchet. It should be noted that the Watchet LT1 allocation has a slightly different boundary at its eastern end from that included in the Revised Preferred Strategy consultation. It should also be noted that the Bat Consultation Zone plan at Figure 6 shows an area amended from that included in the Revised Preferred Strategy as part of the recent Habitat Regulations Assessment of the Local Plan Publication Draft. Figures 10 to 13 show the proposed Minehead Primary and Secondary retail areas and the Alcombe, Watchet and Williton Retail Areas, which relate to policy EC12 as agreed at the 9th September 2014 Local Development Panel.

6. THE NEXT STEPS

- 6.1 Subject to approval by the Panel, the Draft Plan will be considered by Council on 21st January 2015. If the Plan is approved by members it will be formally published in February for a statutory representation period of six weeks. During this time members of the public and key stakeholders will be invited to comment upon the 'soundness' of the Plan as proposed.
- 6.2 Officers will consider the representations made on the Published Plan before seeking Portfolio Holder approval for its submission to the Secretary of State and Planning Inspectorate. A Planning Inspector will be appointed to preside over an examination of the Plan and he or she will make a Report recommending the non-adoption or adoption of the Plan subject to certain changes. Following receipt of the Inspector's Report, subject to the Plan's soundness, the document can be adopted to form part of the statutory development plan for the District.
- 6.3 Whilst the exact timeframe for adoption of the Plan cannot be certain, the Council's amended Local Development Scheme (LDS) establishes a timetable for its adoption. It is anticipated that the Plan could be adopted in February 2016. The necessary revised section of the LDS is included at **Appendix 4**.
- 6.4 A schedule setting out which policies from the 2006 Local Plan have been replaced by which policies in the new plan is attached at **Appendix 5**.

7. FINANCIAL/RESOURCE IMPLICATIONS

- 7.1 The cost of carrying out the statutory Local Plan Publication procedure including publicity, printing, postage and officer time will be met from within existing departmental budgets.

8. COMMENTS ON BEHALF OF SECTION 151 OFFICER

- 8.1 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.

9. EQUALITY & DIVERSITY IMPLICATIONS

- 9.1 This Report is to be accompanied by an Equalities Impact Assessment (EqIA).

10. CRIME AND DISORDER IMPLICATIONS

- 10.1 Policy NH10 of the Local Plan to 2032 aims to ensure that the public realm is attractive, safe, accessible and well connected to its surroundings. The justification of the policy also refers to designing out crime approaches although it is considered that further more detailed consideration of this matter may be required as part of any Design SPD to be prepared at a subsequent date as well as through the development management process.

11. CONSULTATION IMPLICATIONS

- 11.1 Following approval by Full Council, the Plan will be formally published for a six-week representation period. Over the course of the Plan's preparation it has been subject to four public consultation exercises and these have helped to inform the Draft Plan.

12. ASSET MANAGEMENT IMPLICATIONS

- 12.1 None identified.

13. ENVIRONMENTAL IMPACT IMPLICATIONS

- 13.1 Under the Strategic Environmental Appraisal Directive (2004) the Council is obliged to consider the effects of certain plans and programmes on the environment. The Sustainability Appraisal which has been prepared to underpin the Plan and accompany it sets out all likely significant effects on the environment as well as economic and social factors and mitigation measures.
- 13.2 West Somerset Council is the 'competent authority' under the Conservation of Habitats and Species Regulations 2010, in fulfilment of which a Habitat Regulations Assessment of the Publication Draft Local Plan has been prepared by the Somerset County Council ecologist.

14. HEALTH & WELLBEING

- 14.1 Policy CF2 of the Local Plan to 2032 aims to address the causes of ill health and maximise the benefits which spatial planning can provide in shaping healthy communities. The policy seeks to ensure development proposals should be designed to maximise the attractiveness of walking and cycling and encourages provision for disability access.

15. LEGAL IMPLICATIONS

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

APPENDIX 1

WEST SOMERSET LOCAL PLAN TO 2032

PUBLICATION DRAFT



JANUARY 2015

V3 – 11.12.14 TWC

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1.0	INTRODUCTION
1.1	<p><u>Introduction</u></p> <p>The Local Plan for West Somerset aims to help make West Somerset a better place to live in, go to school in, do business in, retire in and also where people can enjoy life. The Local Plan's policies, created with the involvement of the area's communities, will help to guide the sustainable development of the parts of West Somerset District outside the Exmoor National Park.</p> <p>In order to provide the housing and other development which the area needs to maintain thriving communities and economy the Local Plan's approach will be to find ways of saying 'yes' rather than 'no' to development unless the sustainability principles of the plan are compromised.</p>
1.2	<p><u>The legal requirement to prepare a Local Plan, and the change of the title of the document from 'Core Strategy' to 'Local Plan'.</u></p> <p>The Localism Act 2011¹ requires the Council to prepare a Local Plan, the associated Local Planning Regulations² set out how it must go about doing this. The Localism Act changed the previous title of "Core Strategy" to "Local Plan" accordingly all references to the Core Strategy apart from this explanatory paragraph, or references to documents from previous stages in the process, have been changed to "Local Plan". It must be stressed that the Council is continuing with the preparation of essentially the same document. Once adopted, the Local Plan will have powerful planning policies which form part of the statutory Development Plan for the area.</p> <p>The new West Somerset Local Plan covering the period from 2012 to 2032 should not be confused with the old West Somerset District Local Plan adopted in 2006,³ whose saved policies continue to have some influence on development as a material consideration where they do not conflict with the National Planning Policy Framework. The old plan, where referred to in this document will be known as the "saved West Somerset District Local Plan".</p>
1.3	<p><u>Localism, Neighbourhood Planning and the Local Plan</u></p> <p>The Local Plan's importance has increased with the passage of the Localism Act 2011⁴ and the publication of the National Planning Policy Framework, which have enabled the abolition of Regional Spatial Strategies and all national housing targets as well as saved structure plan policies. This means that the Local Plan must set out a strategy for the area which is justified by the evidence in the context of the National Planning Policy Framework. This in turn will provide a context for the preparation of Neighbourhood Development Plans.</p>
1.4	<p><u>A presumption in favour of sustainable development:</u></p> <p>The National Planning Policy Framework⁵ includes a presumption in favour of sustainable development as the driver of the planning system. Accordingly, the</p>

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

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

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

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

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

	<p>Local Plan sets out a vision for the sustainable development of the District's communities over the next 20 years and provides the means of achieving it through the application of strategic planning policies.</p> <p>The Local Plan does not provide a detailed set of development control policies like those in the saved West Somerset District Local Plan.⁶ Many of the saved West Somerset District Local Plan's policies will remain of material importance until replaced by new adopted planning policies either in the new Local Plan or other future planning policy documents. The Local Plan will provide a context for other planning policy documents which will assist with the implementation of the Local Plan's vision.</p>
1.5	<p><u>Preparing the Local Plan - A brief outline of the Local Plan preparation process:</u></p> <ul style="list-style-type: none"> • Gathering evidence about the area covered by the Local Plan through a mix of existing data and commissioned studies to inform and justify strategy / policies. • Formal announcement of the preparation of the document to the community as well as statutory and non-statutory consultees as well as a consultation exercise to identify the key issues affecting the area, which the document's policies will have to address. • Input the aims and objectives of the Community Strategy for the area and the Council's corporate objectives. • Preparation of sustainability appraisal objectives and baseline study – subject to consultation with the Government's statutory advisors (English Heritage, Natural England and the Environment Agency). • The identification of a Local Plan vision, key and critical issues, strategic objectives and a series of strategy options which are tested both through community and stakeholder engagement as well as through the application of Sustainability Appraisal. • A Preferred Strategy is produced embodying the most favourable option as identified through the process outlined above; this is subject to community and stakeholder engagement. • Following consideration of responses to the consultation on the Preferred Strategy and any necessary amendments, the Local Plan is formally published, and then submitted to the Secretary of State for examination. Following the receipt of the Inspector's Report the document will be adopted by the Council with any appropriate amendments. <p>(IMPORTANT - This is not a full description of the Local Plan preparation process, for which reference should be made to the Town and Country Planning (Local Planning) (England) Regulations 2012⁷ as amended, as well as the National Planning Policy Framework and the National Planning Practice Guidance⁸).</p>
1.6	<p><u>Community engagement :</u></p>

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

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

⁸ Department of Communities and Local Government: 'National Planning Practice Guidance', an online resource for interpreting the NPPF launched 6th March 2014
<http://planningguidance.planningportal.gov.uk/>

	Community engagement is being carried out in accordance with the Council's adopted Statement of Community Involvement ⁹ as amended by subsequent changes to the Regulations. This has involved a range of methods, and using both formal and informal consultation exercises.
2.0	A SPATIAL PORTRAIT OF THE WEST SOMERSET LOCAL PLAN AREA
2.1	Apart from the three main settlements, services are relatively thinly spread amongst the rural communities. A large, thinly populated hinterland looks mainly to the relatively self-contained main settlements of Minehead / Alcombe, Watchet and Williton for its everyday services. In the southern and eastern fringes of the Local Plan area communities also look to Taunton, Wiveliscombe, Bridgwater, Dulverton and Tiverton. The propensity to use various service centres relates, to a significant degree, to the varying quality of the road network and the relative ease with which they can be reached. Whilst villages tend to have a minor role in terms of service provision (if any), most do have at least a village hall. In terms of sustainable development principles, it is the community and cultural life of the District which relies heavily on the village communities because a substantial minority of the Local Plan area's population lives in the villages.
2.2	<p><u>Location and population:</u></p> <p>West Somerset District lies on the north coast of the south west peninsula between North Devon and Sedgemoor Districts. More than half of the District's area is within the Exmoor National Park (which has its own local planning authority). About three quarters of West Somerset's 34,675 population¹⁰ (ONS 2011 Census of Population) lives within the area for which this Local Plan is being prepared, outside the National Park. The West Somerset Local Plan to 2032 area extent plan (Fig 1). shows the Local Plan area including the larger settlements and parish boundaries. About two thirds of the Local Plan area's population (c.18,000 out of c.27,000 people) live on or near the coast in the three main settlements of Minehead / Alcombe, Watchet and Williton.</p> <p>A marked characteristic of the area's demographic profile is the unusually high proportion of elderly people compared with the national average.</p>
2.3	<p><u>The Local Plan area Comprises:</u></p> <ul style="list-style-type: none"> • a coastal zone between Minehead in the west and Steart Peninsula in the east, • the north western part of the Quantock Hills, notable for its exposed, moorland character, • to the south, part of the Brendon Hills and • A further, detached southern area at Brushford in the Barle Valley to the south of Exmoor. <p>The area's geography is complex ranging from the coastal levels, parts of which are vulnerable to sea flooding between Blue Anchor and Minehead and at the Steart Peninsula, and the Brendon and Quantock Hills rising to over 300 metres.</p>

⁹ West Somerset Council; West Somerset Core Strategy Statement of Community Involvement: Adopted 2007

¹⁰ Office for National Statistics; 2011 Census of Population

2.4	<p><u>How the settlements relate to each other and the surrounding area:</u></p> <ul style="list-style-type: none"> • The largest settlement is the Victorian seaside resort town of Minehead with 11,981 population¹¹ together with the smaller adjacent settlement of Alcombe. It is the main service centre in the District, having a community hospital, a community college, middle school and a substantial shopping centre. It is also the location of a Butlins holiday centre, which in the peak holiday season is home to up to c.6,000 visitors at a time. Its service centre role relates to a wider area including much of Exmoor and parts of North Devon. • There are two other settlements with a significant secondary service provision role beyond their immediate area: the historic port of Watchet (3,785 population¹²) and the nearby rural service centre village of Williton (2,602 population¹³) which is also the location of the West Somerset Council's main offices. • As well as relying on Minehead, the southern extremity of the Local Plan area around Brushford looks to nearby Dulverton in the National Park and also the more distant larger centre of Tiverton. • Villages and hamlets in the eastern part of the Brendon Hills look to Wiveliscombe for local services. • Crowcombe and Stogumber tend to look to Taunton for their services • Villages to the east of the Quantocks look mainly towards Bridgwater for their services.
2.5	<p><u>West Somerset settlement transport and access:</u></p> <p>The growth of the main settlements has been substantially influenced by the development of modes of transport over the years. Watchet and Minehead grew initially because of their accessibility from the sea; Minehead only took on its status as the main settlement in the area following the extension of the railway from Taunton to the town in 1874¹⁴ and development of the town's tourism industry. Since the motor vehicle became the dominant means of transport in the years after 1945 the nature of the road network has influenced the function of settlements. Williton sits at the junction of the two major road links in West Somerset, the A39 from Minehead to Bridgwater, and the A358 from Taunton to Williton. Neither of these are trunk roads, they are both relatively narrow A roads. The A39 is restricted by a number of pinch points such as that at Kilve, where two HGVs cannot pass each other, whilst the A358 is constrained by three limited headroom railway bridges. These roads serve the settlements in the coastal strip and on both sides of the Quantock Hills. The remaining inland parts of the Local Plan area, on the Brendon Hills and the Brushford area are relatively poorly accessed via the A396 south from Dunster or by the B roads over the top of the Brendon Hills via Ralegh's Cross.</p> <p>Minehead lies some 25 miles / 45 minutes' drive from M5 J25 at Taunton via the A358 and A39 and 27 miles / 50 minutes' drive from M5 J24 at Bridgwater via the A39. At peak hours these timings increase significantly. Journey times to settlements away from the main roads increase considerably depending on the additional distance involved. Many parts of the minor road network, besides being</p>

¹¹ Office for National Statistics; 2011 Census of Population.

¹² Office for National Statistics; [2011 Census of Population](#).

¹³ Census data (Office for National Statistics; [2011 Census of Population](#))

¹⁴ Minehead Railway Company; [The Minehead Railway Act 1871](#); H.M.S.O.; 1871.

	<p>narrow and winding, are severely constrained by the local geography and a lack of good road links between some parts of the District.</p> <p>The use of walking as a means of transport is inhibited in some of the local settlements by the lack of safe footways in key locations. Minehead however has a good level of access to its services and facilities by a range of transport modes including walking and cycling.</p>
2.6	<p><u>The West Somerset Local Plan area and neighbouring Housing Market Areas</u></p> <p>The District lies within two overlapping housing market areas:</p> <p><u>The Taunton and South Somerset HMA (T&SSHMA):¹⁵</u></p> <ul style="list-style-type: none"> • 'Taunton' and 'South Somerset' were treated as two separate HMAs in the study due to their relatively self-contained nature. West Somerset is treated as part of the Taunton HMA. This showed that whilst there was a high overall degree of self-containment within the HMA in relation to the main centres of employment, Taunton and Bridgwater (a 70% travel to work self-containment level), this applied rather less in West Somerset where there was more internal self-containment focused on Minehead. • West Somerset's population is mainly concentrated in the coastal area settlements. These relate most strongly to Taunton, Bridgwater and to a lesser extent Tiverton in terms of housing market, employment and higher level service provision. The thinly populated area of Exmoor to the south and west of Minehead, which has a poor highway network, extends into Devon creating a barrier to service access in that direction. <p><u>The Northern Peninsula HMA (NPSHMA):¹⁶</u></p> <ul style="list-style-type: none"> • The Strategic Housing Market Assessment for the Northern Peninsula provides a more detailed reflection of West Somerset's housing market. Outside the HMA links to the rest of Somerset and the Bristol housing market are stated to be stronger than those with the Exeter housing market¹⁷. • A further marked characteristic is the strength of connections with distant housing markets – in particular those in London, the South East and East of England, and the West Midlands. Moves to the Northern Peninsula HMA are particularly strong for families with dependent children, people in middle age and early retirees¹⁸. These connections, particularly with the higher value housing markets of the south east, are a significant driver of increasing local property values and increasing proportion of over 50s in the West Somerset population. • A review of the Northern Peninsula Strategic Housing Market Assessment has recently been carried out in order to ensure that the provisions of the NPPF

¹⁵ 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.

¹⁶ Housing Vision; Strategic Housing Market Assessment for the Northern Peninsula – December 2008; Northern Peninsula Housing Market Partnership; 2008

¹⁷ Housing Vision; Strategic Housing Market Assessment for the Northern Peninsula – December 2008: Executive Summary; Northern Peninsula Housing Market Partnership; 2008 (para. 2.2 page vii)

¹⁸ Housing Vision; Strategic Housing Market Assessment for the Northern Peninsula – December 2008: Executive Summary; Northern Peninsula Housing Market Partnership; 2008 (para. 2.3 page vii)

	<p>regarding housing requirements are properly fulfilled in the light of up to date evidence.¹⁹</p> <ul style="list-style-type: none"> • Due to events elsewhere in the country it has been necessary to commission a limited review of the NPSHMA taking into account the latest DCLG population projections for 2012. This work has been commissioned jointly with the other Northern Peninsula HMP partner Local Planning Authorities.
2.7	<p><u>Land use and economy:</u></p> <ul style="list-style-type: none"> • The majority of the Local Plan area's economic activity is located in the coastal strip. • Most of the District is in agricultural or forestry use, pastoral farming being a particularly substantial part. The two major sources of employment within the District are agriculture and tourism, in particular the Butlins holiday centre in Minehead. • Nuclear power generation at Hinkley Point is also a significant employer with c.600 workers at the existing power station. This is likely to increase significantly in the future assuming that the proposed development of the Hinkley Point C power station proceeds. • As a consequence of the age profile of the District, social care is also a growing employment sector, like tourism and farming it is not particularly well paid. • The District's other major tourist attraction is the substantially volunteer run West Somerset Steam Railway running for over 20 miles between Bishop's Lydeard near Taunton and its western terminus in Minehead linking the three largest settlements in the District by rail for much of the year. It should be noted that due to the nature of the railway it does not provide a commuter service. Notwithstanding this, it has been recently used on a number of occasions for revenue earning through freight services from Network Rail carrying very substantial loads of rock for coastal protection purposes.
2.8	<p><u>Drainage and flooding:</u></p> <p>Much of the Local Plan area drains through short, relatively steep catchments to the Bristol Channel, however there is land in the south and east of the area which drains into either the Exe or Parrett catchments respectively. Each of the main three settlements has areas affected by a high risk of flooding either from local watercourses, and in the case of Minehead and Watchet, also from the sea. The issue of flood risk in planning for new development will be an important task for the Local Plan.</p>
2.9	<p><u>Landscape protection and biodiversity:</u></p> <p>A substantial part of the Local Plan area borders onto the Exmoor National Park,²⁰ within which the landscape is subject to statutory protection. The part of the Quantock Hills within the Local Plan area is designated as an Area of Outstanding Natural Beauty²¹ which is also protected. There are a number of significant areas</p>

¹⁹ Housing Vision; Strategic Housing Market Assessment: West Somerset Update - Draft Report April 2013

²⁰ H.M. Government; National Parks and Access to the Countryside Act 1949: Exmoor National Park (Designation) Order 1954 (HLG 92/176); HMSO; 1954.

²¹ H.M. Government ; National Parks and Access to the Countryside Act 1949: Quantock Hills Area of Outstanding Natural Beauty (Designation) Order 1956; HMSO; 1956

	protected as Natura 2000 sites under the 1992 European Community Habitats Directive ²² for their ecological value as well as nationally designated Sites of Special Scientific Interest. ²³
2.10	<p><u>Hinkley Point nuclear power station:</u></p> <p>The existing Hinkley Point nuclear power station lies within the north-eastern part of the District. Whilst Hinkley Point A is currently being decommissioned, Hinkley Point B remains an operational power station. A Development Consent Order was granted by Parliament in March 2013 for the development of Hinkley Point C power station with two new nuclear reactors. Assuming that the project proceeds, it would constitute the largest investment in the District for many years, and would involve the influx of a substantial additional workforce (with an estimated peak of c.5600 workers) over a period of several years.²⁴ Most site workers living to the south of West Somerset would be expected to use the B3190 from Bampton to Watchet in order to access the Smithyard park and ride site near Williton having left the M5 at Junction 27.</p>
3.0	THE EVIDENCE BASE
3.1	<p>The policies of the Local Plan are justified by the evidence gathered together with data already available on the area and its characteristics so that it should be found legally sound when examined. The NPPF advises that local plans should be based on: "...adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals."</p> <p>The evidence base consists of two elements:</p> <ul style="list-style-type: none"> • Evidence of community and stakeholder participation in the preparation of the Local Plan, and; • Research setting out factual evidence which underpins the vision, objectives and policies of the Local Plan.
3.2	<p><u>The evidence base research studies which have been prepared are:</u></p> <ul style="list-style-type: none"> • Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments 2008;²⁵ • The Strategic Housing Market Assessment for the Northern Peninsula 2008;²⁶

²² European Economic Community; Council Directive 92/43/EEC of 21st May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (as amended); European Economic Community; 1992

²³ H.M. Government; The Wildlife and Countryside Act 1981, Chapter 69 (as amended); HMSO; 1981;

ISBN 978 0 10 546981 0

²⁴ NNB Generation Co. Ltd.; Hinkley Point C Development Consent Order Application; EDF Energy; 2011

²⁵ Fordham Research; Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009; op. cit.

²⁶ Housing Vision; Strategic Housing Market Assessment for the Northern Peninsula – December 2008; op. cit.

	<ul style="list-style-type: none"> • West Somerset Strategic Housing Land Availability Assessment;²⁷ • West Somerset Employment Land Review;²⁸ • Level 1 Strategic Flood Risk Assessment (jointly with the Exmoor National Park Authority)²⁹ • Level 2 Strategic Flood Risk Assessment (for areas where pressure for strategic development exists);³⁰ • West Somerset Town Centre Uses Study (jointly with the Exmoor National Park Authority);³¹ • West Somerset Council LPA Historic Environment Issues Paper³² • West Somerset Renewable Energy Potential Study³³ • West Somerset PPG17 Study³⁴ • The West Somerset Economic Strategy 2009³⁵ & 2011³⁶ • Northern Peninsula Strategic Housing Market Assessment: West Somerset Update - April 2013³⁷
4.0	THE KEY ISSUES IDENTIFIED DURING THE PLAN PREPARATION PROCESS.
4.1	<p><u>Housing and Community:</u></p> <ul style="list-style-type: none"> ▪ The provision of significantly more affordable housing ▪ Providing appropriate facilities for the older people amongst the District's population (relating particularly to appropriate housing provision), ▪ Improved provision of sport and recreation facilities

²⁷ Hunter Page Planning Ltd.; West Somerset District Council Strategic Housing Land Availability Assessment – March 2010; West Somerset Council; 2010.

²⁸ Hunter Page Planning Ltd.; Employment Land Review: Report Stages 1 – 3, May 2009 – April 2010; West Somerset Council; 2010.

²⁹ Scott Wilson; West Somerset Council & Exmoor National Park Authority Strategic Flood Risk Assessment Level 1: Final Report – March 2009; West Somerset Council; 2009

³⁰ Scott Wilson; West Somerset Council Level 2 Strategic Flood Risk Assessment: Final Report – October 2010; West Somerset Council; 2010

³¹ Todd, Stuart; West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011; West Somerset Council; 2012.

³² Somerset County Council, Historic Environment Service; West Somerset Council Local Planning Authority Historic Environment Issues Paper – April 2014

³³ Todd, Stuart; West Somerset Local Planning Authority Area Renewable and Low Carbon Energy Potential Study – September 2011; West Somerset Council; 2012.

³⁴ Todd, Stuart; West Somerset Sport, Leisure and Recreation Study – 2011; West Somerset Council; 2011 – WORKING TITLE

³⁵ EKOS Consulting; The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009; West Somerset Council; 2009.

³⁶ ARUP; West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011; West Somerset Council; 2011.

³⁷ Housing Vision; Strategic Housing Market Assessment: West Somerset Update – Final Report - November 2013

	<ul style="list-style-type: none"> ▪ Fuel poverty (resulting from a high proportion of properties without access to mains gas, and a high proportion of houses which are difficult to heat) ▪ Providing an appropriate level of facilities for young people ▪ Meeting the challenge of the impacts of the new nuclear proposals at Hinkley Point
4.2	<u>Settlement hierarchy and development distribution:</u> <ul style="list-style-type: none"> ▪ Identifying a hierarchy of settlements within West Somerset in terms of their functions ▪ The need to maintain and increase the self-containment of West Somerset settlements ▪ The identification of the most appropriate locations for new development
4.3	<u>Transport:</u> <ul style="list-style-type: none"> ▪ Increasing the proportion of non-private car travel within the District ▪ Improving accessibility to and from West Somerset
4.4	<u>Employment / Business / Tourism:</u> <ul style="list-style-type: none"> ▪ Promoting tourism and in particular more sustainable tourism ▪ Increasing the amount of, and broadening the variety of employment opportunities within the District, particularly the knowledge based, high income sector ▪ Continuing to encourage appropriate training and educational opportunities locally ▪ The importance of the agricultural industry to the area and its contribution to sustainable food production ▪ The need to retain more young people within the community (19 to 45 age group particularly)
4.5	<u>Climate Change:</u> <ul style="list-style-type: none"> ▪ The management of flood risk ▪ The efficient use of water supplies ▪ Encouraging the creation of a low / zero carbon economy ▪ Mitigating the effects of climate change
4.6	<u>Historic and Natural Heritage protection:</u> <ul style="list-style-type: none"> ▪ Protecting the landscape and built heritage of West Somerset ▪ Protection of the environment ▪ Protecting and strengthening biodiversity within the District
4.7	<u>Other key issues:</u> <ul style="list-style-type: none"> ▪ Co-ordinating policy development with the Exmoor National Park Authority
4.8	<u>The critical issues for the Local Plan area:</u>

	<p>These are the challenges which really stand out, the successful management of which provides the key to addressing other key issues and enabling positive place shaping to take place within the plan area. This is the essential purpose for preparing a Local Plan. The Critical Issues are:</p> <ol style="list-style-type: none"> 1. Mitigating the effects of the Hinkley Point C new nuclear proposals; 2. The extreme degree of disparity between average house prices and average earnings, with consequent high level of unmet affordable housing need; 3. The need to provide c. 2,900 dwellings during the period 2012 to 2032; 4. The demographic imbalance in the area, with its low proportion of 19 – 45 year olds, and high proportion of 50+ age group; 5. The narrow base of the economy, and the predominance of low income jobs in agriculture, tourism and social care; 6. Poor level of accessibility between the West Somerset communities and the M5 corridor; 7. Reducing the relatively high per capita level of Co₂ production within West Somerset; 8. Management of flood risk in and around the main settlements, and; 9. The importance of protecting the West Somerset landscape. <p>These critical issues are also the driving force for the themes and objectives of the Somerset and West Somerset Sustainable Community Strategies^{38, 39} and also the Council's Corporate Plan.⁴⁰</p>
5.0	THE SPATIAL VISION FOR WEST SOMERSET SHOWING HOW THE AREA AND THE PLACES IN IT SHOULD DEVELOP:
5.1	<p>ECONOMY - By 2032 the area's main service and employment centre: Minehead / Alcombe, the secondary service and employment centres of Watchet and Williton and rural employment sites such as Brushford / Dulverton will be the centres of a thriving and increasingly varied local economy within West Somerset, aided by the provision of super-fast optical broadband access, all of which will enable more people to work close to, or in their homes. People will have the skills to enable them to work and thrive in this more diverse economy. The tourism industry will also have diversified with a wider range of sustainable enterprises. The Hinkley Point C new nuclear project will have been completed having brought considerable economic stimulus to the area whilst the temporary adverse impacts of the construction phase should be in the past.</p>
5.2	<p>HOUSING – By 2032 there will have been a significant increase in the amount of affordable housing provided in the area. More people will be able to afford housing which is appropriate to their circumstances. New housing development will have been delivered in locations which will help to secure a reduction in transport</p>

³⁸ Somerset Strategic Partnership; Somerset, a Landscape for the Future: Sustainable Community Strategy for Somerset 2008 – 2026; Somerset County Council; 2009.

³⁹ West Somerset Strategic Partnership; West Somerset Sustainable Community Strategy 2007 – 2010; West Somerset Council; 2007.

⁴⁰ West Somerset Council; West Somerset Council Corporate Plan 2011 – 12; West Somerset Council; 2011.

	demand and more self-contained settlements. About 2,900 additional houses will have been provided in the Local Plan area, the largest part of these being provided at Minehead / Alcombe.
5.3	ENVIRONMENT – By 2032 there will be a marked increase in the low carbon economy locally. Biodiversity will have been strengthened and flood risk will have been managed positively in accommodating new development. More of the District's food supply will be produced locally.

6.0	STRATEGIC OBJECTIVES FOR WEST SOMERSET FOCUSING ON THE KEY ISSUES TO BE ADDRESSED:
6.1	<p>Strategic objectives for the area based on the key issues⁴¹ identified in the initial Regulation 18⁴² consultation exercise:</p> <ul style="list-style-type: none"> • Strengthening the roles and functions of Minehead as the District's main service centre, and Watchet and Williton as secondary service centres. • Implementation of types and quantities of development in locations appropriate to meet the requirements of the Strategy based on the evidence and engagement. • Increase self-containment within Minehead, Watchet and Williton. • successfully managing flood risk in implementing new development at Minehead Watchet and Williton • Make a step change in the provision of affordable housing to meet identified local needs • Make a significant reduction in Co₂ emissions for the Local Plan area. • Create an aspirational, enterprising and entrepreneurial culture within West Somerset • Develop the quality of the tourism offer within the Local Plan area • Protect and enhance biodiversity in the Local Plan area • Conserve and enhance the character of historic settlements, buildings and landscapes • Deliver high quality design in new development which will contribute to the area's heritage in a positive way

⁴¹ West Somerset Council; West Somerset Core Strategy Options Paper – January 2010; West Somerset Council; 2010 (Section 3.0, p.6)

⁴² H.M. Government; The Town and Country Planning (Local Planning) (England) Regulations 2012 - Statutory Instrument 2012 No.767 (S.I. 2012:767); op. cit.

THE LOCAL PLAN'S POLICIES

POLICY SD1:	PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
	<p>WHEN CONSIDERING DEVELOPMENT PROPOSALS THE DECISION MAKER WILL TAKE A POSITIVE APPROACH THAT REFLECTS THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT CONTAINED IN THE NATIONAL PLANNING POLICY FRAMEWORK. IT WILL ALWAYS WORK PROACTIVELY WITH APPLICANTS JOINTLY TO FIND SOLUTIONS WHICH MEAN THAT PROPOSALS CAN BE APPROVED WHEREVER POSSIBLE, AND TO SECURE DEVELOPMENT THAT IMPROVES THE ECONOMIC, SOCIAL, HISTORIC AND NATURAL ENVIRONMENTAL CONDITIONS IN THE AREA.</p> <p>PLANNING APPLICATIONS THAT ACCORD WITH THE POLICIES IN THIS LOCAL PLAN (AND, WHERE RELEVANT, WITH POLICES IN NEIGHBOURHOOD PLANS) WILL BE APPROVED WITHOUT DELAY, UNLESS MATERIAL CONSIDERATIONS INDICATE OTHERWISE.</p> <p>WHERE THERE ARE NO POLICIES RELEVANT TO THE APPLICATION OR RELEVANT POLICIES ARE OUT OF DATE AT THE TIME OF MAKING THE DECISION THEN THE DECISION MAKER WILL GRANT PERMISSION UNLESS MATERIAL CONSIDERATIONS INDICATE OTHERWISE – TAKING INTO ACCOUNT WHETHER:</p> <ul style="list-style-type: none"> • ANY ADVERSE IMPACTS OF GRANTING PERMISSION WOULD SIGNIFICANTLY AND DEMONSTRABLY OUTWEIGH THE BENEFITS, WHEN ASSESSED AGAINST THE POLICIES IN THE NATIONAL PLANNING POLICY FRAMEWORK TAKEN AS A WHOLE; OR • SPECIFIC POLICIES IN THAT FRAMEWORK INDICATE THAT DEVELOPMENT SHOULD BE RESTRICTED.
Purpose	<ul style="list-style-type: none"> ○ 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 places at 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

	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Providing the land and policies to deliver the development types required in various places to allow the economy and local communities to fulfil their potential will provide good outcomes for the community in terms of the protection of its environment, the prosperity of its population and the convenience and utility of the facilities they are able to enjoy within a reasonable distance of their homes.
Justification including any references	<p>The 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.</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p>
Policy EN1:	MITIGATION OF IMPACT OF HINKLEY POINT NEW NUCLEAR PROPOSALS
	<p>PROPOSALS FOR THE MITIGATION OF IMPACTS ARISING FROM THE DEVELOPMENT OF A NEW NUCLEAR POWER STATION AT HINKLEY POINT MUST DEMONSTRATE THAT:</p> <ul style="list-style-type: none"> THEY RESPECT THE POSITIVE ECONOMIC AND SOCIAL CHARACTERISTICS OF COMMUNITIES AFFECTED ESPECIALLY THOSE NEIGHBOURING THEM, THAT; ADEQUATE MEASURES ARE TAKEN TO MITIGATE THE ADVERSE CULTURAL, ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT OF THE RELATED DEVELOPMENT, (BOTH TEMPORARY AND PERMANENT AND, PREPARATORY AND ANCILLARY) ON THE COMMUNITIES AFFECTED, BOTH IN THE SHORT AND THE LONGER TERM, AND THAT; THEY RESPECT THE LOCAL NATURAL ENVIRONMENT IN WHICH THEY ARE LOCATED.
Purpose	<ul style="list-style-type: none"> The policy requires that appropriate mitigation of adverse impacts and the optimisation of beneficial impacts arising from the Hinkley Point new nuclear development proposals is provided.
Assumptions	<ul style="list-style-type: none"> 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. Some of these impacts will be on a very significant scale,

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

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

Policy SC1:	HIERARCHY OF SETTLEMENTS
	<ol style="list-style-type: none"> 1. NEW DEVELOPMENT WILL BE CONCENTRATED IN THE DISTRICT'S MAIN CENTRE, MINEHEAD / ALCOMBE, AND IN THE RURAL SERVICE CENTRES OF WATCHET AND WILLITON, THIS WILL BE ON A SCALE GENERALLY PROPORTIONATE TO THEIR RESPECTIVE ROLES AND FUNCTIONS TO THEIR OWN COMMUNITIES AND THOSE IN SURROUNDING SETTLEMENTS THAT RELY ON THEIR LARGER NEIGHBOURS FOR ESSENTIAL SERVICES AND FACILITIES. 2. LIMITED DEVELOPMENT IN THE PRIMARY VILLAGES: BICKNOLLER, CARHAMPTON, CROWCOMBE, KILVE, STOGUMBER, STOGURSEY, WEST QUANTOXHEAD AND WASHFORD, WILL BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT IT WILL CONTRIBUTE TO WIDER SUSTAINABILITY BENEFITS FOR THE AREA. 3. AT THE SECONDARY VILLAGES: HOLFORD, DUNSTER MARSH, BROMPTON RALPH, BATTLETON AND BRUSHFORD, SMALL SCALE DEVELOPMENT 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: <ol style="list-style-type: none"> A. IT IS WELL RELATED TO EXISTING ESSENTIAL SERVICES AND SOCIAL FACILITIES WITHIN THE SETTLEMENT, AND; B. THERE IS SAFE AND EASY PEDESTRIAN ACCESS TO THE ESSENTIAL SERVICES AND SOCIAL FACILITIES WITHIN THE SETTLEMENT, AND; C. IT RESPECTS THE HISTORIC ENVIRONMENT AND 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

	E. IT DOES NOT HARM THE AMENITY OF THE AREA OR THE ADJOINING LAND USES.
Purpose	<ul style="list-style-type: none"> ○ The policy seeks to achieve a beneficial distribution of new development within the Local Plan area, so as to maintain or strengthen the current service roles and functions of the various settlements. ○ The policy provides clear guidance about the appropriate scale and location of new development within the Local Plan area.
Assumptions	<ul style="list-style-type: none"> ○ Directing new development proportionately to the area's larger settlements which currently provide most of the retail, employment, education and other service facilities within the area will help to maintain and enhance their attractiveness to service providers. ○ This will help to maximise the number of trips to service destinations which are completed within the local area and, particularly, within the main settlements. ○ The number of service sector jobs provided in the local area will also be maintained or increased ○ Quality of life benefits will be experienced by the local population through maintaining or improving the range of services which are available within the local area.
Justification including any references	<ul style="list-style-type: none"> ○ The West Somerset Town Centre Study details the type and location of town centre uses across the Local Plan area. ○ The majority of town centre uses within the area are located in Minehead/Alcombe, which serves a wider area including a large part of the Exmoor National Park. ○ Historically approximately 80% of new development within the Local Plan area has taken place at 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. ○ 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. ○ The continuing health and sustainability of villages was identified as an important issue in the Taylor Report⁴³. A balance must be reached by means of which a modest amount of new development including both affordable and market housing can help to secure the future of these settlements. Such development should be limited according to the size and character of each settlement in order to maintain their vitality. This could be achieved by a mechanism which related consideration of new

⁴³ The Taylor Report

	<p>development proposals to a proportion of existing dwelling numbers within the settlement over a given time period subject to caveats about protection of the character of the settlement.</p> <p><u>Definitions:</u></p> <p><u>Limited Development:</u></p> <p>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 during the Local Plan period, limited to a maximum of 30% of this increase in any five year period.</p> <p><u>Small Scale Development:</u></p> <p>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...</p> <p><u>Primary Villages</u> (showing dwelling numbers at the start of the plan period):</p> <p>Bicknoller (195), Carhampton (467), Crowcombe (230), Kilve (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.</p> <p><u>Secondary Villages</u> (showing dwelling numbers at the start of the plan period):</p> <p>Holford (152), Dunster Marsh (183), Battleton (43), 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.</p> <p><u>Built up area:</u></p> <p>An amalgam of buildings and built structures that collectively form a distinct developed form with a relatively continuous outer boundary / limit. The extent of the built up area excludes parkland, parks, public gardens, formal and informal public open space, playing fields (including those associated with sports and educational institutions) and groups of farm and agriculture-related buildings where they are not wholly surrounded by other built development.</p>
	<p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p>

	<p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p>
Policy SC2	HOUSING PROVISION
	<p>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.</p>
Purpose	<ul style="list-style-type: none"> ○ To set out the approximate quantity of dwellings to be provided at each of the major settlements and in the primary and secondary villages as a whole, ○ To provide an appropriate level of development to support the continuing role and function of the respective settlements including the larger villages which have an elementary service provision role.
Assumptions	<ul style="list-style-type: none"> ○ That directing the majority of new development in approximate proportion to the relative level of services provided at the District's main service centres will maximise their sustainability in terms of the range and quality of facilities available for the community and minimising longer trips from the area to centres elsewhere should local facilities be lost.
Justification including any references	<ul style="list-style-type: none"> ○ c.80% of completions are consistently provided at Minehead / Alcombe Watchet and Williton, this level of provision (at approximately the annual rate now proposed on the basis of the SHMA's evidence) has proved remarkably successful in maintaining Minehead / Alcombe as the main service centre with a good range of service provision for a town of its scale, and Watchet and Williton as two successful secondary service centres. ○ Village services have fared less well, with closures of village shops and post offices a particular issue. The population of rural West Somerset is relatively small and is thinly scattered in small settlements and farms. It is therefore appropriate to encourage limited development within villages subject to appropriate location and scale. ○ The 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 c2900 dwellings over the period to 2032 to take account of cyclical fluctuations within the operation of the housing market that these differing values represent. ○ 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: <ul style="list-style-type: none"> ● Of these the strategic sites will provide:

	<ul style="list-style-type: none"> ▪ An annualised average of 38 dwellings per year at Minehead / Alcombe, ▪ An annualised average of 15 dwellings per year at Watchet, ▪ An annualised average of 21 dwellings per year at Williton, <ul style="list-style-type: none"> • In addition to the key strategic sites, provision will be made for: <ul style="list-style-type: none"> ▪ An annualised average of 43 dwellings per year through other development at Minehead/Alcombe, Watchet and Williton, and; ▪ An annualised average of 30 dwellings per year will be provided at the Primary and Secondary Villages. • 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. <p>Definition:</p> <p>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.</p> <p>Sources:</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; 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.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>Sedgemoor District Council; <u>Local Development Framework Core Strategy (incorporating the Recommended Changes of The Inspector): Shaping the Future of Sedgemoor 2006 – 2027, September 2011</u>; Sedgemoor District Council; 2011.</p> <p>Taunton Deane Borough Council; <u>Taunton Deane Borough Council Published Plan Core Strategy 2011 – 2028</u>; Taunton Deane Borough Council; 2011.</p>
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	<p>Government Office for the South West; <u>The Draft Revised Regional Spatial Strategy for the South West Incorporating the Secretary of State's Proposed Changes – for Public Consultation, July 2008</u>; Government Office for the South West; 2008.</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Housing Vision; Strategic Housing Market Assessment: West Somerset Update - Final Report November 2013</p>
Policy SC3:	APPROPRIATE MIX OF HOUSING TYPES AND TENURES
	RESIDENTIAL AND MIXED DEVELOPMENT PROPOSALS SHOULD PROVIDE A MIX OF HOUSING SIZES, TENURES AND TYPES TO MEET THE DEMONSTRATED NEEDS OF THE AREA'S COMMUNITIES.
Purpose	<ul style="list-style-type: none"> 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. To encourage the provision of lifetime homes / and a proportion of bungalows etc. this is particularly important in view of the demographic changes occurring in the District and particularly the imbalance in the proportion of old / young people.
Assumptions	<ul style="list-style-type: none"> That the increasing proportion of elderly people in the population is not reflected in the proportion of different types of dwelling within the area. 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. The provision of a wider range of house types would offer people the opportunity to move to more appropriate accommodation whilst remaining in their local area.
Justification including any references	<ul style="list-style-type: none"> The Strategic Housing Market Assessments include information about the demographic breakdown of the area's population. New housing to be provided in the area should most appropriately reflect the range of people who are likely to inhabit the various parts of the area. This should be assessed within the constraints of the available data. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; 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.</p>

	<p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p> <p>Commission for Architecture and the Built Environment; <u>Homes for Our Old Age: Independent Living by Design</u>; Commission for Architecture and the Built Environment; 2009.</p> <p>Housing our Ageing Population: Panel for Innovation (HAPPI); <u>Housing Our Ageing Population</u>; Homes and Community Agency; 2009.</p> <p>Design for London; <u>London Housing Design Guide: Interim Edition</u>; London Development Agency; 2010.</p> <p>Fordham Research; <u>City of York Older Person's Accommodation and Support Needs</u>; City of York Council; 2010.</p> <p>Housing Vision; Strategic Housing Market Assessment: West Somerset Update - Draft Report April 2013</p>
Policy SC4:	AFFORDABLE HOUSING
	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> A. IN MINEHEAD / ALCOMBE ON SITES OF 8 OR MORE DWELLINGS B. IN WATCHET ON SITES OF 5 OR MORE DWELLINGS C. IN WILLITON ON SITES OF 5 OR MORE DWELLINGS D. ELSEWHERE ON SITES OF 3 OR MORE DWELLINGS 2. 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. 3. THE AFFORDABLE HOUSING ELEMENT WILL BE PROVIDED ON THE FOLLOWING BASIS: <ol style="list-style-type: none"> A. PROPORTIONATE, LIKE-FOR-LIKE BASIS IN TERMS OF HOUSING SIZE AND TYPE, WITH A MINIMUM OF 2 BEDROOMS, UNLESS THE LATEST HOUSING NEEDS SURVEY EVIDENCE INDICATES OTHERWISE

	<p>B. BUILT TO THE MINIMUM HOMES AND COMMUNITIES AGENCY STANDARD SIZES FOR TYPE OF DWELLING OR LARGER</p> <p>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</p> <p>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%</p> <p>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.</p>
Purpose	<ul style="list-style-type: none"> ○ 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 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. ○ The policy will also provide for affordable housing in rural communities
Assumptions	<ul style="list-style-type: none"> ○ 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. ○ In order to secure the benefit of affordable housing for the community it must be secured to meet such needs in the long term by means of appropriate legal agreements.
Justification including any references	<ul style="list-style-type: none"> ○ West Somerset District has one of the highest disparities between average earnings and average house price in the Country. ○ 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. ○ 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.

- 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.
- Provision will normally be made on-site. Exceptionally, in situations where an appropriate justification is demonstrated, off-site provision may be accepted.
- 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.
- 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 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.

	<p>Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>Department for Communities and Local Government and Homes and Community Agency; <u>2011 – 15 Affordable Homes Programme – Framework</u>; Homes and Community Agency; 2011</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p> <p>Housing Corporation Centre for Research and Market Intelligence; <u>Understanding Demographic, Spatial and Economic Impacts on Future Affordable Housing Demand</u>; Housing Corporation; 2008.</p> <p>West Somerset Council; <u>Housing, Enabling and Planning Policy Glossary of Technical Terms – August 2013</u>; West Somerset Council; 2013</p>
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.
Purpose	<ul style="list-style-type: none"> ○ 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	<ul style="list-style-type: none"> ○ 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	<ul style="list-style-type: none"> ○ 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

	<p>provision of the best range of services and facilities which can be achieved will help to increase the self-containment of the larger settlements, and this again applies particularly to Minehead.</p> <p>Definition:</p> <p>Settlement: In the context of these policies, 'settlement' means Minehead/Alcombe, Watchet, Williton and the Primary and Secondary Villages.</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; <u>Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p>
Policy SC5B	SELF CONTAINMENT OF SETTLEMENTS.
	<p>DEVELOPMENT RESULTING IN THE LOSS OF COMMUNITY FACILITIES SUCH AS PUBLIC HOUSES AND SHOPS WHERE THESE ARE THE LAST SUCH FACILITIES IN, OR SERVING 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</p>
Purpose	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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.

	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> o Whilst it is recognised that planning for the car is the reality in West Somerset, national policy, and in particular the objectives of sustainable development require that a better mix of transport modes is encouraged. Effective planning policies can help to ensure that patterns of new development provision aim to minimise transport demand and maximise the attractiveness of walking and cycling as modes of transport in places such as Minehead in particular. The provision of the best range of services and facilities which can be achieved will help to increase the self-containment of the larger settlements, and this again applies particularly to Minehead. o Recognition of the identification of local economic facilities as Assets of Community Value under the provisions of the Localism Act. <p>Definition:</p> <p>Settlement: In the context of these policies, 'settlement' means Minehead/Alcombe, Watchet, Williton and the Primary and Secondary Villages.</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p>

	<p>Fordham Research; 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.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p>
Policy MD1:	MINEHEAD DEVELOPMENT
	<p>DEVELOPMENT PROPOSALS AT MINEHEAD / ALCOMBE, MUST:</p> <ul style="list-style-type: none"> • SUPPORT AND STRENGTHEN THE SETTLEMENT'S ROLE AS THE MAIN SERVICE AND EMPLOYMENT CENTRE IN WEST SOMERSET, PARTICULARLY IN TERMS OF THE DIVERSITY AND QUALITY OF ITS HISTORIC AND NATURAL ENVIRONMENT, SERVICES AND FACILITIES, AND; • TO MINIMISE THE IMPACT ON THE HISTORIC ENVIRONMENT OF THE URBAN AREA; • MAINTAIN AND ENHANCE ITS ATTRACTIVENESS AS A TOURIST DESTINATION, AND; <p>WHERE APPROPRIATE DEVELOPMENT PROPOSALS MUST ALSO:</p> <ul style="list-style-type: none"> • 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.
Purpose	<ul style="list-style-type: none"> ○ 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	<ul style="list-style-type: none"> ○ That maintaining and strengthening the range of service, recreation, education and employment facilities in Minehead will improve the quality of life for the town's inhabitants (and those of its hinterland) and ○ It will also reduce the number of journeys to other main centres to access services not available in the town.
Justification including any references	<ul style="list-style-type: none"> ○ Minehead / Alcombe is the major centre of population in the District (11,98144), 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

⁴⁴ Office for National Statistics; 2011 Census of Population.

	<p>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 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.</p> <ul style="list-style-type: none"> ○ 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. ○ It is also an important tourism destination with hotels / guest houses, seafront, holiday camp, steam railway and easy access to Exmoor. ○ Minehead is the focus of public transport services linking to the M5 at both Taunton and Bridgwater ○ Environmental considerations include a substantial area in the south east of the settlement which is at high risk of coastal flooding for which sea defences exist, and the high quality landscape which surrounds the town to the north, west and south. ○ A surface water management plan has been prepared for Minehead⁴⁵. <p>Sources:</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; <u>Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010</p>
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⁴⁵ Somerset County Council; Minehead Surface Water Management Plan, Detailed Assessment and Options Appraisal Report 2012.

	<p>Hunter Page Planning; <u>Employment Land Review Stages 1 – 3 (May 2009 – April 2010)</u>; West Somerset Council; 2010.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p> <p>Symonds Group Limited; <u>Design and Development Framework for the Minehead Regeneration Area, Somerset</u>; South West Regional Development Agency; 2003.</p> <p>Sustainable Futures; <u>Minehead Coastal Town Initiative Community Regeneration Plan: Strategy and Action Plan</u>; Minehead Coastal Town Initiative; 2002.</p> <p>Pieda Plc.; <u>An Economic Regeneration Strategy for Minehead: Final Report – February 1995 (Ref. PQ7662)</u>; West Somerset District Council; 1995.</p>
Policy MD2:	KEY STRATEGIC DEVELOPMENT ALLOCATION AT MINEHEAD / ALCOMBE
	<p>WITHIN THE AREA IDENTIFIED ON THE PROPOSALS MAP SOUTH OF THE A39, HOPCOTT ROAD, MINEHEAD / ALCOMBE A MIXED DEVELOPMENT WILL BE DELIVERED SUBJECT TO AN INDICATIVE MASTERPLAN INCORPORATING:</p> <ul style="list-style-type: none"> • 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. <p>THE DEVELOPMENT MUST BE FACILITATED BY THE APPROPRIATE INTEGRATED PROVISION OF TRANSPORT, COMMUNITY AND FLOOD RISK MANAGEMENT INFRASTRUCTURE.</p>
Purpose	<ul style="list-style-type: none"> ○ To provide for an appropriate additional amount of housing, commercial and community land uses in the most sustainable location available at Minehead.
Assumptions	<ul style="list-style-type: none"> ○ 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. ○ The development of the site will be subject to an overall master-plan including phasing where appropriate. ○ The provision of strategic development at this location will:

	<ul style="list-style-type: none"> ○ Help to minimise the risk from flooding ○ Minimise the walking time from the new development into the town centre and to other local facilities.
Justification including any references	<p>The strategy requires that the largest part of the strategic housing provision in the plan should be provided at Minehead / Alcombe:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>so that impact upon the natural and historic heritage is managed in an appropriate way,</p> <p>To avoid the provision of large amounts of new residential development in less well serviced parts of the District.</p> <p>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.</p> <p>Sources:</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p>

	<p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010</p>
Policy WA1:	WATCHET DEVELOPMENT
	<p>DEVELOPMENT PROPOSALS AT WATCHET, MUST:</p> <ul style="list-style-type: none"> • SUPPORT AND STRENGTHEN THE SETTLEMENT'S ROLE AS A LOCAL SERVICE AND EMPLOYMENT CENTRE FOR THE NORTH EASTERN PART OF WEST SOMERSET DISTRICT, PARTICULARLY IN TERMS OF THE RANGE AND QUALITY OF ITS SERVICES AND FACILITIES, AND • MAINTAIN AND ENHANCE ITS ATTRACTIVENESS AS A TOURIST DESTINATION AND THE OPERATION OF ITS MARINA. <p>WHERE APPROPRIATE, DEVELOPMENT PROPOSALS MUST ALSO:</p> <ul style="list-style-type: none"> • CONTRIBUTE TOWARDS RESOLVING THE FLOOD RISK ISSUES WHICH AFFECT THE SETTLEMENT, • ALLOW FOR POTENTIAL REALIGNMENT OF THE WEST SOMERSET RAILWAY WHICH MAY BE NECESSITATED BY COASTAL EROSION, • IMPROVE LINKAGES BETWEEN THE TOWN CENTRE AND THE PARTS OF THE TOWN TO THE SOUTH OF THE RAILWAY, • PROVIDE ADDITIONAL ALLOTMENTS FOR THE TOWN, AND; • COMPLEMENT THE PROVISION OF EMPLOYMENT OPPORTUNITIES, SERVICES AND FACILITIES IN NEIGHBOURING WILLITON.
Purpose	<ul style="list-style-type: none"> ○ 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. ○ 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. 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. ○ 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. ○ Active coastal erosion affects the coastline around the town, including the section at Helwell Bay between Watchet and Doniford, where the West Somerset Railway runs close to the edge of the sea cliff. As this

	cliff erodes, it will be necessary to re-align the railway if this key piece of tourism infrastructure is to remain intact.
Assumptions	<ul style="list-style-type: none"> ○ 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 ○ It will also reduce the number of journeys to other main centres to access services not available in the town.
Justification including any references	<p>Watchet is the second largest centre of population in the District (population 3,785⁴⁶). 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.</p> <p>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.</p> <p>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.</p> <p>Since the railway was built in the 1860s the town has expanded significantly to the south east, such that the majority of the town's population lives on the other side of the railway from the town centre. Links across the railway are limited to a single road bridge with no footways, a traditional railway footbridge and a pedestrian level crossing. In particular, better provision for those using pushchairs, wheelchairs or mobility scooters in the general vicinity of the road bridge would be of considerable benefit for the local population.</p> <p>Environmental considerations include an area in the valley bottom in the vicinity of the paper mill which is at high risk of flooding.</p> <p>Sources:</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p>

⁴⁶ Office for National Statistics; 2011 Census of Population.

	<p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; <u>Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010</p> <p>Hunter Page Planning; <u>Employment Land Review Stages 1 – 3 (May 2009 – April 2010)</u>; West Somerset Council; 2010.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p> <p>Watchet Action Strategy Partnership; <u>Watchet 2025: Watchet Community Strategic Plan 2008 – 2025 (draft)</u>; Watchet Action Strategic Partnership; 2009.</p> <p>Donaldsons; <u>Watchet: Analysis of Town Centre Sites (draft) – September 2003</u>; West Somerset District Council; 2003</p> <p>Landscape Design Associates; <u>Watchet Urban Design Framework: Final Report – May 2003</u>; West Somerset District Council; 2003.</p>
Policy WA2	STRATEGIC DEVELOPMENT ALLOCATION AT PARSONAGE FARM, WATCHET
	<p>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:</p> <ul style="list-style-type: none"> • APPROXIMATELY 290 DWELLINGS, • APPROXIMATELY 3 HECTARES OF APPROPRIATE AND COMPATIBLE, NON-RESIDENTIAL USES AT THE FARM BUILDING COMPLEX, AND; • PROVIDE ADDITIONAL ALLOTMENTS <p>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.</p>
Purpose	<ul style="list-style-type: none"> ○ To provide for an appropriate additional amount of housing, commercial and community land uses in the most sustainable location available at Watchet in order to support and enhance the services and role of the town.
Assumptions	<ul style="list-style-type: none"> ○ That a significant allocation of new development to the town will increase activity in the local economy serving to improve the viability of

	<p>local services to the benefit of both the residents of Watchet and the wider community.</p> <ul style="list-style-type: none"> ○ The development of the site will be subject to an overall master-plan including phasing where appropriate.
Justification including any references	<ul style="list-style-type: none"> ○ 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. ○ Such a distribution will help to ensure that: ○ Watchet's important service provision role for the north eastern part of the District will be strengthened. ○ Flood risk within the area is not made worse. There are areas at high risk of flooding at Watchet, principally within the old town and the valley running inland including much of the paper mill site. ○ 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. ○ The provision of pedestrian and cycleway links to the town centre from the new development is essential in order to avoid severance. ○ impact upon the natural and historic heritage is managed in an appropriate way ○ 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. ○ West Somerset Council will lead 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. <p>Sources:</p> <p>West Somerset District Council; West Somerset District Local Plan – Adopted April 2006; West Somerset District Council; 2008.</p> <p>West Somerset Council; West Somerset Council Corporate Plan 2011 – 12; West Somerset Council; 2011.</p> <p>West Somerset Council; West Somerset Housing Strategy 2009 – 2012; West Somerset Council; 2009.</p> <p>West Somerset Council; West Somerset Annual Monitoring Report 2008/09 – December 2009; West Somerset Council; 2009.</p> <p>Todd, Stuart; West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011; West Somerset Council; 2012.</p> <p>Wilsher, Martin; West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local</p>

	<p>Development Panel Report No. WSC 132/11); West Somerset Council; 2011.</p> <p>Hunter Page Planning; West Somerset Council Strategic Housing Land Availability Assessment – March 2010; West Somerset Council; 2010</p>
Policy WI1	WILLITON DEVELOPMENT
	<p>DEVELOPMENT PROPOSALS AT WILLITON MUST:</p> <ul style="list-style-type: none"> ○ SUPPORT AND STRENGTHEN THE SETTLEMENT'S ROLE AS A LOCAL SERVICE, ADMINISTRATIVE AND EMPLOYMENT CENTRE FOR THE NORTH EASTERN PART OF WEST SOMERSET DISTRICT, PARTICULARLY IN TERMS OF THE RANGE AND QUALITY OF ITS SERVICES AND FACILITIES, AND; ○ CONTRIBUTE TO THE IMPROVEMENT OF TRAFFIC AND TRANSPORT MANAGEMENT WITHIN THE VILLAGE, AND; ○ COMPLEMENT THE PROVISION OF EMPLOYMENT OPPORTUNITIES, SERVICES AND FACILITIES IN NEIGHBOURING WATCHET <p>WHERE APPROPRIATE, DEVELOPMENT MUST CONTRIBUTE TOWARDS RESOLVING THE FLOOD RISK ISSUES WHICH AFFECT THE SETTLEMENT.</p>
Purpose	<ul style="list-style-type: none"> ○ To protect and enhance Williton's important service and employment role in the local economy and also in the provision of community services for the wider area in conjunction with the neighbouring settlement of Watchet. ○ To address the traffic management issues which affect the village due to a combination of narrow streets with narrow or absent footways and the fact that the two busiest roads in the District – the A358 and the A39 – meet in the centre of the village causing significant levels of congestion at peak times. There is also considerable conflict with local traffic movements connected with local shops and services which exacerbate the problems. ○ Williton lies at the confluence of the Doniford Stream and the Monksilver Stream, the latter passes close to the centre of the village in a narrow and constrained channel. There is a history of flooding relating to both streams, and also to the area to the west of the village which used to be managed as water meadows and which retains a small watercourse linking the Monksilver Stream upstream of the village, with the Doniford Stream downstream of the main confluence. 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'. ○ Williton is the main administrative centre for the District, having the District Council offices. There is also a community hospital, fire station, middle school library and police station. This service role is of benefit to the wider area and the District as a whole. It is essential that this level of provision should be retained or improved.

Assumptions	<ul style="list-style-type: none"> ○ That maintaining and strengthening the range of service, recreation, education and employment facilities in Williton will improve the quality of life for the village's inhabitants (and those of its hinterland) and ○ It will also reduce the number of journeys to other main centres to access services not available in the village.
Justification including any references	<p>Williton is the third largest centre of population in the District (population 2,697⁴⁷). 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.</p> <p>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.</p> <p>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.</p> <p>Environmental considerations include significant areas of the village which are at high risk of flooding.</p> <p>Sources:</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; <u>Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010</p> <p>Hunter Page Planning; <u>Employment Land Review Stages 1 – 3 (May 2009 – April 2010)</u>; West Somerset Council; 2010.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p>

⁴⁷ Office for National Statistics; 2011 Census of Population.

	<p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p> <p>ARUP and DHUD; <u>Williton Village Masterplan: Draft for Public Consultation – June 2011</u>; West Somerset Council; 2011.</p> <p>Williton Parish Council; <u>A Parish Plan for Williton</u>; Williton Parish Council; 2006.</p> <p>RPS Plc. <u>Economic and Commercial Regeneration Killick Way, Williton: Final Report – June 2003</u>; West Somerset District Council; 2003.</p>
Policy WI2	KEY STRATEGIC DEVELOPMENT ALLOCATIONS AT WILLITON
	<p>WITHIN THE AREAS IDENTIFIED ON THE PROPOSALS MAP TO THE WEST AND NORTH OF WILLITON, MIXED DEVELOPMENT WILL BE DELIVERED SUBJECT TO AN INDICATIVE MASTERPLAN INCORPORATING:</p> <ul style="list-style-type: none"> • APPROXIMATELY 406 DWELLINGS, AND; • APPROXIMATELY 3 HECTARES OF APPROPRIATE AND COMPATIBLE, NON-RESIDENTIAL USES. <p>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.</p>
Purpose	<ul style="list-style-type: none"> ○ To provide for an appropriate additional amount of housing, commercial and community land uses in the most sustainable location available at Williton in order to support and enhance the services and role of the village.
Assumptions	<ul style="list-style-type: none"> ○ That a significant allocation of new development to the town will increase activity in the local economy serving to improve the viability of local services to the benefit of both the residents of Williton and the wider community. ○ The development of the site will be subject to an overall master-plan including phasing where appropriate.
Justification including any references	<p>As set out above, the plan proposes to provide for 2,900 dwellings over the plan period on the basis of the evidence. In order to meet this level of provision in the most sustainable way it is desirable to deliver the majority of these dwellings at the three main settlements of Minehead / Alcombe, Watchet and Williton including some 406 dwellings on sites at Williton.</p> <p>Such a distribution will help to ensure that:</p>

- Williton's important service provision role for the north eastern part of the District will be strengthened.
- Flood risk within the area is not made worse. There are areas at high risk of flooding at Williton, both within and around the village in association with the Monksilver Stream and its related watercourses and the Doniford Stream which it joins close to the railway station.
- Impact on the landscape is managed appropriately. The land identified by this policy is unconstrained by landscape or nature conservation designations, however it is adjacent to land affected by flooding, and an appropriate flood risk management strategy will have to be implemented as part of the proposed development.
- development is proposed to the west and north of the village because:
 - The village's commercial and service centre is well related to the proposed strategic sites. 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).
- The provision of pedestrian and cycleway links to the village centre from the new development is essential in order to avoid severance.
- 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.
- 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.
- West Somerset Council will lead the preparation of an indicative masterplan in order to help to guide the emerging development proposals for the sites so that the Plan's strategy will not be prejudiced.

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.

	<p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010</p>
POLICY LT1	POST 2026 KEY STRATEGIC DEVELOPMENT SITES.
	<p>WITHIN THE TWO AREAS IDENTIFIED FOR LONGER TERM STRATEGIC DEVELOPMENT ON THE PROPOSALS MAP:</p> <ul style="list-style-type: none"> • TO THE SOUTH OF PERITON ROAD, MINEHEAD 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, • DEVELOPMENT OF BOTH OF THESE SITES WOULD BE GUIDED BY THE PROVISION OF INDICATIVE MASTERPLANS. <p>PROVISION IS MADE FOR DEVELOPMENT IN THE LATTER PART OF THE PLAN PERIOD POST 2026.</p>
Purpose	<ul style="list-style-type: none"> ○ 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	<ul style="list-style-type: none"> ○ 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	<p>Land between Hopcott and Periton, south of the A39 Periton Road at Minehead is the next most sustainable strategic development option for Minehead after the development of the land allocated by policy MD2. It would be proposed for development subject to similar conditions as policy MD2 regarding the treatment of biodiversity including the barbastelle bats, and the landscape setting of the site.</p>

	<p>The site at Cleeve Hill, Watchet is relatively close to the town centre, and also offers the potential to re-align the B3191 where coastal erosion is threatening to destroy the current alignment of the road.</p> <p>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.</p>
Policy SV1	DEVELOPMENT AT PRIMARY AND SECONDARY VILLAGES
	<p>DEVELOPMENT AT PRIMARY AND SECONDARY VILLAGES SHOULD:</p> <ul style="list-style-type: none"> • BE DESIGNED TO FORM AN INTEGRAL, HARMONIOUS ADDITION TO THE SETTLEMENT'S EXISTING CHARACTER • HELP TO MAINTAIN OR ENHANCE THEIR EXISTING LEVEL OF SERVICE PROVISION, AND ALSO HELP TO CREATE BALANCED COMMUNITIES AT A LEVEL APPROPRIATE TO THEIR ROLE AND FUNCTION.
Purpose	<ul style="list-style-type: none"> ○ The policy is proposed in order to enhance and sustain the economic and social vitality of the larger rural villages ○ It will provide a spatial strategy for the villages in the A39 and A358 corridors and also for the Brendon Hills and Exmoor fringe communities.
Assumptions	<ul style="list-style-type: none"> ○ 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, for example in the form of work-live units.
Justification including any references	<ul style="list-style-type: none"> ○ There are a number of factors which justify a policy seeking to bring new residential and employment development to villages in West Somerset: ○ There is a strong demand for second homes and holiday cottages which increases property prices ○ In-migration of early retirees and families from areas such as the west midlands and south east of England where property values are higher also increases property values ○ The predominantly low wage economy in the area, which reduces the ability of local people to afford access to the West Somerset housing market. ○ The Taylor Report concluded that development in village communities was an appropriate way of addressing the need to retain vital communities in rural areas, without which rural populations. <p>Sources:</p>

	<p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; <u>Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010</p> <p>Hunter Page Planning; <u>Employment Land Review Stages 1 – 3 (May 2009 – April 2010)</u>; West Somerset Council; 2010.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p>
Policy OC1	OPEN COUNTRYSIDE DEVELOPMENT
	<p>RESIDENTIAL DEVELOPMENT IN THE OPEN COUNTRYSIDE (LAND NOT ADJACENT OR IN CLOSE PROXIMITY TO THE MAJOR SETTLEMENTS, PRIMARY AND SECONDARY VILLAGES) WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT:</p> <p>SUCH A LOCATION IS ESSENTIAL FOR A RURAL WORKER ENGAGED IN EG: AGRICULTURAL , FORESTRY, HORTICULTURE, EQUESTRIAN OR HUNTING EMPLOYMENT, OR;</p> <ul style="list-style-type: none"> IT IS PROVIDED THROUGH THE CONVERSION OF EXISTING, TRADITIONALLY CONSTRUCTED BUILDINGS IN ASSOCIATION WITH EMPLOYMENT OR TOURISM PURPOSES AS PART OF A WORK / LIVE DEVELOPMENT, OR;

	<ul style="list-style-type: none"> • 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). <p>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.</p>
Purpose	<ul style="list-style-type: none"> ○ To protect the open countryside from damaging development whilst exceptionally allowing development which is beneficial to the health of the community and / or the local economy to take place.
Assumptions	<ul style="list-style-type: none"> ○ That it is generally desirable to protect the open countryside from development. ○ That there are circumstances in which it is appropriate to allow a strictly limited amount of development in the open countryside for land management, social or economic reasons.
Justification including any references	<ul style="list-style-type: none"> ○ “The open countryside” includes all land outside of existing settlements, where development is not generally appropriate. It is however desirable in certain circumstances to allow development exceptionally, where this is beneficial for the community and local economy. ○ Essential dwellings for agricultural, forestry, equine, horticulture or hunting purposes may be permitted subject to a rigorous assessment of the necessity for the development in the location proposed, and in particular, why an existing dwelling in the local area cannot suffice. The 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. ○ The re-use and conversion of existing traditional buildings in the open countryside for alternative uses can, if sensitively implemented in order to maximise the retention of the traditional character of the buildings, make a significant contribution to protecting the character and heritage of the rural landscape. ○ Reasons for preventing development in the open countryside are that: <ul style="list-style-type: none"> • dispersed development disproportionately increases transport demand which can usually only be fulfilled by use of the private car • It is significantly more expensive per capita to deliver services to a dispersed rural population than for population concentrated in larger settlements.

	<ul style="list-style-type: none"> • 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. <p>○ Reasons for allowing development in the open countryside are that:</p> <ul style="list-style-type: none"> • Certain types of agricultural, forestry, equine, horticultural or hunting enterprise need close supervision which can only be provided by having someone living on or near to the site. In exceptional cases, this need cannot be met through the use of existing housing stock in the local area, subject to a detailed and compelling justification, there may be an economic case for allowing a new dwelling. • Where traditional buildings are being conserved through conversion for a business use including tourism accommodation or a live / work development, a new residential dwelling may be permitted as part of the conversion scheme in order to assist with the provision of jobs in rural areas. • 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. <p>○ See also transport policy TR2.</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p>
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	<p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; <u>Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010</p> <p>Hunter Page Planning; <u>Employment Land Review Stages 1 – 3 (May 2009 – April 2010)</u>; West Somerset Council; 2010.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p>
	ECONOMY
Policy EC1	WIDENING AND STRENGTHENING THE LOCAL ECONOMY
	<p>PROPOSALS WHICH WILL MAKE THE WEST SOMERSET ECONOMY STRONGER AND MORE DIVERSE AND THAT ARE LIKELY TO INCREASE THE PROPORTION OF HIGHER PAID JOBS LOCALLY WILL BE SUPPORTED.</p> <p>NEW DEVELOPMENT, REDEVELOPMENT AND, CONVERSION PROPOSALS FOR ALL TYPES OF EMPLOYMENT GENERATING ACTIVITIES WILL BE ENCOURAGED AND DIRECTED TO EXISTING AND EXTANT PREMISES AND SITES FOR SIMILAR AND COMPATIBLE USES AND WOULD NOT HAVE AN ADVERSE IMPACT ON THE AMENITY OF EXISTING NEIGHBOURING LAND USES.</p>
Purpose	<ul style="list-style-type: none"> ○ To encourage a widening of the employment base within the area ○ This includes taking advantage of the new economic activity brought by the Hinkley Point C proposals, which potentially offers a significant supply of relatively well paid and secure employment for the District's population ○ To provide an appropriate supply of employment land.
Assumptions	<ul style="list-style-type: none"> ○ That having a more diverse economy including more, higher paid employment will attract more people of working age to remain in West Somerset, or will encourage them to move here to work. ○ This in turn will improve the ratio of average earnings to average house price in the area.

Justification including any references	<ul style="list-style-type: none"> One of the key weaknesses of the West Somerset economy is the predominantly low waged economy based on the tourism business, agriculture and social care. Bringing a wider range of work, and more, higher paid jobs to the area would increase the prosperity of the area and improve its facilities to the benefit of the population as a whole. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>Heart of the South West LEP; <u>Heart of the South West Local Economic Partnership Prospectus – March 2011</u>; Heart of the South West LEP; 2011</p> <p>EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy – February 2003</u>; Somerset County Council; 2003</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>GVA Grimley Ltd.; <u>Planning for Prosperous Economies: Maximising the Role of the Non B Use Class Sector – Summer 2009</u>; GVA Grimley; 2009.</p>
Policy EC2	MAJOR EMPLOYMENT SITES
	<p>THE EMPLOYMENT SITES AT MART ROAD, MINEHEAD AND ROUGHMOOR, WILLITON ARE IDENTIFIED ON THE PROPOSALS MAP. WITHIN THESE SITES THERE WILL BE A GENERAL PRESUMPTION IN FAVOUR OF USES IN THE B1, B2 AND B8 USE CLASSES.</p> <p>EMPLOYMENT AND SERVICE BASED LAND USES FALLING OUTSIDE THESE USE CLASSES WILL BE PERMITTED WHERE THESE CAN BE DEMONSTRATED TO MAKE A POSITIVE CONTRIBUTION TO THE OVERALL VITALITY AND VIABILITY OF THE LOCAL ECONOMY.</p>
Purpose	<ul style="list-style-type: none"> Providing for the expansion of existing businesses Providing for businesses requiring specific and/or bespoke premises Maintaining a key element in the local employment base.

Assumptions	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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. <p>Sources:</p> <p>Department for Communities and Local Government; National Planning Policy Framework – March 2012; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Hunter Page Planning; Employment Land Review, Stages 1 – 3: April 2010; West Somerset Council; 2010.</p> <p>EKOS Consulting; The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009; West Somerset Council; 2009.</p> <p>ARUP; West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011; West Somerset Council; 2011.</p> <p>West Somerset District Council; West Somerset District Local Plan – Adopted April 2006; West Somerset District Council; 2008.</p> <p>Todd, Stuart; West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011; West Somerset Council; 2012.</p> <p>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.</p> <p>GVA Grimley Ltd.; Planning for Prosperous Economies: Maximising the Role of the Non B Use Class Sector – Summer 2009; GVA Grimley; 2009</p>
Policy EC3	GREENFIELD EMPLOYMENT GENERATING DEVELOPMENT
	DEVELOPMENT PROPOSALS REQUIRING A GREENFIELD LOCATION WILL BE DIRECTED TO EXISTING IDENTIFIED AND/OR ALLOCATED

	<p>SITES FOR THOSE TYPE OF USES UNLESS IT CAN BE DEMONSTRATED THAT:</p> <ul style="list-style-type: none"> • THE PROPOSED LOCATION IS ESSENTIAL TO THE BUSINESS AND THAT IT COULD NOT BE LOCATED ELSEWHERE, AND, • IT DOES NOT ADVERSELY AFFECT THE VITALITY AND VIABILITY OF EXISTING CENTRES, AND; • IT COMPLEMENTS EXISTING SERVICE AND FACILITY PROVISION IN THE SETTLEMENT AND SURROUNDING AREA WITHOUT GENERATING NEW UNSUSTAINABLE TRANSPORT PATTERNS.
Purpose	<ul style="list-style-type: none"> ○ Providing for the expansion of existing businesses ○ Providing for businesses requiring specific and/or bespoke premises
Assumptions	<ul style="list-style-type: none"> ○ Employment development should be accommodated on existing allocated employment land unless there is a sound reason why it should be located elsewhere. ○ Sometimes, when other options have been tested and rejected, Greenfield sites may be the most appropriate choice for new employment development.
Justification including any references	<ul style="list-style-type: none"> ○ 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. ○ 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. ○ 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. <p>Sources:</p> <p>Department for Communities and Local Government; National Planning Policy Framework – March 2012; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Hunter Page Planning; Employment Land Review, Stages 1 – 3: April 2010; West Somerset Council; 2010.</p> <p>EKOS Consulting; The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009; West Somerset Council; 2009.</p> <p>ARUP; West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011; West Somerset Council; 2011.</p> <p>West Somerset District Council; West Somerset District Local Plan – Adopted April 2006; West Somerset District Council; 2008.</p>

	<p>Todd, Stuart; West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011; West Somerset Council; 2012.</p> <p>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.</p> <p>GVA Grimley Ltd.; Planning for Prosperous Economies: Maximising the Role of the Non B Use Class Sector – Summer 2009; GVA Grimley; 2009</p>
Policy EC4	HOME-BASED BUSINESS ACTIVITIES
	<p>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:</p> <ul style="list-style-type: none"> • LIMITING THE TYPE AND LEVEL OF ACTIVITY, INCLUDING THE HOURS OF WORK AND DELIVERIES, TO THAT CONSISTENT WITH THE RESIDENTIAL AMENITY OF THE AREA, AND; • PREVENTING ANY HARMFUL INTENSIFICATION.
Purpose	<ul style="list-style-type: none"> ○ The policy recognises the importance to the West Somerset economy of the substantial number of small home based businesses in the area. ○ It encourages such development subject to their adverse impact being contained at 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	<ul style="list-style-type: none"> ○ That many businesses would not start up at all without the possibility of beginning at home. ○ Many of these businesses can operate successfully and in an acceptable manner without expanding further, ○ they provide a helpful broadening of the West Somerset economy. ○ Some of them provide high incomes for their owners
Justification including any references	<ul style="list-style-type: none"> ○ A healthy economy requires a varied range of business premises, including provision for those businesses based in residential properties. ○ Given the remote rural nature of West Somerset and the high quality of its environment small high value home based businesses are attracted to the area. ○ In the context of the low average income levels in the West Somerset economy, home based businesses can offer an element of higher income employment helping to broaden the economy. ○ 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.

	<p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Live/Work Network; <u>Rural Live/Work: Developments that Support Home-Based Business</u>; Live/Work Network; 2005.</p>
Policy EC5	SAFEGUARDING EXISTING EMPLOYMENT USES
	<p>SITES AND PREMISES WITH EXISTING COMMERCIAL ACTIVITIES WILL BE SAFEGUARDED AGAINST CHANGE OF USE TO RESIDENTIAL OR OTHER NON-EMPLOYMENT GENERATING USES UNLESS IT CAN BE DEMONSTRATED THAT:</p> <ul style="list-style-type: none"> • THE ACTIVITY IS NO LONGER APPROPRIATE OR SUSTAINABLE IN THAT LOCATION, • THE BUSINESS IS NO LONGER VIABLE IN THAT LOCATION, • THE BUSINESS/SITE HAS BEEN MARKETING (AT A COMPETITIVE PRICE FOR COMPARABLE USES) FOR A MINIMUM OF TWELVE MONTHS AND HAS GENERATED NO INTEREST, AND, WHERE APPROPRIATE, • 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. <p>CONSIDERATION WILL ALSO BE TAKEN ACCOUNT OF BUSINESSES RELOCATING FROM THE SITE / PREMISES TO MORE SUSTAINABLE LOCATIONS NEARBY.</p>
Purpose	<ul style="list-style-type: none"> ○ To protect existing employment land from redevelopment for other, potentially higher value land uses.
Assumptions	<ul style="list-style-type: none"> ○ 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 ○ That if an employment use is lost, the former employees are likely to have to travel further to find alternative work, or to leave the area altogether or become unemployed.

Justification including any references	<ul style="list-style-type: none"> ○ 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. ○ 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. ○ 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. ○ 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. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Hunter Page Planning; <u>Employment Land Review, Stages 1 – 3: April 2010</u>; West Somerset Council; 2010.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p>
Policy EC6	WORK/LIVE DEVELOPMENTS
	<p>PROPOSALS FOR WORK/LIVE DEVELOPMENTS THROUGH NEW BUILD OR CONVERSION OF EXISTING BUILDINGS WILL BE SUPPORTED WHERE:</p> <ul style="list-style-type: none"> • THE EMPLOYMENT ELEMENT WITHIN EACH UNIT FORMS AND REMAINS A MAJORITY OF THE GROSS FLOORSPACE OF EACH UNIT, • THE EMPLOYMENT AND RESIDENTIAL ELEMENTS ARE INTEGRATED WITH ONE ANOTHER AND CANNOT BE SEPARATED OR SOLD OFF AS SEPARATE 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 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.
Purpose	<ul style="list-style-type: none"> ○ To encourage the development of viable work/live accommodation which will remain work/live in the long term.
Assumptions	<ul style="list-style-type: none"> ○ 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; ○ Will help to broaden the West Somerset economy, and; ○ That work/live accommodation can provide the opportunity to work and live in the same location thereby reducing transport demand.
Justification including any references	<ul style="list-style-type: none"> ○ 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. ○ 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. ○ 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. ○ Work / live development may also be created through the conversion of traditional buildings in the open countryside. ○ Work / live planning permissions would be conditioned to the effect that they remain as such. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Live/Work Network; <u>Rural Live/Work: Developments that Support Home-Based Business</u>; Live/Work Network; 2005.</p>
Policy EC7	TRAINING AND EDUCATIONAL PROVISION

	<p>PROPOSALS WHICH STRENGTHEN THE RANGE AND QUALITY OF TRAINING OPPORTUNITIES OFFERED WITHIN THE AREA WILL BE SUPPORTED.</p> <p>DEVELOPMENT PROPOSALS THAT COMBINE EDUCATION, TRAINING AND EMPLOYMENT FUNCTIONS AND OPPORTUNITIES IN ONE LOCATION WILL BE SUPPORTED PROVIDED THAT THEY DO NOT ADVERSELY AFFECT THE VITALITY AND VIABILITY OF EXISTING CENTRES</p>
Purpose	<ul style="list-style-type: none"> To take advantage of opportunities which arise to increase the range and / or skill level of the local workforce through training.
Assumptions	<ul style="list-style-type: none"> That increasing the skill levels amongst the local workforce should improve its attractiveness to potential employers and, provided that they remain resident in the area is likely to increase the amount of money circulating in the local economy.
Justification including any references	<ul style="list-style-type: none"> Increasing skill levels in the local community should help to increase earnings and the attractiveness of the area to potential employers. Additionally, major projects including the Hinkley Point new nuclear proposals offer the opportunity for local people to acquire skills which will enable them to participate as part of the workforce. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>Heart of the South West LEP; <u>Heart of the South West Local Economic Partnership Prospectus – March 2011</u>; Heart of the South West LEP; 2011</p> <p>EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy – February 2003</u>; Somerset County Council; 2003</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p>
Policy EC8	TOURISM IN SETTLEMENTS
	<p>TOURISM 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:</p> <ul style="list-style-type: none"> PARKING, AMENITY IMPACT, AND; ACCESSIBILITY,

	SUBJECT TO THE PROVISIONS OF CLAUSES A TO E OF POLICY SC1.
Purpose	<ul style="list-style-type: none"> ○ The policy seeks to encourage the provision of additional tourist attractions within existing settlements.
Assumptions	<ul style="list-style-type: none"> ○ That providing additional tourist attractions and activities will encourage more tourists to visit the area, and will result in those who do come spending more money during their stay.
Justification including any references	<ul style="list-style-type: none"> ○ The policy for tourism will encourage both the consolidation of existing facilities together with a broadening of the range of activities and opportunities available to visitors ○ This will include the emphasised promotion of Minehead as a centre for visiting Exmoor and an increased profile for outdoor pursuits. ○ 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. <p>See also transport policy TR2</p> <p>Definition:</p> <p>Settlement: In the context of this policy, 'settlement' means Minehead/Alcombe, Watchet, Williton and the Primary and Secondary Villages.</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>Heart of the South West LEP; <u>Heart of the South West Local Economic Partnership Prospectus – March 2011</u>; Heart of the South West LEP; 2011</p> <p>EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy – February 2003</u>; Somerset County Council; 2003</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>Department for Communities and Local Government; <u>England's Smaller Seaside Towns: A 'Benchmarking' Study – March 2011</u>; Communities and Local Government; 2011;</p> <p>ISBN 978 1 4098 2528 9</p> <p>Department for Communities and Local Government; <u>Strategy for Seaside Success: Securing the Future of Seaside Economies</u>; Communities and Local Government; 2010; ISBN 978 1 4098 2379 7</p> <p>Centre for Regional Economic and Social Research (Sheffield Hallam University); <u>The Seaside Tourist Industry in England and Wales: Employment, Economic</u></p>

	<p><u>Output, Location and Trends</u>; Sheffield Hallam University; 2010; ISBN 978 1 84387 324 2.</p> <p>Department for Communities and Local Government; <u>England's Seaside Towns: A 'Benchmarking' Study – November 2008</u>; Communities and Local Government Publications; 2008;</p> <p>ISBN 978 1 4098 0620 2</p>
Policy EC9	TOURISM OUTSIDE OF SETTLEMENTS
	<p>TOURISM DEVELOPMENTS OUTSIDE SETTLEMENTS WILL ONLY BE SUPPORTED WHERE IT CAN BE DEMONSTRATED THAT;</p> <ul style="list-style-type: none"> • THE PROPOSED LOCATION IS ESSENTIAL TO THE BUSINESS AND THAT IT COULD NOT BE LOCATED ELSEWHERE, AND; • IT DOES NOT ADVERSELY AFFECT THE VITALITY AND VIABILITY OF THE NEIGHBOURING SETTLEMENTS, AND; • IT COMPLEMENTS EXISTING TOURISM SERVICE AND FACILITY PROVISION IN NEIGHBOURING SETTLEMENTS AND SURROUNDING AREA WITHOUT GENERATING NEW UNSUSTAINABLE TRANSPORT PATTERNS.
Purpose	<ul style="list-style-type: none"> ○ The policy seeks to allow for the provision of additional tourist attractions outside existing settlements subject to environmental and viability safeguards.
Assumptions	<ul style="list-style-type: none"> ○ That providing additional tourist attractions and activities will encourage more tourists to visit the area, and will result in those who do come spending more money during their stay.
Justification including any references	<ul style="list-style-type: none"> ○ The policy for tourism will encourage both the consolidation of existing facilities together with a broadening of the range of activities and opportunities available to visitors ○ This will include the emphasised promotion of Minehead as a centre for visiting Exmoor and an increased profile for outdoor pursuits. <p>See also transport policy TR2</p> <p>Definition:</p> <p>Settlement: In the context of this policy, 'settlement' means Minehead/Alcombe, Watchet, Williton and the Primary and Secondary Villages.</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p>

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

Policy EC11	AGRICULTURE
	DEVELOPMENT PROPOSALS FOR FARM DIVERSIFICATION WHICH HELP TO SUPPORT THE LOCAL AGRICULTURAL ECONOMY WILL BE SUPPORTED WHERE IT DOES NOT CONFLICT WITH SUSTAINABILITY CONSIDERATIONS.
Purpose	<ul style="list-style-type: none"> 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
Assumptions	<ul style="list-style-type: none"> o That farm diversification is a positive means of supporting the agricultural sector which can also provide an increased range of services, including employment and tourism facilities. o Producing, marketing and consuming food locally is beneficial in terms of minimising carbon dioxide production.
Justification including any references	<ul style="list-style-type: none"> o 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. o NPPF Paragraph 28 sets out national policy. o It is important that in developing farm diversification schemes, the objectives of sustainable development are addressed in order to minimise adverse impacts. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy – February 2003</u>; Somerset County Council; 2003</p> <p>Commission for Rural Economies; <u>State of the Countryside 2010: The Economy in Rural England</u>; Commission for Rural Economies; 2010.</p> <p>Commission for Rural Economies; <u>Poverty Amongst Farming Households: Achieving Sustainable Livelihoods</u>; Commission for Rural Economies; 2010.</p> <p>Bosworth, G. (University of Newcastle-upon-Tyne); <u>Counter-urbanisation and Job Creation: Entrepreneurial In-Migration and Rural Economic Development (Centre for Rural Economy Discussion Paper Series No.4)</u>; Centre for Rural Economy; 2006.</p>
New policy EC12	MINEHEAD PRIMARY RETAIL AREA AND CENTRAL AREAS FOR ALCOMBE, WATCHET AND WILLITON

	<ol style="list-style-type: none"> 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.
Purpose	<ul style="list-style-type: none"> o To identify the extent of the main commercial retail areas of the main settlements and the activities permitted within each.
Assumptions	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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. <p>Sources:</p> <p>NPPF</p> <p>Town and Village Centres Study</p>

	TRANSPORT
Policy TR1	ACCESS TO AND FROM WEST SOMERSET
	PROPOSALS FOR DEVELOPMENT MUST ENCOURAGE 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.
Purpose	<ul style="list-style-type: none"> ○ To maintain and where possible strengthen the existing public transport services linking West Somerset's settlements with larger centres to the west and south. In particular better bus services to Bridgwater are needed ○ To maximise the potential which exists for increasing the attractiveness of and facilities for walking and cycling as a means of transport, particularly in the main settlements. ○ To provide for road improvements where these are necessitated by and can be funded through development proposals ○ To support the West Somerset Railway through development proposals which relate to it.
Assumptions	<ul style="list-style-type: none"> ○ It is helpful to provide as good a range of bus services as possible in order to provide non-private car based access to other settlements within West Somerset and larger service centres elsewhere such as Taunton and Bridgwater. ○ Major highway improvements are desirable, but are not usually achievable due to the high cost of improving roads such as the A39 and A358 and the lack of funding for such projects which is unlikely to improve during the plan period. ○ Whilst walking and cycling have limited potential in much of West Somerset, the larger settlements do have greater potential, particularly if improvements in existing networks are facilitated in the course of making provision for new development. ○ Walking and cycling have considerable health benefits. ○ Encouraging the increasing use of non-private car modes of transport where possible is a good thing and helps to reduce carbon dioxide emissions
Justification including any references	<ul style="list-style-type: none"> ○ Proposals for development in West Somerset's communities should provide for contributions towards public transport services linking the main communities of Watchet Williton and Minehead with particularly Taunton and Bridgwater in order to provide an alternative to the private car, or for those without access to a car. ○ West Somerset has a higher than average per-capita carbon dioxide emission level, any positive change in the proportion of journeys made by non-private car modes should help improve this situation.

	<p>o Somerset County Council's current travel plan thresholds:</p> <p>Full travel plans are required above the following floorspace / dwelling number thresholds (August 2014):</p> <p>800m² - A1 (non-food 1500m²)</p> <p>1500 m² - B1</p> <p>2500 m² - B2</p> <p>5000 m² - B8</p> <p>50 dwellings - C3</p> <p>Travel plan statements:</p> <p>500 m² - A1</p> <p>1000 m² - B1</p> <p>1500 m² - B2</p> <p>2000 m² - B8</p> <p>30 dwellings - C3</p> <p>Measures-only travel statements:</p> <p>100 m² - A1</p> <p>500 m² - B1</p> <p>1000 m² - B2</p> <p>1000 m² - B8</p> <p>10 dwellings - C3</p> <p>o Further explanations/caveats and other use types are covered in Somerset County Council's Travel Planning Guidance. Which can be downloaded at:</p> <p>http://www.movingsomersetforward.co.uk/new-developments/planning-guidance</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Somerset County Council; <u>Future Transport Plan 2011 – 2026: Transport and Development – March 2011</u>; Somerset County Council; 2011.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy – February 2003</u>; Somerset County Council; 2003</p>
Policy TR2	REDUCING RELIANCE ON THE PRIVATE CAR.
	<p>DEVELOPMENT SHOULD BE LOCATED AND DESIGNED TO MAXIMISE THE ATTRACTIVENESS OF MODES OF TRANSPORT OTHER THAN THE PRIVATE CAR WHERE APPROPRIATE, PARTICULARLY WHERE:</p> <ul style="list-style-type: none"> IT COMPLEMENTS EXISTING SERVICE AND FACILITY PROVISION IN THE SETTLEMENT AND SURROUNDING AREA WITHOUT GENERATING NEW UNSUSTAINABLE TRANSPORT PATTERNS (AS A CONSEQUENCE), AND;

	<ul style="list-style-type: none"> • DOES NOT GENERATE SIGNIFICANT ADDITIONAL TRAFFIC MOVEMENTS OVER MINOR ROADS TO THE NATIONAL PRIMARY AND COUNTY HIGHWAY ROUTE NETWORK.
Purpose	<ul style="list-style-type: none"> ○ The policy is designed to minimise additional transport demand arising from new development and to maximise modal choice within the limitations of public transport provision within the area.
Assumptions	<ul style="list-style-type: none"> ○ That it is beneficial to locate new development where there is a choice of modes of transport available to access a varied range of destinations and facilities which would be frequently visited by inhabitants of the new development.
Justification including any references	<ul style="list-style-type: none"> ○ New planned development should be located insofar as is possible to maximise the choice of modes of transport available to residents. It is recognised that in planning for the continuing health of the District's rural settlements opportunities for the use of modes other than the private car are very limited. ○ This effectively means that, if possible, they should have convenient access to the bus services between Minehead and Taunton, or Minehead and Bridgwater. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Somerset County Council; <u>Future Transport Plan 2011 – 2026: Transport and Development – March 2011</u>; Somerset County Council; 2011.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>EDAW Plc.; <u>Western Somerset Economic Development & Access Strategy – February 2003</u>; Somerset County Council; 2003</p>
Policy CF1	MAXIMISING ACCESS TO RECREATIONAL FACILITIES
	<p>THE PROVISION OF NEW, AND IMPROVEMENT OF EXISTING, HEALTH, SPORT, RECREATION AND CULTURAL FACILITIES WILL BE SUPPORTED, WHERE THIS HELPS TO STRENGTHEN AND OR ENHANCE A BALANCED RANGE OF PROVISION FOR LOCAL COMMUNITIES AND VISITING TOURISTS.</p> <p>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.</p> <p>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.</p>

Purpose	<ul style="list-style-type: none"> o To ensure that, where practical, opportunities for the shared use of existing sport and recreation facilities are maximised, particularly through the use of contributions from new development which may help to bring about improved capacity and or quality. o Unmet need for facilities for young people will be addressed to some extent as part of the policy for improved provision of sport and recreation facilities. o The flexibility of use of planning obligations monies is an important issue
Assumptions	<ul style="list-style-type: none"> o The provision of sufficient sport, recreation and cultural facilities accessible to the local community makes a positive contribution to the population's quality of life, and also to its physical and mental health.
Justification including any references	<ul style="list-style-type: none"> o It is reasonable for new development to make appropriate provision for additional sport, recreation and cultural facilities proportionate to the additional population which they will give rise to. o Modern lifestyles are increasingly sedentary, both in work and home life, in order to counter the adverse health impacts of the lack of exercise experienced by many, it is essential to provide the facilities to enable team games and general informal recreation involving activities such as walking and or active play. o Similarly, the provision of cultural facilities is also beneficial to the community, both through participation in performance and as an audience, all of which is helpful in strengthening community identity and pride as well as giving people great enjoyment. 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. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Department for Culture, Media and, Sport; <u>Principles of Selection for Listed Buildings – March 2010</u>; Department for Culture, Media and, Sport; 2010.</p> <p>Department for Communities and Local Government; <u>Good Practice Guide on Planning for Tourism May 2006</u>; DCLG Publications; 2006; ISBN 978 1 85112 854 9.</p> <p>Office of the Deputy Prime Minister; <u>Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation (PPG 17)</u>; The Stationary Office; 2002; ISBN 0 11 753636 9</p> <p>Office of the Deputy Prime Minister; <u>Assessing Needs and Opportunities: A Companion Guide to PPG 17</u>; The Stationary Office; 2002; 1 85 112590 6.</p> <p>Department for Communities and Local Government; <u>Consultation Paper on a New Planning Policy Statement: Planning for a Natural and Healthy Environment – March 2010</u>; Communities and local Government Publications; 2010; ISBN 978 1 4098 2261 5</p>

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

	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.
Purpose	<ul style="list-style-type: none"> o To encourage the development of low and / or zero carbon economy proposals in the area and to encourage low energy solutions in new development.
Assumptions	<ul style="list-style-type: none"> o That the development of a low and / or zero carbon energy supply chain and businesses which make use of its products would help to reduce the high per-capita carbon footprint for West Somerset. o It would be beneficial for residents and the environment to have low energy systems installed in their homes. o Climate change impact is likely to have serious implications for the low-lying coastal areas of West Somerset, and also the erosion vulnerable coastal cliffs.
Justification including any references	<ul style="list-style-type: none"> o The encouragement of local low / zero carbon energy systems will help to address climate change issues which are likely to impact adversely in West Somerset in the medium to long term. o The development of commercial wood fuel systems as well as the installation of CHP and woodfuel systems in new and existing development will be a positive contribution to reducing carbon dioxide emissions o It will also help to broaden the economy o It will help to reduce fuel poverty due to the inaccessibility of much of the District to mains gas. 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. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Homes & Community Agency and Oxford Brookes University; <u>Monitoring Guide for Carbon Emissions, Energy and, Water Use – The Carbon Challenge: Developing an Environmental Evaluation of Housing Performance in New Communities</u>; Homes & Community Agency; 2010.</p> <p>Department of the Environment; <u>Planning Policy Guidance: Coastal Planning Note (PPG 20) - September 1992</u>; H.M.S.O.; 1992; ISBN 0 11 752711 4</p> <p>Department for Communities and Local Government; <u>Draft National Planning Policy Framework – July 2011</u>; Communities and Local Government; 2011; ISBN 978 1 4098 3048 1</p>
Policy CC2	FLOOD RISK MANAGEMENT
	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

	<p>ACCORDANCE WITH THE FLOOD RISK MANAGEMENT SEQUENTIAL TEST, AND WHERE APPROPRIATE, THE APPLICATION OF THE FLOOD RISK MANAGEMENT EXCEPTION TEST.</p> <p>DEVELOPMENT MUST BE DESIGNED TO MITIGATE ANY ADVERSE FLOODING IMPACT WHICH WOULD ARISE FROM ITS IMPLEMENTATION, AND WHERE POSSIBLE SHOULD CONTRIBUTE TOWARDS THE RESOLUTION OF EXISTING FLOODING ISSUES.</p>
Purpose	<ul style="list-style-type: none"> o To protect new development from flood risk and existing development from additional flood risk as the result of development.
Assumptions	<ul style="list-style-type: none"> o That flood risk to new and existing development should be addressed through flood risk assessment and sustainable drainage systems design features in accordance with the provisions of NPPG.
Justification including any references	<ul style="list-style-type: none"> o Flooding presents a serious risk to the social and economic health of communities, steps to minimise the risk of flooding of new, and, where possible, existing development have a very significant benefit. o Strategic Flood Risk Assessment Levels 1 and 2 give information on flood risk within the plan area, and particularly around the three major settlements. These provide a starting point for site specific flood risk assessment. o The policy applies the flood risk management provisions set out in NPPF Paragraph 100. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Department for Communities and Local Government's online National Planning Practice Guidance: http://planningguidance.planningportal.gov.uk/blog/guidance/</p> <p>ISBN 978 1 4098 2055 0</p> <p>Scott Wilson; <u>West Somerset Council and Exmoor National Park Authority Strategic Flood Risk Assessment Level 1: Final Report – March 2009</u>; West Somerset Council; 2009.</p> <p>Scott Wilson; <u>West Somerset Council Level 2 Strategic Flood Risk Assessment: Final Report – October 2010</u>; West Somerset Council; 2010.</p>
Policy CC3	COASTAL CHANGE MANAGEMENT AREA
	<p>DEVELOPMENT WITHIN THE COASTAL CHANGE MANAGEMENT AREAS, AS DEFINED ON THE PROPOSALS MAP, WILL BE LIMITED TO TEMPORARY, TOURISM-RELATED DEVELOPMENT.</p> <p>NO DEVELOPMENT WILL BE PERMITTED WITHIN PARTS OF THE COASTAL CHANGE MANAGEMENT AREA WHICH ARE VULNERABLE TO RAPID COASTAL EROSION.</p> <p>EXCEPTIONALLY, WHERE THE USE OF SUCH DEVELOPMENT LOCATIONS ARE NECESSARY FOR SUSTAINABLE DEVELOPMENT PURPOSES, OTHER TYPES OF DEVELOPMENT MAY BE PERMITTED</p>

	WHERE THEY WOULD BE PROTECTED BY NEW OR EXISTING SEA DEFENCES WHICH ARE TO BE MAINTAINED IN THE LONG TERM.
Purpose	<ul style="list-style-type: none"> o To protect new and, where possible, existing development from flood risk arising from increasing sea levels and the effects of coastal erosion in accordance with the provisions of PPS 25.
Assumptions	<ul style="list-style-type: none"> o That the effects of climate change include rising sea levels and increased storm violence giving rise to a greater flood risk from the sea. o This changing situation poses an increasing threat to new and existing development close to the parts of the coast which are low-lying and / or which are unstable and vulnerable to rapid erosion.
Justification including any references	<ul style="list-style-type: none"> 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. o 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). o 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) <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Department for Communities and Local Government's online National Planning Practice Guidance: http://planningguidance.planningportal.gov.uk/blog/guidance/</p>

	<p>Halcrow; Bridgwater Bay to Bideford Bay Shoreline Management Plan – June 1998; North Devon and Somerset Coastal Advisory Group; 1998.</p> <p>Halcrow; North Devon & Somerset Shoreline Management Plan Review: Final Report – October 2010; North Devon and Somerset Coastal Advisory Group; 2010.</p> <p>Environment Agency; Investing for the Future: Flood and Coastal Risk Management in England – A Long-Term Investment Strategy; Environment Agency; 2009.</p>
Policy CC4	COASTAL ZONE PROTECTION
	<p>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;</p> <ul style="list-style-type: none"> • IMPACT ON THE COASTAL ENVIRONMENT, • SCALE OF THE DEVELOPMENT, • CUMULATIVE IMPACT ON SURROUNDING LAND AND PROPERTY, AND, • MEASURES TAKEN TO MINIMISE AND MITIGATE THESE MATTERS.
Purpose	<ul style="list-style-type: none"> ○ To protect the undeveloped coastal landscape from inessential development which would be damaging to its character.
Assumptions	<ul style="list-style-type: none"> ○ The natural beauty of the coast is vulnerable to damage from development ○ The natural beauty of the coast is an essential asset to the tourism industry in the area ○ The part of the tourism industry relating to seaside tourism activities needs to develop some tourism related facilities in that sensitive environment. ○ Careful planning, siting mitigation measures etc. can often allow such development to take place without inflicting unacceptable damage on the coastal environment. <p>Some types of development are not likely to be acceptable within the coastal zone due to their scale and / or impact on the environment.</p>
Justification including any references	<ul style="list-style-type: none"> ○ The attractive landscape of the relatively undeveloped parts of the coastal zone within the Local Plan area is an essential factor in driving West Somerset's tourism industry. It is therefore important to ensure that this area retains its attractiveness. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p>

	<p>Halcrow; Bridgwater Bay to Bideford Bay Shoreline Management Plan – June 1998; North Devon and Somerset Coastal Advisory Group; 1998.</p> <p>Halcrow; North Devon & Somerset & Somerset Shoreline Management Plan Review: Final Report – October 2010; North Devon and Somerset Coastal Advisory Group; 2010.</p> <p>Environment Agency; Investing for the Future: Flood and Coastal Risk Management in England – A Long-Term Investment Strategy; Environment Agency; 2009.</p> <p><u>West Somerset District Council; West Somerset District Local Plan – Adopted April 2006; West Somerset District Council; 2008.</u></p>
Policy CC5	WATER EFFICIENCY
	THE DESIGN OF DEVELOPMENT SCHEMES WHICH INCLUDE MEASURES TO ECONOMISE ON THE USE OF WATER SUPPLIES WILL BE ENCOURAGED.
Purpose	<ul style="list-style-type: none"> o To encourage the efficient use of water, including measures such as rainwater harvesting, greywater recycling etc.
Assumptions	<ul style="list-style-type: none"> o Water is a precious resource, for which demand is increasing. o Climate change is likely to increase the incidence of drought in the future
Justification including any references	<ul style="list-style-type: none"> o The situation of increasing demand, and increasing uncertainty of supply justifies the encouragement of the inclusion of measures to use water more efficiently in the design of development schemes. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Homes & Community Agency and Oxford Brookes University; <u>Monitoring Guide for Carbon Emissions, Energy and Water Use – The Carbon Challenge: Developing an Environmental Evaluation of Housing Performance in New Communities</u>; Homes & Community Agency; 2010.</p> <p>Environment Agency; <u>Water for People and the Environment: Water Resources Strategy for England and Wales</u>; Environment Agency; 2009.</p>
Policy CC6	WATER MANAGEMENT
	<p>DEVELOPMENT THAT WOULD HAVE AN ADVERSE IMPACT ON:</p> <ul style="list-style-type: none"> • THE AVAILABILITY AND USE OF EXISTING WATER RESOURCES; • THE EXISTING WATER TABLE LEVEL • ACCESSIBILITY TO EXISTING WATERCOURSES FOR MAINTENANCE AND, • AREAS AT CUMULATIVE RISK OF FLOODING BY TIDAL, FLUVIAL AND/OR SURFACE WATER RUN-OFF

	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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 <p>The failure to properly manage surface water runoff from development can have an adverse impact on the flood risk of lower lying land.</p>
Justification including any references	<ul style="list-style-type: none"> 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. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Homes & Community Agency and Oxford Brookes University; <u>Monitoring Guide for Carbon Emissions, Energy and, Water Use – The Carbon Challenge: Developing an Environmental Evaluation of Housing Performance in New Communities</u>; Homes & Community Agency; 2010.</p> <p>Environment Agency; <u>Water for People and the Environment: Water Resources Strategy for England and Wales</u>; Environment Agency; 2009.</p>
Policy NH1	HISTORIC ENVIRONMENT
	PROPOSALS FOR DEVELOPMENT SHOULD SAFEGUARD AND / OR ENHANCE THE BUILT AND ARCHAEOLOGICAL HERITAGE OF THE DISTRICT WHILST CONTRIBUTING APPROPRIATELY TO THE REGENERATION OF THE DISTRICT'S COMMUNITIES.
Purpose	<ul style="list-style-type: none"> o To conserve and enhance the built and historic heritage assets within the area in such a way that they continue to contribute positively to the communities' sense of identity and their attractiveness for residents and visitors.

Assumptions	<ul style="list-style-type: none"> ○ That the archaeology, historic buildings, historic settlements and historic landscape features are a resource of immense value to the national and local cultural heritage. ○ These heritage assets play an important role in giving the area its distinctive character and its cultural identity. <p>They have a significant economic value in terms of helping to attract tourists to the area</p>
Justification including any references	<ul style="list-style-type: none"> ○ 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. ○ 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. ○ 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. ○ Some of the heritage assets of particular note within the plan area are: <ul style="list-style-type: none"> ○ The late Victorian seaside resort of Minehead, ○ The historic port of Watchet, ○ The designated conservation areas, ○ The setting of Dunster Castle, ○ The West Somerset Railway, and; ○ The remains of the West Somerset Mineral Railway. ○ The Registered Parks and Gardens ○ Scheduled Ancient Monuments ○ Plus undesignated heritage assets of high importance <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Department for Communities and Local Government et.al.; <u>PPS 5 Planning for the Historic Environment: Historic Environment Planning Practice Guide – March 2010</u>; Communities and Local Government Publications; 2010.</p> <p>H.M. Government; <u>Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 9</u> (as amended); HMSO; 1990; ISBN 0 10 540990 1</p> <p>H.M. Government; <u>Ancient Monuments and Archaeological Areas Act 1979</u>; HMSO; 1979;</p> <p>ISBN 0 10 544679 7</p>

	<p>English Heritage; <u>Register of Parks and Gardens of Special Historic Interest in England</u> (as amended); English Heritage; 2004.</p> <p>Somerset County Council; <u>County Sites and Monuments Record</u> (as amended); Somerset County Council; 1979</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>Somerset County Council; <u>Somerset Historic Environment Records (HERS)</u>; Somerset County Council; 1984 (data-set).</p>
Policy NH1A	AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL
	<p>PROPOSALS WITHIN AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL, AS SHOWN ON THE PROPOSALS MAP, (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.”</p>
Purpose	<ul style="list-style-type: none"> o To ensure that the opportunity to record/protect suspected archaeological and/or heritage assets of greater than local importance is provided
Assumptions	<ul style="list-style-type: none"> o AHAP identification accords with the latest information available from Somerset Heritage and Environmental Records
Justification including any references	<ul style="list-style-type: none"> o 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. o Requirement of NPPF para. 128
Policy NH1B	ARCHAEOLOGICAL SITES OF LOCAL SIGNIFICANCE
	<p>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.</p>
Purpose	<ul style="list-style-type: none"> o To ensure that the opportunity to record/protect suspected archaeological and/or heritage assets of local importance is provided
Assumptions	<ul style="list-style-type: none"> o Identification accords with the latest information available from Somerset Heritage and Environmental Records or enhances local knowledge and understanding

Justification including any references	<ul style="list-style-type: none"> o 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
	<p>WITHIN THE IDENTIFIED LANDSCAPE CHARACTER AREAS, AS SHOWN IN FIGURE 2, 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.</p>
Purpose	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Land Use Consultants and Swannick, C. (University of Sheffield); <u>Landscape Character Assessment: Guidance for England and Scotland</u>; The Countryside Agency; 2002.</p> <p>Ministry of Housing and Local Government; <u>National Parks and Access to the Countryside Act 1949: Exmoor National Park (Designation) Order 1954</u>; Ministry of Housing and Local Government; 1954.</p> <p>Ministry of Housing and Local Government; <u>National Parks and Access to the Countryside Act 1949: The Quantock Hills Area of Outstanding Natural Beauty (Designation) Order 1956</u>; Ministry of Housing and Local Government; 1957.</p>

	<p>WS Atkins: <u>"West Somerset Landscape Character Assessment"</u> West Somerset District Council, November 1999.</p> <p>The Countryside Agency; <u>The Quantock Hills Landscape: An Assessment of the Area of Outstanding Natural Beauty</u>; The Countryside Agency; 2003; ISBN 0 86170 617 X</p> <p>Quantock Hills AONB JAC: <u>"Quantock Hills Area of Outstanding Natural Beauty, Management Plan 2009-2014"</u> Quantock Hills JAC 2009</p>
Policy NH3	NATURE CONSERVATION AND THE PROTECTION AND ENHANCEMENT OF BIODIVERSITY
	<p>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.</p>
Purpose	<ul style="list-style-type: none"> 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.
Assumptions	<ul style="list-style-type: none"> o The safeguarding and enhancement of biodiversity are inherently good things for an area's community, economy and environment.
Justification including any references	<ul style="list-style-type: none"> o The following extract from the government's biodiversity strategy: 'Biodiversity 2020' sets out the essential justification for protecting and enhancing biodiversity through the planning process: <p><i>"Biodiversity is important for its own sake and has its own intrinsic value. A number of ground-breaking studies such as the National Ecosystems Assessment (NEA) have shown this value also goes further. It is the building block of our 'ecosystems'. These provide us with a wide range of goods and services that support our economic and social wellbeing. These include essentials such as food, fresh water and clean air, but also less obvious services such as protection from natural disasters, regulation of our climate, and purification of our water or pollination of our crops. Biodiversity also provides important cultural services, enriching our lives."</i></p> o There are many sites within the plan area designated at European, National and local level for their nature conservation or geological / geomorphological importance. The European and national designations enjoy statutory protection, and the local sites also form an important part of the overall sum of the natural environment which warrants protection through the planning system. <p>"Biodiversity 2020: A strategy for England's wildlife and ecosystem services" DEFRA, 2011, Paragraph 1.1.</p> <p>Sources:</p>

	<p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Office of the Deputy Prime Minister; <u>Planning for Biodiversity and Geological Conservation – A Guide to Good Practice</u>; ODPM Publications; 2006; ISBN 978 1 85112 852 8</p> <p>Office of the Deputy Prime Minister; <u>Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact Within the Planning System (ODPM Circular 06/2005)</u>; The Stationary Office; 2005; ISBN 0 11 753951 1</p> <p>Department for the Environment, Food and Rural Affairs; <u>The Natural Choice: Securing the Value of Nature (CM 8082)</u>; The Stationary Office; 2011; ISBN 0 10 180822 4</p> <p>Department for the Environment, Food and Rural Affairs; <u>Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services</u>; Department for the Environment Food and Rural Affairs; 2011.</p> <p>Oxford, Mike; <u>South West Nature Map – A Planners Guide: Helping to Shape Spatial Planning for Biodiversity in Local Development Frameworks</u>; Biodiversity South West; 2007</p> <p>The South-West Biodiversity Partnership; <u>Action for Biodiversity in the South-West: A Series of Habitat and Species Plans to Guide Delivery</u>; The South-West Biodiversity Partnership; 1997.</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>Somerset Environmental Records Centre; <u>West Somerset District Biodiversity Action Plan 1999</u>; Somerset Environmental Records Centre; 1999</p> <p>Somerset Environmental Record Centre; <u>Quantock Hills AONB Biodiversity Action Plan 1999</u>; West Somerset Council; 1999</p>
Policy NH4	GREEN INFRASTRUCTURE
	THE CREATION AND ENHANCEMENT OF A GREEN INFRASTRUCTURE NETWORK WILL BE SUPPORTED
Purpose	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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.

- 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.
- 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.
- 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; Planning Policy Statement 1: Planning and Climate Change – A Supplement to Planning Policy Statement 1; The Stationary Office; 2007; ISBN 978 0 11 753978 7

Office of the Deputy Prime Minister; Planning for Biodiversity and Geological Conservation – A Guide to Good Practice; ODPM Publications; 2006; ISBN 978 1 85112 852 8

Office of the Deputy Prime Minister; Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact Within the Planning System (ODPM Circular 06/2005); The Stationary Office; 2005; ISBN 0 11 753951 1

Department for the Environment, Food and Rural Affairs; The Natural Choice: Securing the Value of Nature (CM 8082); The Stationary Office; 2011; ISBN 0 10 180822 4

Department for the Environment, Food and Rural Affairs; Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services; Department for the Environment Food and Rural Affairs; 2011.

Oxford, Mike; South West Nature Map – A Planners Guide: Helping to Shape Spatial Planning for Biodiversity in Local Development Frameworks; Biodiversity South West; 2007

The South-West Biodiversity Partnership; Action for Biodiversity in the South-West: A Series of Habitat and Species Plans to Guide Delivery; The South-West Biodiversity Partnership; 1997.

Somerset Environmental Records Centre; West Somerset District Biodiversity Action Plan 1999; 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
	<p>SUBJECT TO A MINIMUM THRESHOLD OF 10 HECTARES THE BEST AND MOST VERSATILE AGRICULTURAL LAND (GRADES 1, 2 AND 3A) WILL BE PROTECTED FROM SIGNIFICANT DEVELOPMENT PROPOSALS. PLANNING PERMISSION FOR DEVELOPMENT AFFECTING SUCH LAND WILL ONLY BE GRANTED EXCEPTIONALLY IF THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT OUTWEIGHS THE NEED TO PROTECT IT AND EITHER:</p> <ul style="list-style-type: none"> • SUFFICIENT LAND OF A LOWER GRADE (GRADES 3B, 4 AND 5) IS UNAVAILABLE IN AN APPROPRIATE LOCATION TO PROVIDE SUSTAINABLE DEVELOPMENT; OR • AVAILABLE LOWER GRADE LAND HAS AN ENVIRONMENTAL VALUE RECOGNISED BY A STATUTORY OR NON-STATUTORY WILDLIFE, HISTORIC OR ARCHAEOLOGICAL DESIGNATION WHICH OUTWEIGHS THE AGRICULTURAL CONSIDERATIONS. <p>IF BEST AND MOST VERSATILE LAND NEEDS TO BE DEVELOPED AND THERE IS A CHOICE BETWEEN SITES IN DIFFERENT GRADES, LAND OF THE LOWEST GRADE AVAILABLE SHOULD BE USED.</p>
Purpose	<ul style="list-style-type: none"> ○ To ensure that the most flexible and productive agricultural land is protected from development provided that alternative land of a lower quality is available in an appropriate location.
Assumptions	<ul style="list-style-type: none"> ○ Land with a high quality capacity to produce particularly arable crops is a scarce and valuable commodity which should, wherever possible, be protected for use for food production.
Justification including any references	<ul style="list-style-type: none"> ○ 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. <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Ministry of Agriculture, Fisheries and Food; <u>Agricultural Land Classification of England and Wales</u>; Ministry of Agriculture Fisheries and Food; 1988.</p>
Policy NH6	POLLUTION, CONTAMINATED LAND AND LAND INSTABILITY

	<ul style="list-style-type: none"> ○ DEVELOPMENT THAT GENERATES ATMOSPHERIC EMISSIONS WHICH WOULD CAUSE HARM 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: <ul style="list-style-type: none"> ▪ AN UNACCEPTABLE LEVEL OF NUISANCE ARISES FROM EXISTING SOURCES OF NOISE (EG FROM ROAD TRAFFIC, RAILWAYS, INDUSTRIAL AND COMMERCIAL DEVELOPMENTS, RECREATIONAL AND SPORTING ACTIVITIES) ▪ THERE IS POTENTIAL FOR AN UNACCEPTABLE LEVEL OF NUISANCE BY THE INCREASE IN THE EXISTING LEVEL OF NOISE, UNLESS APPROPRIATE NOISE MITIGATION MEASURES ARE INCORPORATED IN THE DESIGN OF THE DEVELOPMENT. ○ ALL DEVELOPMENT PROPOSALS ON OR IN PROXIMITY TO LAND KNOWN TO BE, OR WHICH MAY BE, CONTAMINATED WILL INCLUDE MEASURES DESIGNED TO PREVENT AN UNACCEPTABLE RISK TO PUBLIC HEALTH AND THE ENVIRONMENT. ○ DEVELOPMENT PROPOSALS WILL NOT BE PERMITTED ON OR IN CLOSE PROXIMITY TO LAND KNOWN TO BE, OR WHICH MAY BE, UNSTABLE.
Purpose	<ul style="list-style-type: none"> ○ To avoid unmitigated pollution or nuisance from new development ○ To prevent noise sensitive new development from suffering from excessive noise, ○ To prevent new development being adversely affected by land contamination, and; ○ To prevent new development being adversely affected by unstable ground.
Assumptions	<ul style="list-style-type: none"> ○ The users of new development should be protected from damaging levels of pollution, land contamination or land instability.
Justification including any references	<ul style="list-style-type: none"> ○ 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

	<p>unstable ground. All of these are conditions which should be avoided in carrying out new development.</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Department of the Environment; <u>Planning Policy Guidance Note 14 – Annex 1: Development on Unstable Land: Landslides and Planning (PPG 14 Annex 1)</u>; H.M.S.O.; 1996; ISBN 0 11 753259 2.</p> <p>Department for Transport, Local Government and the Regions; <u>Planning Policy Guidance Note 14: Development on Unstable Land – Annex 2: Subsidence and Planning (PPG 14 Annex 2)</u>; The Stationary Office; 2002; ISBN 0 11 753628 8</p> <p>Office of the Deputy Prime Minister; <u>Planning Policy Statement 23: Planning and Pollution Control Annex 1: Pollution Control, Air and Water Quality</u>; The Stationary Office; 2004; ISBN 0 11 753931 7.</p> <p>Office of the Deputy Prime Minister; <u>Planning Policy Statement 23: Planning and Pollution Control Annex 2: Development on Land Affected by Contamination</u>; The Stationary Office; 2004;</p> <p>ISBN 0 11 753932 5.</p>
Policy NH7	There is no policy NH7.
Policy NH8	BAT CONSULTATION ZONE
	<p>PLANNING APPLICATIONS FOR DEVELOPMENT ON SITES WITHIN THE WEST SOMERSET BAT CONSULTATION ZONE, AS SHOWN ON THE PROPOSALS MAP, 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.</p>
Purpose	<ul style="list-style-type: none"> ○ To secure the conservation objectives of the barbastelle bat feature of the Exmoor and Quantocks Oak Woodlands SAC from effects outside of its designated boundaries
Assumptions	<ul style="list-style-type: none"> ○ Barbastelle bat populations are affected by changes to land use up to and beyond 9 kilometres from the designated site's boundaries. These effects will not necessarily be detected or be considered in the planning process.
Justification including any references	<ul style="list-style-type: none"> ○ As 'competent authority' under the Conservation of Species and Habitats Regulations 2010 [the 'Habitats Regulations'] West Somerset District Council is required to carry out a 'test of likely significant effect' on planning applications that potentially affect the conservation objectives of the site. The District Council is also responsible for ensuring that populations and distribution of European Protected Species are maintained at a 'Favourable Conservation Status' as defined in Article 1 of the Habitats Directive.

	<ul style="list-style-type: none"> Outcome of the Habitats Regulations Assessment of the draft Local Plan. December 2011 and Habitat Regulations Assessment of the Publication Draft Local Plan November 2014.
POLICY NH9	WATERFOWL CONSULTATION ZONE
	<p>PLANNING APPLICATIONS FOR WIND ENERGY DEVELOPMENT ON SITES WITHIN THE WEST SOMERSET WATERFOWL CONSULTATION ZONE, AS SHOWN ON THE PROPOSALS MAP, 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.</p>
Purpose	<ul style="list-style-type: none"> To secure the conservation objectives for wintering and migratory bird populations and waterfowl assemblage of the Severn Estuary SPA / Ramsar from effects outside of its designated boundaries.
Assumptions	<ul style="list-style-type: none"> Some species of commuting birds including swans, geese, ducks and waders are vulnerable to collision with wind turbines.
Justification including any references	<ul style="list-style-type: none"> As 'competent authority' under the Conservation of Species and Habitats Regulations 2010 [the 'Habitats Regulations'] West Somerset District Council is required to carry out a 'test of likely significant effect' on planning applications that potentially affect the conservation objectives of the site. Outcome of the Habitats Regulations Assessment of the draft Local Plan. December 2011.
POLICY NH10	SECURING HIGH STANDARDS OF DESIGN
	<p>NEW DEVELOPMENT WILL BE EXPECTED TO MEET THE HIGHEST STANDARDS OF DESIGN. IN ORDER TO ACHIEVE THIS, ALL PROPOSALS FOR NEW DEVELOPMENT (EXCLUDING SMALL DOMESTIC APPLICATIONS AND CHANGES OF USE) SHOULD DEMONSTRATE THAT WHERE APPROPRIATE:</p> <ul style="list-style-type: none"> AN ANALYSIS OF THE CONSTRAINTS AND OPPORTUNITIES OF THE SITE AND ITS SURROUNDINGS HAVE INFORMED THE PRINCIPLES OF DESIGN AND HOW THE DETAILED DESIGN RESPONDS POSITIVELY TO ITS NEIGHBOURS AND THE LOCAL CONTEXT; THE PROPOSAL MAKES A POSITIVE CONTRIBUTION TO THE LOCAL ENVIRONMENT AND CREATES A PLACE WITH A DISTINCTIVE CHARACTER; THE PUBLIC REALM HAS BEEN DESIGNED TO ENSURE THAT IT IS ATTRACTIVE, SAFE, ACCESSIBLE AND WELL CONNECTED TO ITS SURROUNDINGS, INCLUDING WALKING AND CYCLING

	<p>ROUTES TO AND WITHIN THE DEVELOPMENT, TO ENCOURAGE THEIR USE IN THE INTERESTS OF PUBLIC HEALTH;</p> <ul style="list-style-type: none"> • THE LANDSCAPE PROPOSALS HAVE 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	<ul style="list-style-type: none"> ○ To ensure that new development contributes to maintaining a high quality built environment within the area, and helps to deliver sustainable development.
Assumptions	<ul style="list-style-type: none"> ○ The provision of well-designed development appropriate to its intended purpose and context will serve to protect and enhance the high quality of the environment within West Somerset. ○ 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	<ul style="list-style-type: none"> ○ 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

	<p>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;</p> <ul style="list-style-type: none"> 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. <p>Sources: By Design : DETR (CABE) 2000</p>
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.
Purpose	<ul style="list-style-type: none"> A policy to provide for additional gypsy pitches identified in the Gypsy and Traveller Accommodation Assessment.
Assumptions	<ul style="list-style-type: none"> An appropriate number of residential Gypsy pitches should be provided for the number of families who are demonstrated resort or reside in the area.
Justification including any references	<ul style="list-style-type: none"> 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 2010 survey of Gypsy and

	<p>Traveller accommodation needs up to 2020 identified a possible requirement for three additional pitches arising from local demand. 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.</p> <p>Sources:</p> <p>Office of the Deputy Prime Minister; Planning for Gypsy and Traveller Caravan Sites (ODPM Circular 01/2006); The Stationary Office; 2006; ISBN 978 0 11 753960 0.</p> <p>Department for Communities and Local Government; <u>Planning for Travelling Showpeople (Communities and Local Government Circular 04/2007)</u>; The Stationary Office 2007;</p> <p>ISBN 978 0 11 753983 9.</p> <p>De Montfort University Leicester; Somerset <u>Gypsy and Traveller Accommodation Assessment – January 2011</u>; Somerset County Council; 2011.</p>
	Arrangements for managing and monitoring the delivery of the strategy
	IMPLEMENTATION
Policy ID1	INFRASTRUCTURE DELIVERY
	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.
Purpose	<ul style="list-style-type: none"> 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 has been prepared to accompany the policy and express how it will be implemented.
Assumptions	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> o 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.

	<ul style="list-style-type: none"> ○ 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; National Planning Policy Framework – March 2012; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7
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Proposed minor amendments to the West Somerset Local Plan to 2032 for publication. These include:

- additional text to the purpose / justification of Policy SD1,
- revised affordable housing policy SC4,
- an additional reference to the Exmoor National Park in policies MD1, MD2 and LT1, and;
- a revised Policy NH3 and revised justification to Policy NH4

Proposed additional wording is shown in **bold text** with deleted wording being crossed through ~~thus~~.

Policy SD1	PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
	<p>WHEN CONSIDERING DEVELOPMENT PROPOSALS THE DECISION MAKER WILL TAKE A POSITIVE APPROACH THAT REFLECTS THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT CONTAINED IN THE NATIONAL PLANNING POLICY FRAMEWORK. IT WILL ALWAYS WORK PROACTIVELY WITH APPLICANTS JOINTLY TO FIND SOLUTIONS WHICH MEAN THAT PROPOSALS CAN BE APPROVED WHEREVER POSSIBLE, AND TO SECURE DEVELOPMENT THAT IMPROVES THE ECONOMIC, SOCIAL, HISTORIC AND NATURAL ENVIRONMENTAL CONDITIONS IN THE AREA.</p> <p>PLANNING APPLICATIONS THAT ACCORD WITH THE POLICIES IN THIS LOCAL PLAN (AND, WHERE RELEVANT, WITH POLICES IN NEIGHBOURHOOD PLANS) WILL BE APPROVED WITHOUT DELAY, UNLESS MATERIAL CONSIDERATIONS INDICATE OTHERWISE.</p> <p>WHERE THERE ARE NO POLICIES RELEVANT TO THE APPLICATION OR RELEVANT POLICIES ARE OUT OF DATE AT THE TIME OF MAKING THE DECISION THEN THE DECISION MAKER WILL GRANT PERMISSION UNLESS MATERIAL CONSIDERATIONS INDICATE OTHERWISE – TAKING INTO ACCOUNT WHETHER:</p> <ul style="list-style-type: none"> • ANY ADVERSE IMPACTS OF GRANTING PERMISSION WOULD SIGNIFICANTLY AND DEMONSTRABLY OUTWEIGH THE BENEFITS, WHEN ASSESSED AGAINST THE POLICIES IN THE NATIONAL PLANNING POLICY FRAMEWORK TAKEN AS A WHOLE; OR • SPECIFIC POLICIES IN THAT FRAMEWORK INDICATE THAT DEVELOPMENT SHOULD BE RESTRICTED.
Purpose	<ul style="list-style-type: none"> ○ 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 places at 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

	<p>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</p> <ul style="list-style-type: none"> o 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.” o The Local Plan seeks to encourage and manage development throughout the Local Planning Authority area in a way that supports sustainable patterns of movement and interaction of communities, the individuals within them, and, visitors to the area. Development proposals will be supported throughout the area where they accord with the overall strategy of focusing it in the preferred locations set out in other policies within the Local Plan. Development proposals that do not accord with the strategy and policies will be considered provided that it can be demonstrated that; <ul style="list-style-type: none"> • there is a need for the development in that location, and, • It cannot be located elsewhere in a more sustainable location <p>Such proposals would be expected to provide detailed evidence and a clear justification as to how they meet the terms of these criteria.</p>
Assumptions	<ul style="list-style-type: none"> o Providing the land and policies to deliver the development types required in various places to allow the economy and local communities to fulfil their potential will provide good outcomes for the community in terms of the protection of its environment, the prosperity of its population and the convenience and utility of the facilities they are able to enjoy within a reasonable distance of their homes.
Justification including any references	<p>The 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.</p> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p>
Revised Policy SC4	AFFORDABLE HOUSING
Changes to Policy SC4 to reflect changes to NPPG (28NOV14)	<p>4. 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 THROUGHOUT THE LOCAL PLANNING AUTHORITY AREA ON ALL SITES OF 11 OR MORE DWELLINGS. AT THESE SPECIFIED THRESHOLDS ON SITES IN THE FOLLOWING LOCATIONS:</p> <ul style="list-style-type: none"> A. IN MINEHEAD / ALCOMBE ON SITES OF 8 OR MORE DWELLINGS B. IN WATCHET ON SITES OF 5 OR MORE DWELLINGS C. IN WILLITON ON SITES OF 5 OR MORE DWELLINGS D. ELSEWHERE ON SITES OF 3 OR MORE DWELLINGS

	<p>2. 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.</p> <p>3. THE AFFORDABLE HOUSING ELEMENT WILL BE PROVIDED ON THE FOLLOWING BASIS:</p> <p>A. PROPORTIONATE, LIKE-FOR-LIKE BASIS IN TERMS OF HOUSING SIZE AND TYPE, WITH A MINIMUM OF 2 BEDROOMS, UNLESS THE LATEST HOUSING NEEDS SURVEY EVIDENCE INDICATES OTHERWISE</p> <p>B. BUILT TO THE MINIMUM HOMES AND COMMUNITIES AGENCY STANDARD SIZES FOR TYPE OF DWELLING OR LARGER</p> <p>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.</p> <p>2. WHERE RESIDENTIAL DEVELOPMENT OF BETWEEN 6 AND 10 DWELLINGS IS PROPOSED AT SETTLEMENTS IDENTIFIED IN POLICY SC1, BUT EXCLUDING MINEHEAD/ALCOMBE AND WATCHET, FINANCIAL CONTRIBUTIONS TOWARDS AFFORDABLE HOUSING WILL BE SOUGHT IN LIEU OF PROVISION ON-SITE. THESE WILL BE CALCULATED ON THE BASIS OF THE CRITERIA IN 2 AND, 3 ABOVE. 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%</p> <p>4. WHERE AFFORDABLE HOUSING FOR THOSE IN HOUSING NEED WITH A LOCAL CONNECTION IS JUSTIFIED AT SETTLEMENTS NOT IDENTIFIED IN POLICY SC1 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 MINIMUM PROPORTION OF AFFORDABLE HOUSING TO MARKET HOUSING SHOULD BE 35% : 65%</p>
Purpose	<ul style="list-style-type: none"> 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 over 10 dwellings depending on its location as set out in the policy. In Williton and other settlements identified in Policy SC1 except for Minehead/Alcombe and Watchet, these fall within the definition of ‘designated Rural Areas’ and commuted financial contributions towards affordable housing can be sought on developments of between 6 and 10 dwellings through Section 106/Planning Obligations agreements for provision off-site. The policy will also provide for affordable housing in rural communities
Assumptions	<ul style="list-style-type: none"> 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. 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.

<p>Justification including references</p>	<ul style="list-style-type: none"> • West Somerset District has one of the highest disparities between average earnings and average house price in the Country. • West Somerset is very attractive, and is a highly desirable area within which to relocate, particularly for those seeking lifestyle change and/or retiring early 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. • 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. • 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. • Provision will normally be made on-site for developments of 11 or more dwellings. Exceptionally, on sites of 6 -10 dwellings at identified settlements (in Policy SC1) that are in designated Rural Area as set out in Statutory Instrument S.I.1997: No.621 or, that are in situations where an appropriate justification is demonstrated, off-site provision may be accepted. • 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. • 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 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.
<p>Definitions and references</p>	<p>Definitions:</p> <p><u>Affordable Housing</u>: – 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.</p> <p><u>Exceptions site</u>: - 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.</p> <p>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</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p>

	<p>Fordham Research; 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.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman & Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>Department for Communities and Local Government and Homes and Community Agency; <u>2011 – 15 Affordable Homes Programme – Framework</u>; Homes and Community Agency; 2011</p> <p>Taylor, M; Living Working Countryside: <u>The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p> <p>Housing Corporation Centre for Research and Market Intelligence; <u>Understanding Demographic, Spatial and Economic Impacts on Future Affordable Housing Demand</u>; Housing Corporation; 2008.</p> <p>West Somerset Council; <u>Housing, Enabling and Planning Policy Glossary of Technical Terms – August 2013</u>; West Somerset Council; 2013</p> <p><i>Department for Communities and Local Government; <u>National Planning Policy Framework: Planning Practice Guidance – Planning Obligations: Infrastructure Contributions, Ref. ID: 23b-012-20141128</u>; Department for Communities and Local Government (via The Planning Portal – www.planningportal.gov.uk); 2014.</i></p> <p><i>H.M. Government; <u>The Housing Act 1985, Chapter 68 (as amended)</u>; H.M.S.O.; 1985.</i></p> <p><i>H.M. Government; <u>The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South West) Order 1997, Statutory Instrument 1997 No. 621 (S.I. 1997:621)</u>; H.M.S.O.; 1997; ISBN 0 11 049954 9.</i></p> <p><i>Economic Viability and Planning Consultants (EVPC); <u>West Somerset: Strategic Housing Viability Assessment 2014</u>; West Somerset Council; 2014.</i></p>
Policy MD1:	MINEHEAD DEVELOPMENT
	<p>DEVELOPMENT PROPOSALS AT MINEHEAD / ALCOMBE, MUST:</p> <ul style="list-style-type: none"> • SUPPORT AND STRENGTHEN THE SETTLEMENT'S ROLE AS THE MAIN SERVICE AND EMPLOYMENT CENTRE IN WEST SOMERSET, PARTICULARLY IN TERMS OF THE DIVERSITY AND QUALITY OF ITS HISTORIC AND NATURAL ENVIRONMENT, SERVICES AND FACILITIES, AND; • TO MINIMISE THE IMPACT ON THE HISTORIC ENVIRONMENT OF THE URBAN AREA; • MAINTAIN AND ENHANCE ITS ATTRACTIVENESS AS A TOURIST DESTINATION, AND; <p>WHERE APPROPRIATE DEVELOPMENT PROPOSALS MUST ALSO:</p>

	<ul style="list-style-type: none"> • CONTRIBUTE TOWARDS RESOLVING THE FLOOD RISK ISSUES WHICH AFFECT THE SETTLEMENT INCLUDING IMPROVING THE SEA DEFENCES PROTECTING THE EASTERN END OF THE TOWN, <p>GIVE APPROPRIATE TREATMENT TO THE TOWN'S SURROUNDINGS IN THE CONTEXT OF NATIONAL DESIGNATIONS INCLUDING THE EXMOOR NATIONAL PARK.</p>
Proposed addition to Justification of policy.	<p>Minehead lies relatively close to the designated area of Exmoor National Park which lies some distance beyond the southern and western fringes of the town.</p> <p>Development proposals particularly on these edges of the town should be designed in such a way as to respond sympathetically to the National Park's historic and traditional landscape.</p> <p>The design of lighting schemes for development at Minehead should seek to minimise the amount of light pollution created in order to minimise any adverse impact on the Exmoor National Park Dark Sky Reserve.</p>
Policy MD2:	KEY STRATEGIC DEVELOPMENT ALLOCATION AT MINEHEAD / ALCOMBE
	<p>WITHIN THE AREA IDENTIFIED ON THE PROPOSALS MAP SOUTH OF THE A39, HOPCOTT ROAD, MINEHEAD / ALCOMBE A MIXED DEVELOPMENT WILL BE DELIVERED SUBJECT TO AN INDICATIVE MASTERPLAN INCORPORATING:</p> <ul style="list-style-type: none"> • 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, AND; • WHICH PROVIDES AN APPROPRIATE DESIGN RESPONSE TO THE SITE'S PROXIMITY TO THE EXMOOR NATIONAL PARK. <p>THE DEVELOPMENT MUST BE FACILITATED BY THE APPROPRIATE INTEGRATED PROVISION OF TRANSPORT, COMMUNITY AND FLOOD RISK MANAGEMENT INFRASTRUCTURE.</p>
Proposed addition to Justification of policy.	<p>Minehead lies relatively close to the designated area of Exmoor National Park which lies some distance beyond the southern and western fringes of the town.</p> <p>Development proposals particularly on these edges of the town should be designed in such a way as to respond sympathetically to the National Park's historic and traditional landscape.</p> <p>The design of lighting schemes for development at Minehead should seek to minimise the amount of light pollution created in order to minimise any adverse impact on the Exmoor National Park Dark Sky Reserve.</p>
POLICY LT1	POST 2026 KEY STRATEGIC DEVELOPMENT SITES.
	<p>WITHIN THE TWO AREAS IDENTIFIED FOR LONGER TERM STRATEGIC DEVELOPMENT ON THE PROPOSALS MAP:</p> <ul style="list-style-type: none"> • TO THE SOUTH OF PERITON ROAD, MINEHEAD 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;

	<ul style="list-style-type: none"> • 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, • DEVELOPMENT OF BOTH OF THESE SITES WOULD BE GUIDED BY THE PROVISION OF INDICATIVE MASTERPLANS. • IN RESPECT OF THE MINEHEAD LONG TERM SITE, THE MASTERPLAN SHOULD PROVIDE FOR AN APPROPRIATE DESIGN RESPONSE TO THE SITE'S PROXIMITY TO THE EXMOOR NATIONAL PARK. <p>PROVISION IS MADE FOR DEVELOPMENT IN THE LATTER PART OF THE PLAN PERIOD POST 2026.</p>
Proposed addition to Justification of policy.	<p>Minehead lies relatively close to the designated area of Exmoor National Park which lies some distance beyond the southern and western fringes of the town.</p> <p>Development proposals particularly on these edges of the town should be designed in such a way as to respond sympathetically to the National Park's historic and traditional landscape.</p> <p>The design of lighting schemes for development at Minehead should seek to minimise the amount of light pollution created in order to minimise any adverse impact on the Exmoor National Park Dark Sky Reserve.</p>
Replacement Policy NH3	NATURE CONSERVATION AND THE PROTECTION AND ENHANCEMENT OF BIODIVERSITY
	<p>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.</p> <p>PLANNING PERMISSION FOR DEVELOPMENT WILL BE GRANTED SUBJECT TO THE APPLICATION DEMONSTRATING THAT:</p> <ul style="list-style-type: none"> ○ THE PROPOSED DEVELOPMENT WILL NOT GENERATE UNACCEPTABLE ADVERSE IMPACTS ON BIODIVERSITY; ○ MEASURES WILL BE TAKEN TO PROTECT OR MITIGATE TO ACCEPTABLE LEVELS (OR, AS A LAST RESORT, PROPORTIONATELY COMPENSATE FOR) ADVERSE IMPACTS ON BIODIVERSITY. MEASURES SHALL ENSURE A NET GAIN IN BIODIVERSITY WHERE POSSIBLE. THE SOMERSET 'HABITAT EVALUATION PROCEDURE' WILL BE USED IN CALCULATING THE VALUE OF A SITE TO SPECIES AFFECTED BY A PROPOSAL AS APPROPRIATE WHERE THE CONSERVATION VALUE OF THE HABITAT IS TO BE REPLACED MITIGATION TECHNIQUES NEED TO BE PROVEN; ○ THE COUNCIL WILL USE THE LOCAL PLANNING PROCESS TO PROTECT, ENHANCE AND RESTORE THE ECOLOGICAL NETWORK WITHIN WEST SOMERSET. THE WEIGHT OF PROTECTION AFFORDED

	<p>TO A SITE THAT CONTRIBUTES TO THE DISTRICT'S BIODIVERSITY WILL REFLECT ITS ROLE IN MAINTAINING CONNECTIVITY AND RESILIENCE OF THE LOCAL ECOLOGICAL NETWORK; AND</p> <ul style="list-style-type: none"> ○ A 'HABITAT REGULATIONS ASSESSMENT' WILL BE REQUIRED FOR DEVELOPMENT PROPOSED WHICH DIRECTLY AFFECTS EUROPEAN AND INTERNATIONALLY DESIGNATED SITES AND FOR AREAS THAT ECOLOGICALLY SUPPORT THE INTEGRITY OF THESE SITES.
Purpose	<ul style="list-style-type: none"> ○ To safeguard and enhance biodiversity ○ To secure biodiversity offsetting provision in appropriately justified cases. The plan's clear priority is to protect existing priority habitat and maintain the value of other habitats. , biodiversity offsetting should only be used where fully justified as a last resort. Development should avoid irreplaceable habitats and land within designated sites and where offsetting is permitted there needs to be evidence that mitigation would be successful. Where this is not possible development should be refused. ○ To protect and enhance ecological networks. 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. ○ To ensure that effects on European and international nature conservation sites outside of the designated boundaries are accounted for. All data necessary for carrying out assessment on these sites needs to be submitted with the application.
Assumptions	<p>The safeguarding and enhancement of biodiversity are inherently good things for an area's community, wellbeing, economy and environment.</p>
Justification including any references	<ul style="list-style-type: none"> ○ Section 40 of the Natural Environment and Rural Communities Act 2006, places a duty on a public authority to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. A key purpose of this duty is to embed consideration of biodiversity as an integral part of policy and decision making, which should be seeking to make a significant contribution to the achievement of the commitments made by Government in its Biodiversity 2020 strategy. ○ The following extract from the government's biodiversity strategy: 'Biodiversity 2020' sets out the essential justification for protecting and enhancing biodiversity through the planning process: <p>"Biodiversity is important for its own sake and has its own intrinsic value. A number of ground-breaking studies such as the National Ecosystems Assessment (NEA) have shown this value also goes further. It is the building block of our 'ecosystems'. These provide us with a wide range of goods and services that support our economic and social wellbeing. These include essentials such as food, fresh water and clean air, but also less obvious services such as protection from natural disasters, regulation of our climate, and purification of our water or pollination of our crops. Biodiversity also provides important cultural services, enriching our lives."</p> ○ 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. Areas

	<p>outside the designated sites also ecologically support cited features and need to be accounted for if integrity is to be maintained. (“Biodiversity 2020: A strategy for England’s wildlife and ecosystem services” DEFRA, 2011, Paragraph 1.1)</p> <ul style="list-style-type: none"> ○ The National Planning Policy Framework (2012) includes the following: <ul style="list-style-type: none"> • planning policies should plan for biodiversity at a landscape-scale across local authority boundaries; • identify and map local ecological networks, including the hierarchy of international, national and locally designated sites wildlife corridors and stepping stones that connect them and areas for habitat restoration or creation; and <p>promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.</p> <p>Sources:</p> <p>Department for Communities and Local Government; National Planning Policy Framework – March 2012; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Office of the Deputy Prime Minister; Planning for Biodiversity and Geological Conservation – A Guide to Good Practice; ODPM Publications; 2006; ISBN 978 1 85112 852 8</p> <p>Office of the Deputy Prime Minister; Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact Within the Planning System (ODPM Circular 06/2005); The Stationary Office; 2005; ISBN 0 11 753951 1</p> <p>Department for the Environment, Food and Rural Affairs; The Natural Choice: Securing the Value of Nature (CM 8082); The Stationary Office; 2011; ISBN 0 10 180822 4</p> <p>Department for the Environment, Food and Rural Affairs; Biodiversity 2020: A Strategy for England’s Wildlife and Ecosystem Services; Department for the Environment Food and Rural Affairs; 2011.</p> <p>Somerset Biodiversity Partnership; West Somerset Biodiversity Action Plan; Somerset Biodiversity Partnership; 2008</p> <p>Somerset Biodiversity Partnership; Wild Somerset: The Somerset Biodiversity Strategy 2008 - 2018; Somerset Biodiversity Partnership; 2008</p> <p>Somerset County Council; Habitat Evaluation Procedure; Somerset County Council; 2014</p> <p>Somerset County Council / Somerset Wildlife Trust; Somerset’s Ecological Network: Mapping the components of the ecological network in Somerset; Somerset County Council / Somerset Wildlife Trust; 2014</p> <p>Yellow Field Consulting: Making the Case for Nature from a Socio-- Economic Perspective: Evidence for Somerset’s State of the Environment Report; Somerset Wildlife Trust; 2012</p>
Revised Justification for Policy NH4	GREEN INFRASTRUCTURE

	THE CREATION AND ENHANCEMENT OF A GREEN INFRASTRUCTURE NETWORK WILL BE SUPPORTED
Purpose	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> o Linking areas of high value habitat together can increase the quality and resilience of ecosystems in an area. <p>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</p>
Justification including any references	<ul style="list-style-type: none"> 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. 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 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. <p>Sources:</p> <p>Department for Communities and Local Government; National Planning Policy Framework – March 2012; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Office of the Deputy Prime Minister; Planning Policy Statement 1: Planning and Climate Change – A Supplement to Planning Policy Statement 1; The Stationary Office; 2007; ISBN 978 0 11 753978 7</p> <p>Office of the Deputy Prime Minister; <u>Planning for Biodiversity and Geological Conservation – A Guide to Good Practice</u>; ODPM Publications; 2006; ISBN 978 1 85112 852 8</p> <p>Office of the Deputy Prime Minister; <u>Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact Within the Planning System (ODPM Circular 06/2005)</u>; The Stationary Office; 2005; ISBN 0 11 753951 1</p>

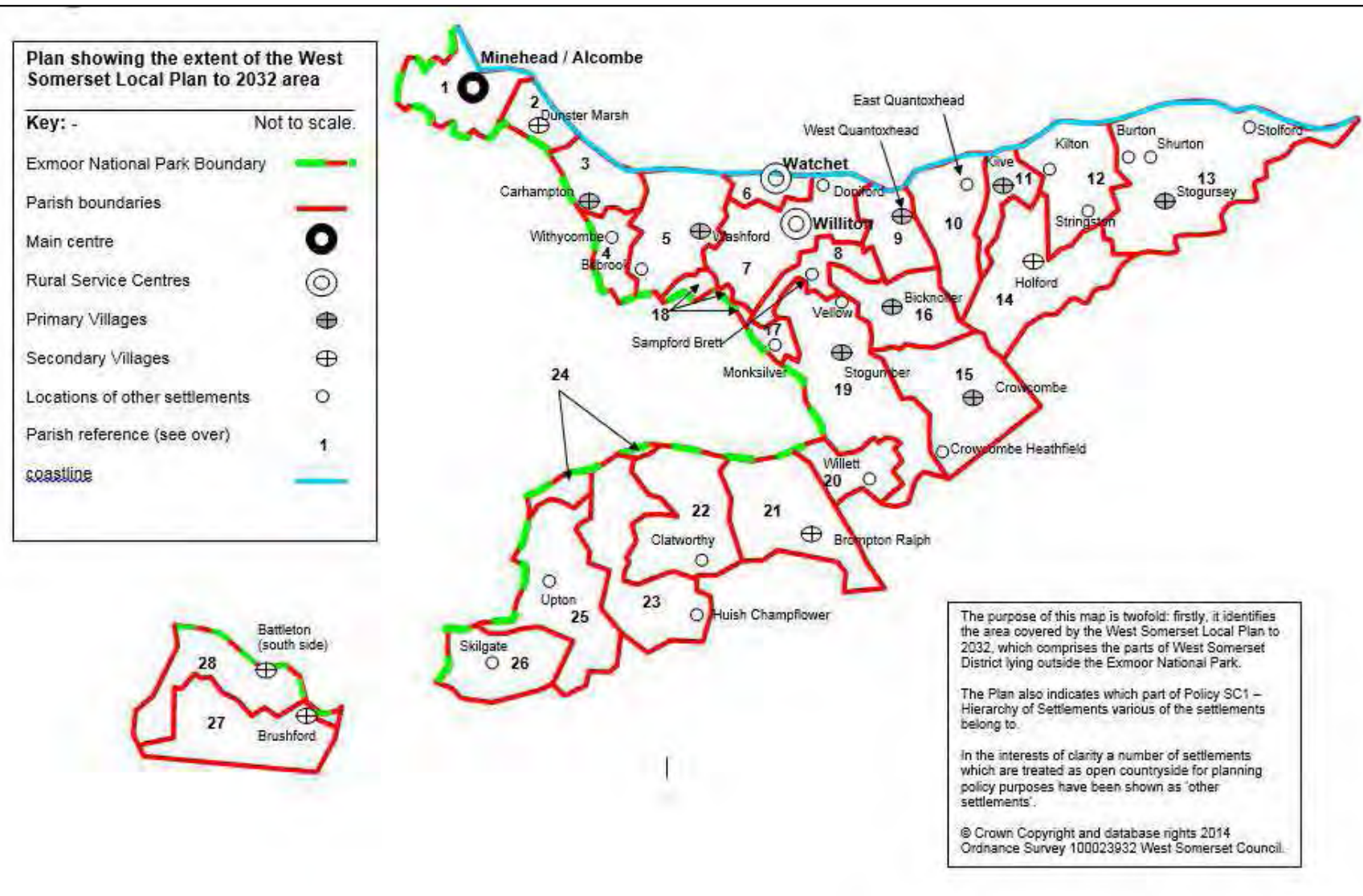
	<p>Department for the Environment, Food and Rural Affairs; <u>The Natural Choice: Securing the Value of Nature (CM 8082)</u>; The Stationary Office; 2011; ISBN 0 10 180822 4</p> <p>Department for the Environment, Food and Rural Affairs; <u>Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services</u>; Department for the Environment Food and Rural Affairs; 2011.</p> <p>Somerset Biodiversity Partnership; West Somerset Biodiversity Action Plan; Somerset Biodiversity Partnership; 2008</p> <p>Somerset Biodiversity Partnership; Wild Somerset: The Somerset Biodiversity Strategy 2008 - 2018; Somerset Biodiversity Partnership; 2008</p> <p>Somerset County Council; Habitat Evaluation Procedure; Somerset County Council; 2014</p> <p>Somerset County Council / Somerset Wildlife Trust; Somerset's Ecological Network: Mapping the components of the ecological network in Somerset; Somerset County Council / Somerset Wildlife Trust; 2014</p> <p>Yellow Field Consulting: Making the Case for Nature from a Socio-- Economic Perspective: Evidence for Somerset's State of the Environment Report; Somerset Wildlife Trust; 2012</p>
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Publication Draft West Somerset Local Plan to 2032
**Appendix 3 –
Figures and Proposals Map Amendments.**

6th January 2015

Fig. 1: West Somerset Local Plan to 2032 area extent plan.



Key to parishes shown on the plan showing the extent of the West Somerset Local Plan to 2032 area.			
West Somerset District parishes lying entirely outside the Exmoor National Park.			
Map ref.	Parish	Settlements	
16	Bicknoller	Bicknoller	
21	Brompton Ralph	Brompton Ralph	
27	Brushford	Brushford	
22	Clatworthy	Clatworthy	
15	Crowcombe	Crowcombe, Crowcombe Heathfield	
10	East Quantoxhead	East Quantoxhead	
14	Holford	Holford	
23	Huish Champflower	Huish Champflower	
11	Kilve	Kilve	
8	Sampford Brett	Sampford Brett	
13	Stogursey	Stogursey, Burton, Shurton, Stolford	
12	Stringston	Stringston, Kilton	
6	Watchet	Watchet	
9	West Quantoxhead	West Quantoxhead	
7	Williton	Williton, Doniford	
West Somerset District parishes lying partly within the Exmoor National Park.			
Map ref.	Parish	Settlements outside the Exmoor National Park.	
24	Brompton Regis	none	
3	Carhampton	Carhampton, Blue Anchor	
28	Dulverton	Battleton (south side of road)	
2	Dunster	Dunster Marsh	
20	Elworthy	Willett	
1	Minehead	Minehead, Alcombe	
17	Monksilver	Monksilver (north east of the main street)	
18	Nettlecombe	none	
5	Old Cleeve	Old Cleeve, Washford, Bilbrook	
26	Skilgate	Skilgate	
19	Stogumber	Stogumber, Vellow	
25	Upton	Upton	
4	Withycombe	Withycombe	

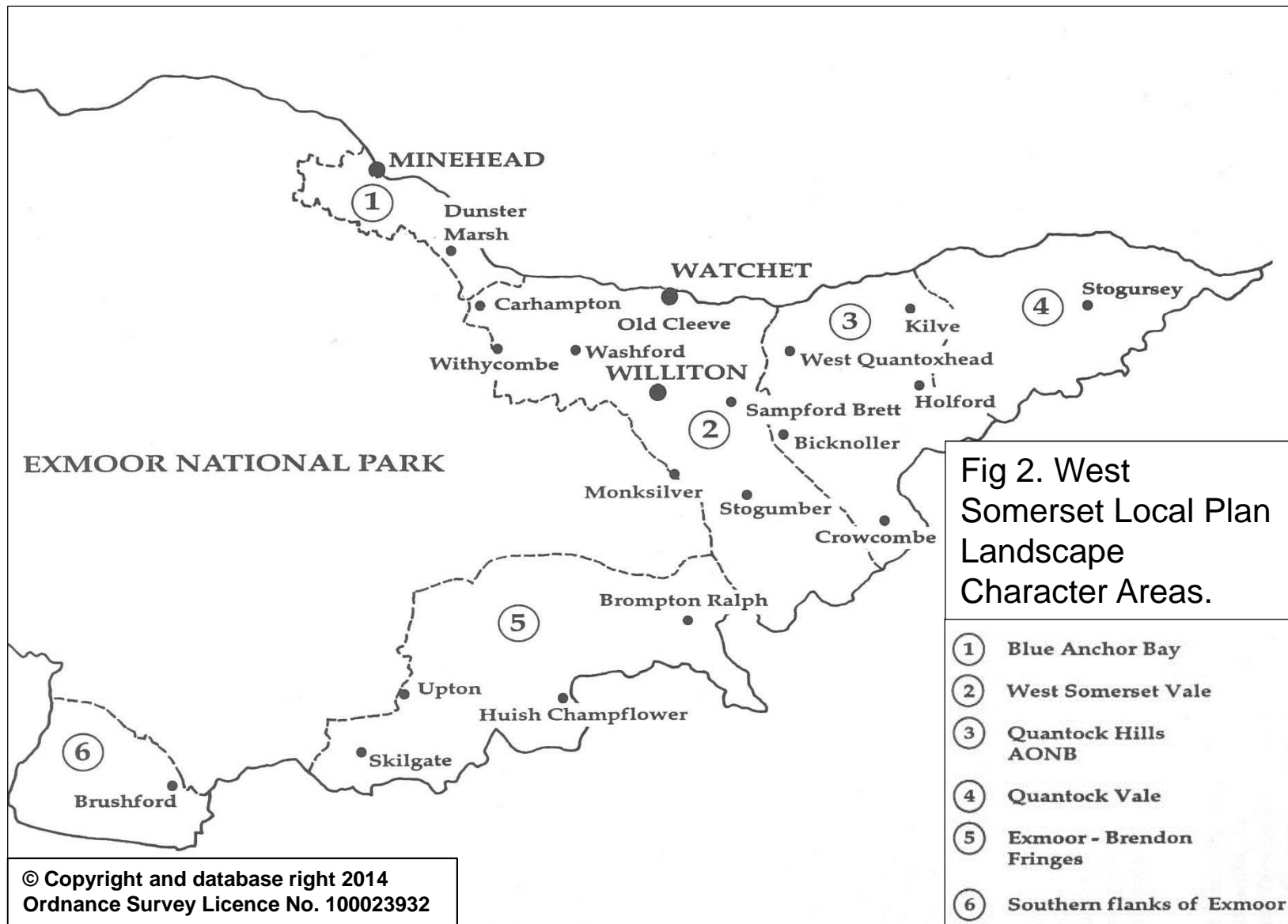
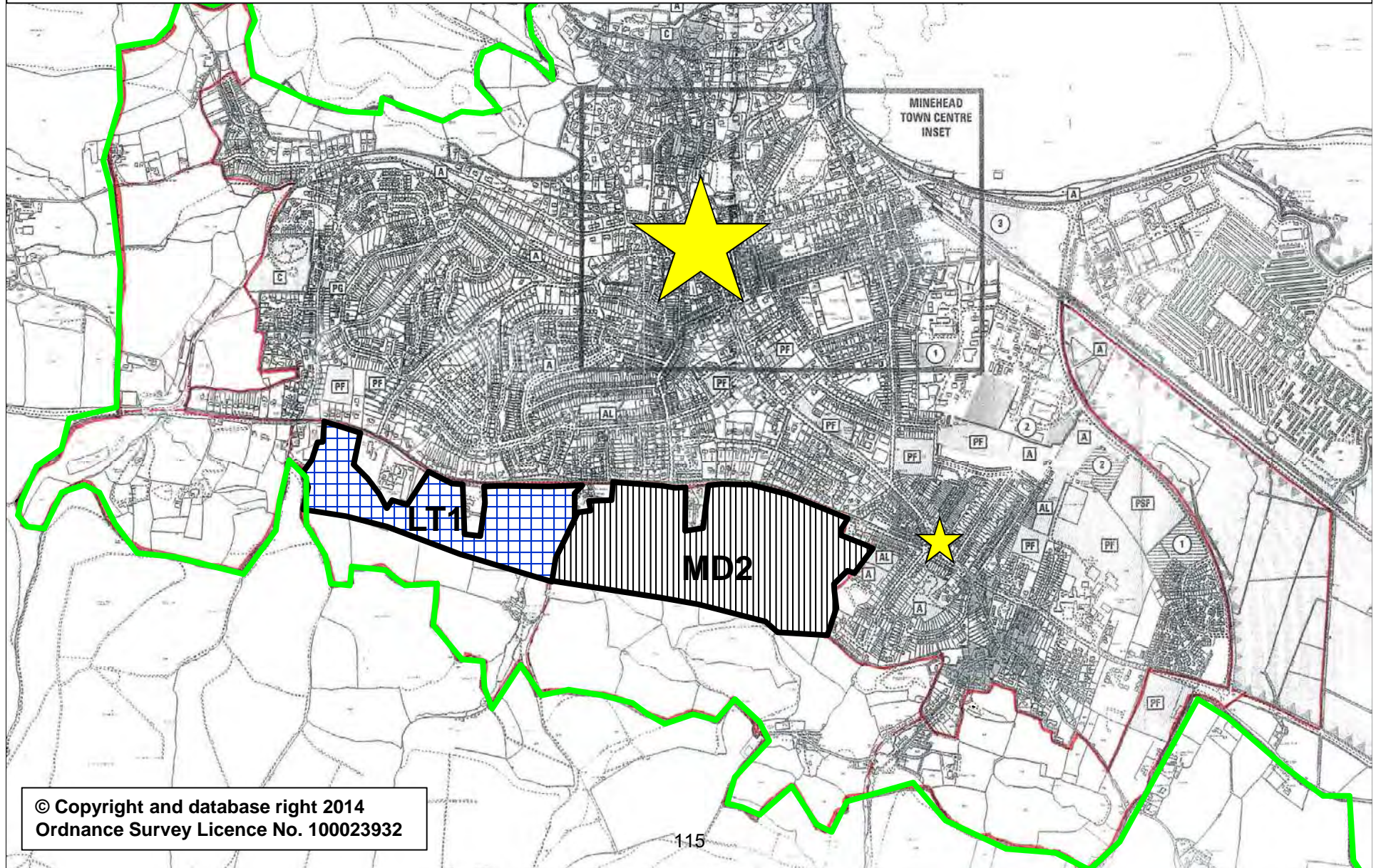
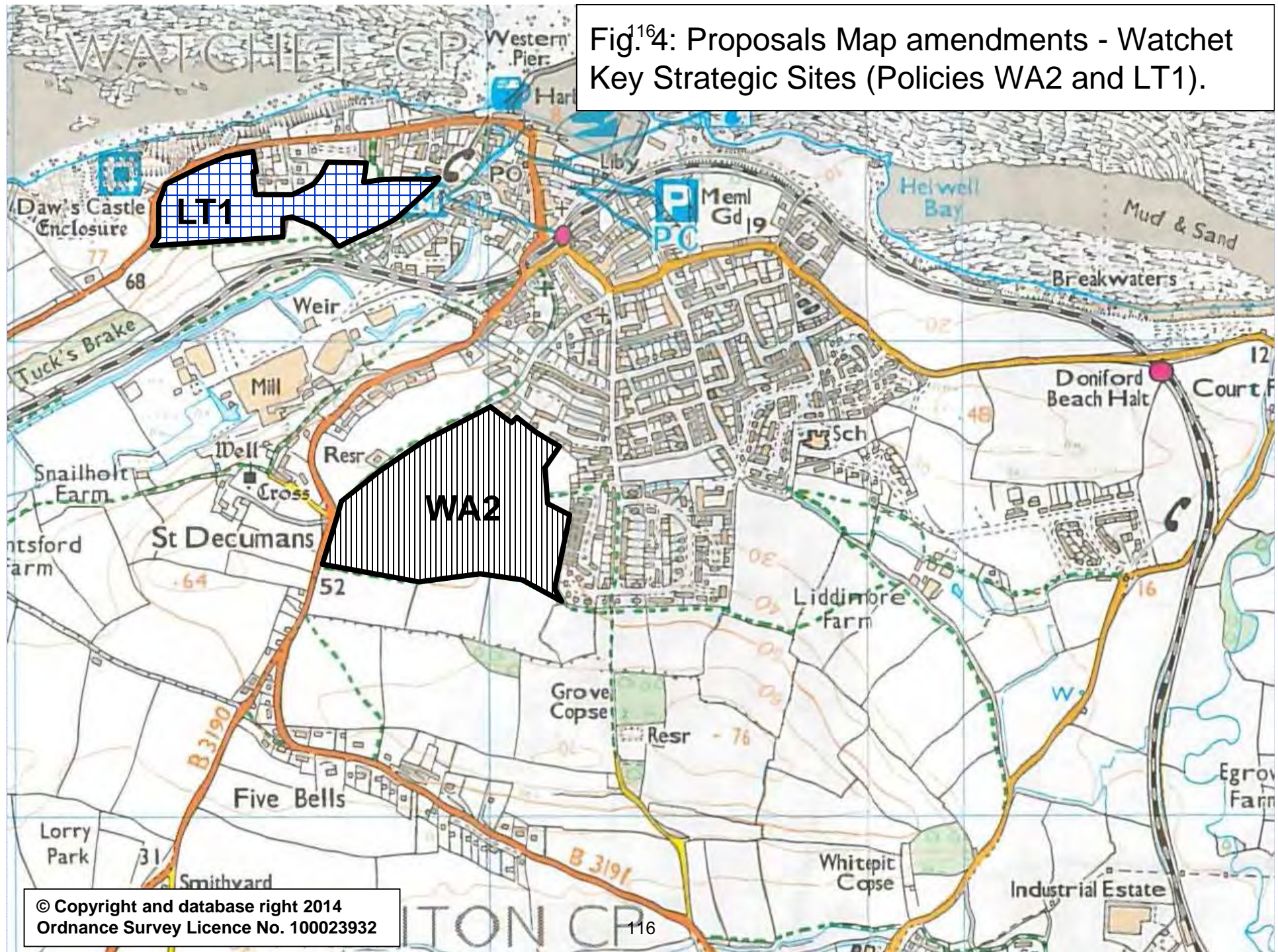
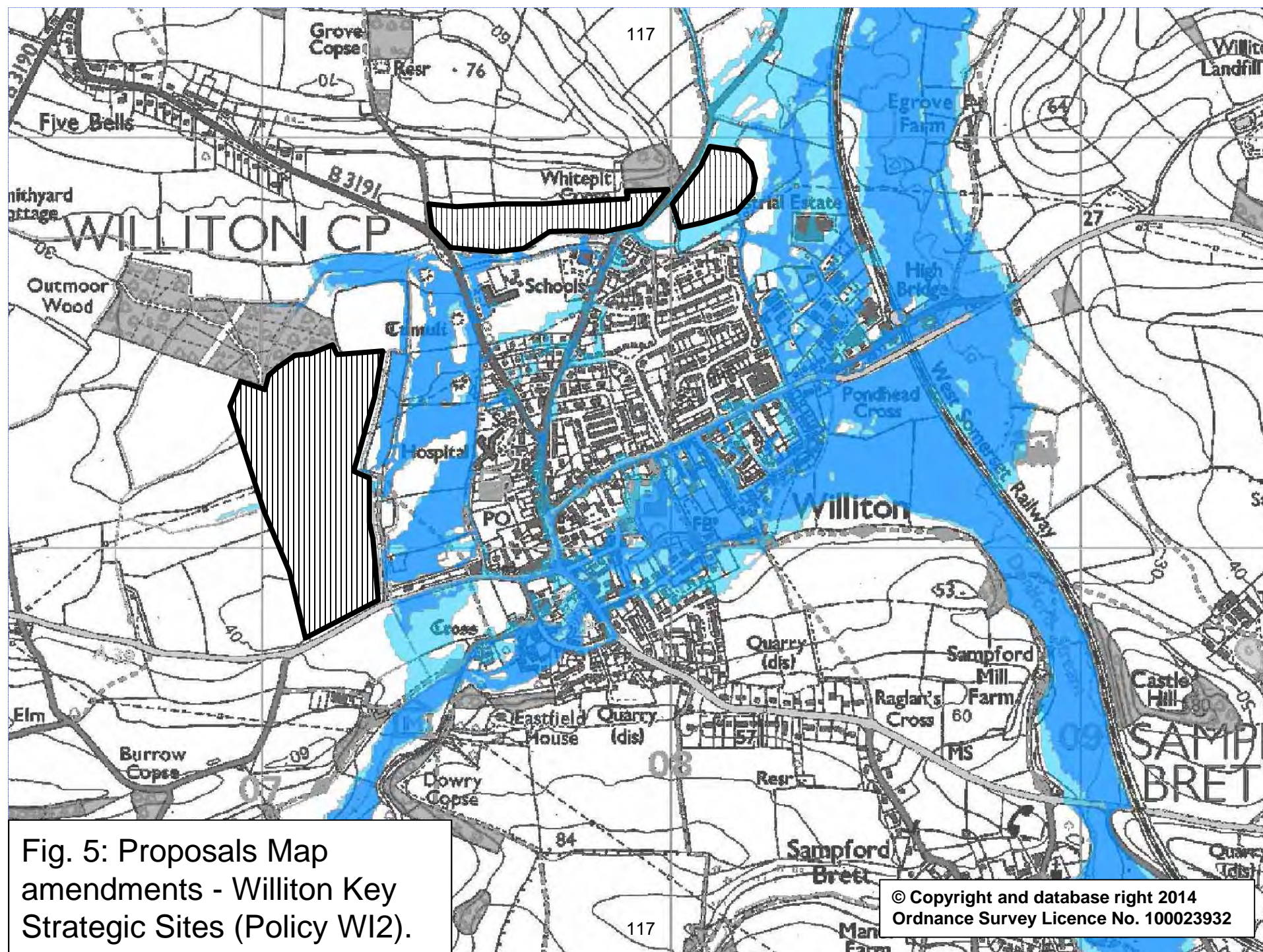


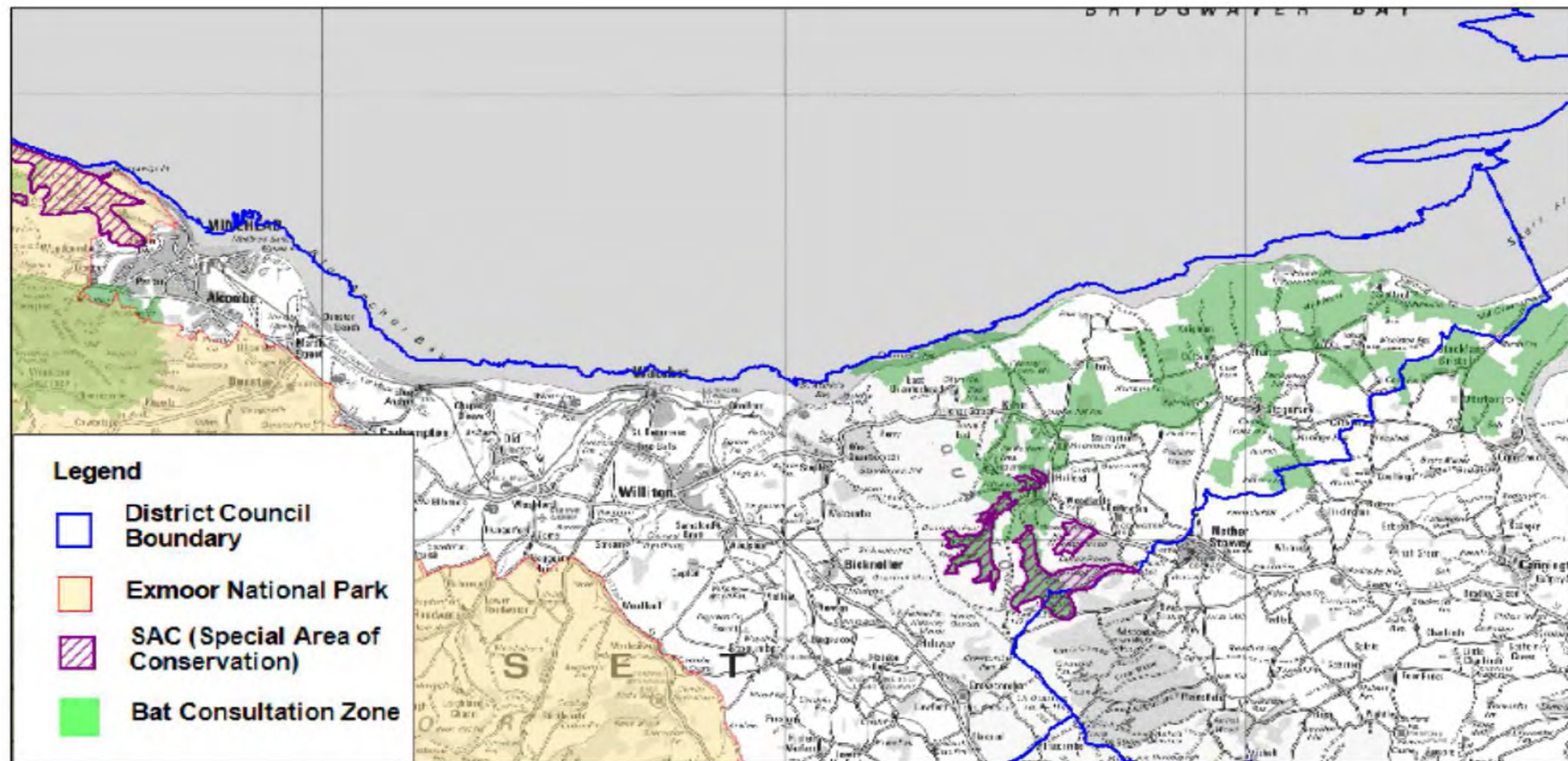
Fig. 3: Proposals Map amendments - Minehead / Alcombe Key Strategic Sites (Policies MD2 and LT1). Also showing: District boundary (green line) and Retail centres of Minehead (large star) and Alcombe (small star).



Fig¹⁶4: Proposals Map amendments - Watchet
Key Strategic Sites (Policies WA2 and LT1).

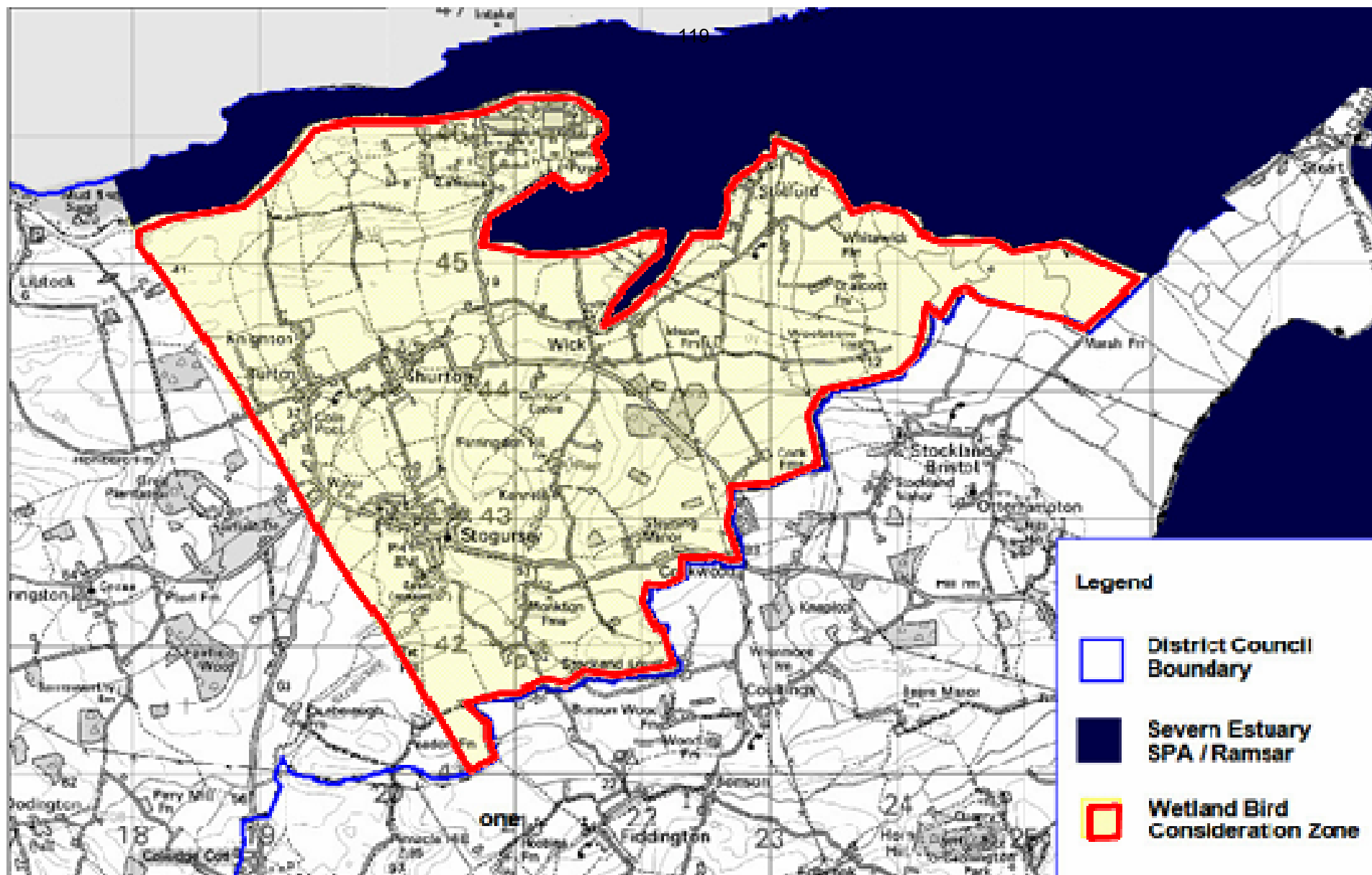






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Fig. 6: Proposals Map amendment - West Somerset
 Bat Consultation Zone (Policy NH8).



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Fig. 7: Proposals Map amendment - Proposed West Somerset Waterfowl Consultation Zone (Policy NH9).

Fig. 8 – Proposals Map amendment - Proposed Minehead to Blue Anchor Coastal Change Management Area.

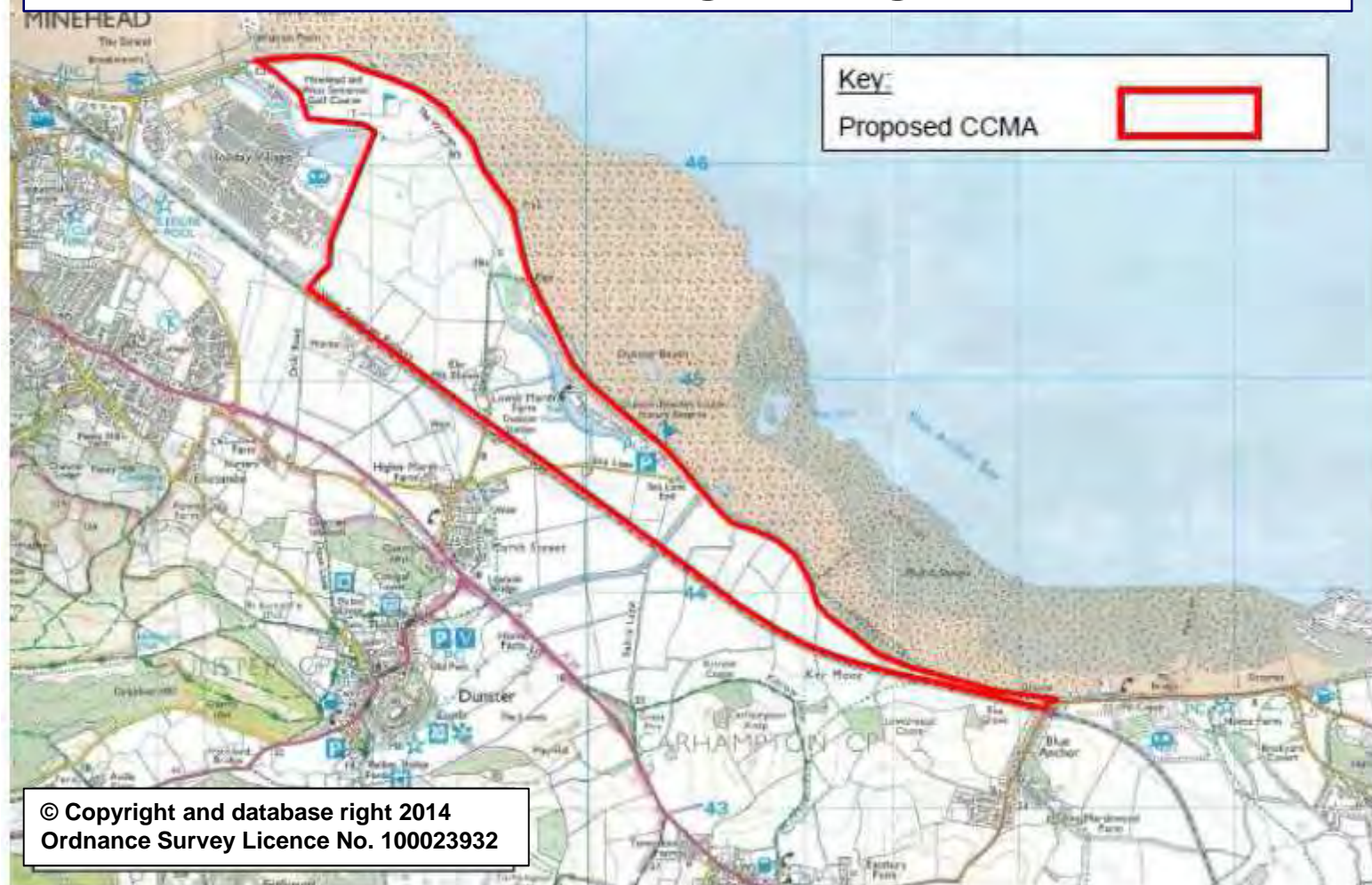
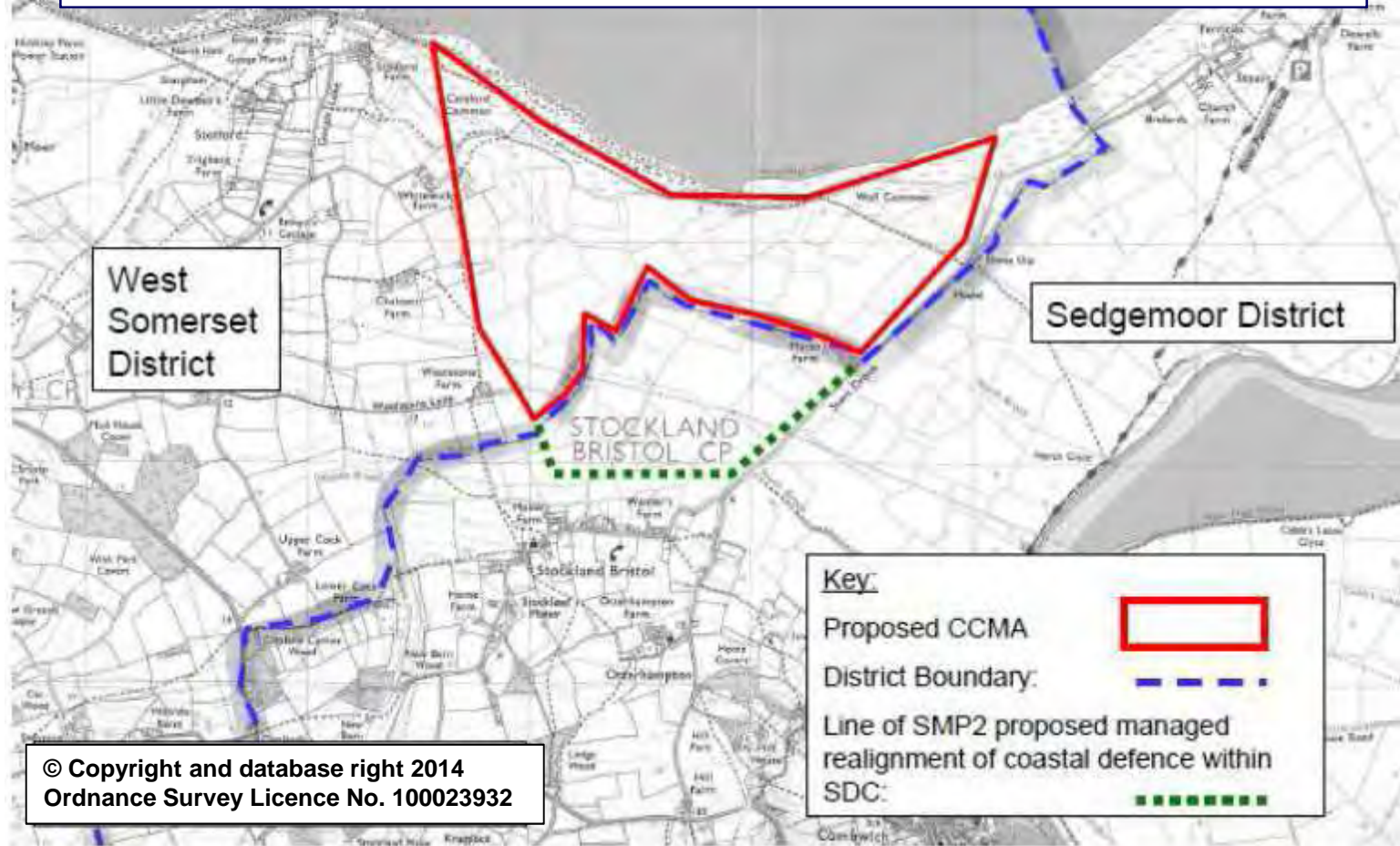
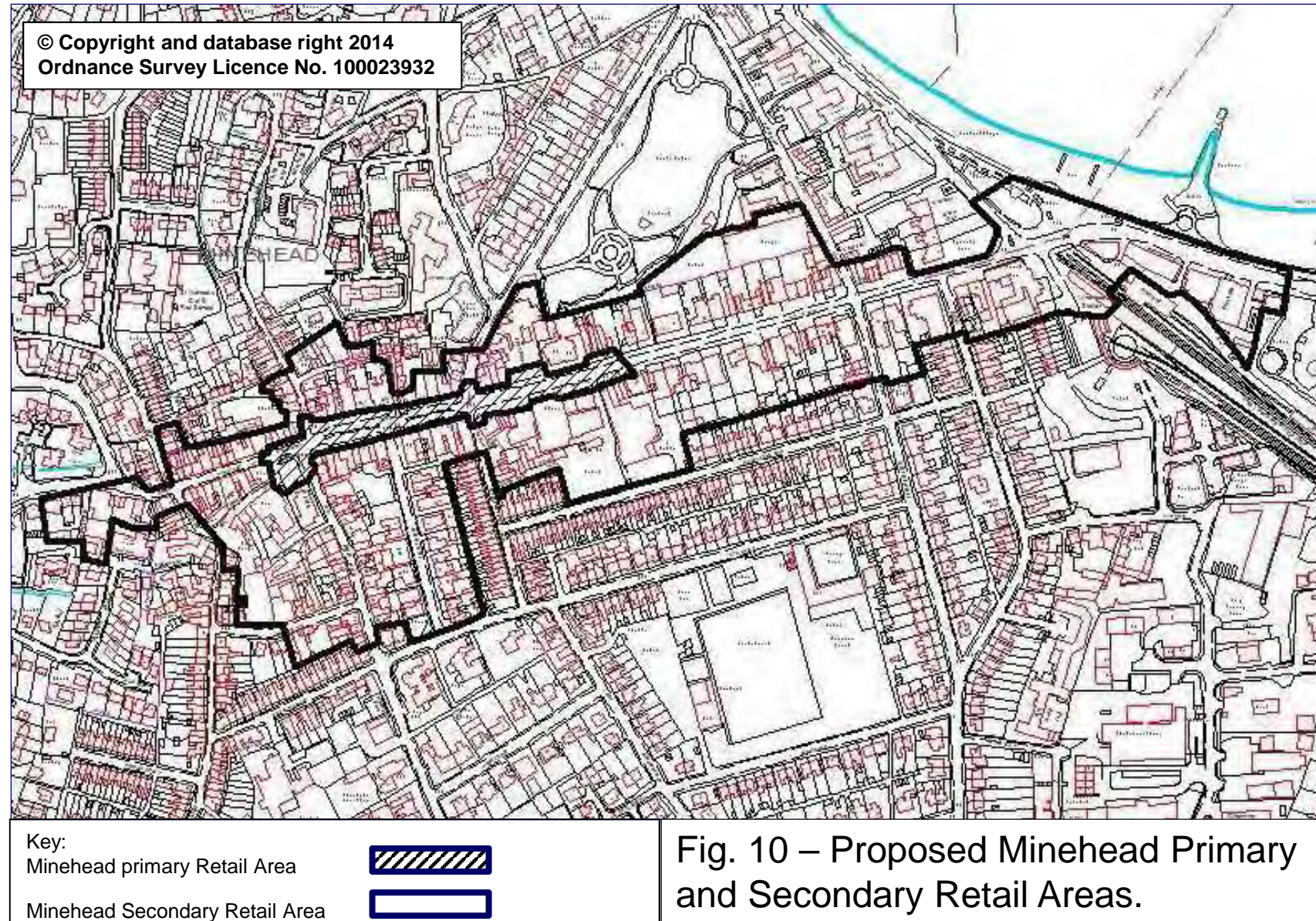
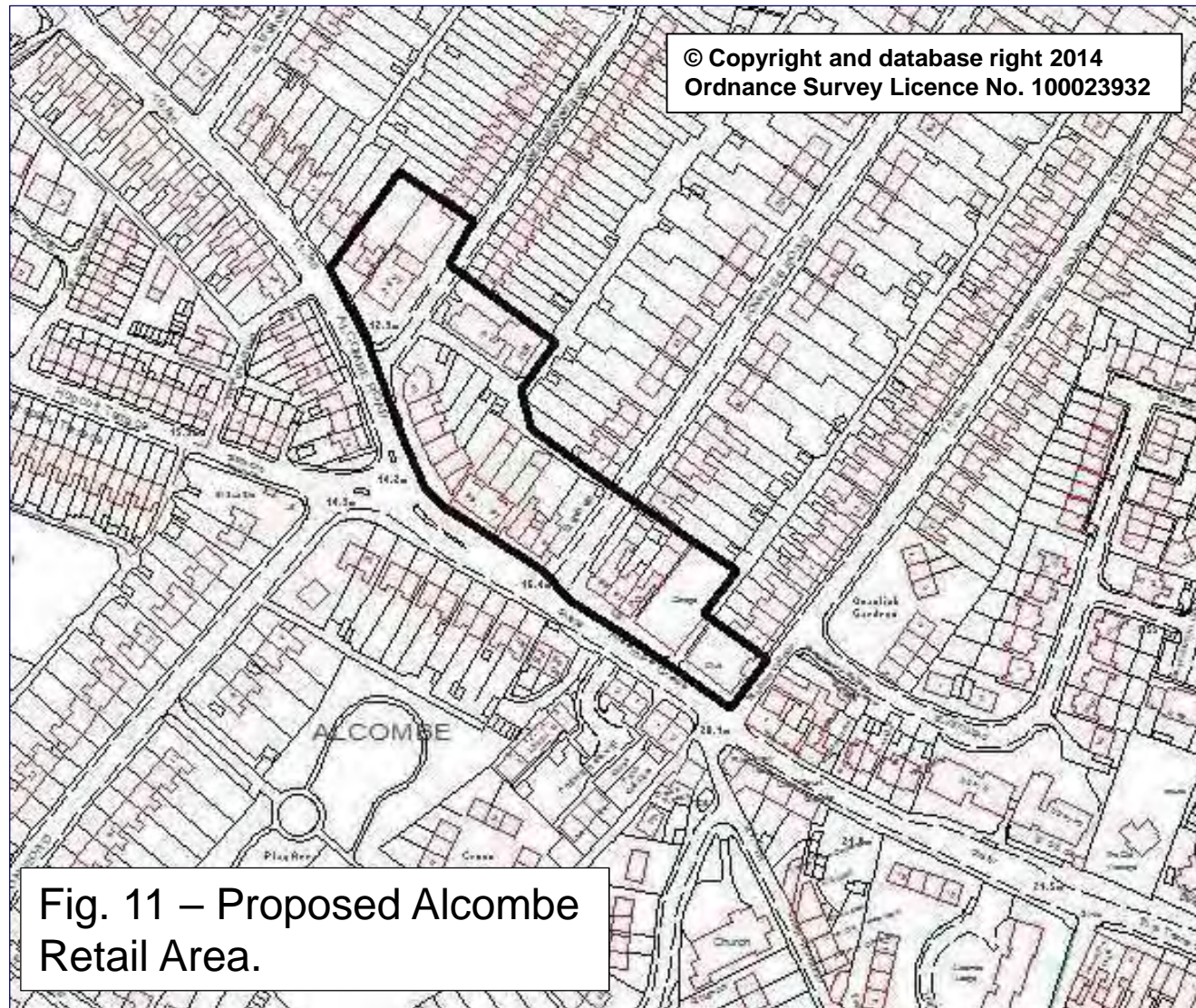
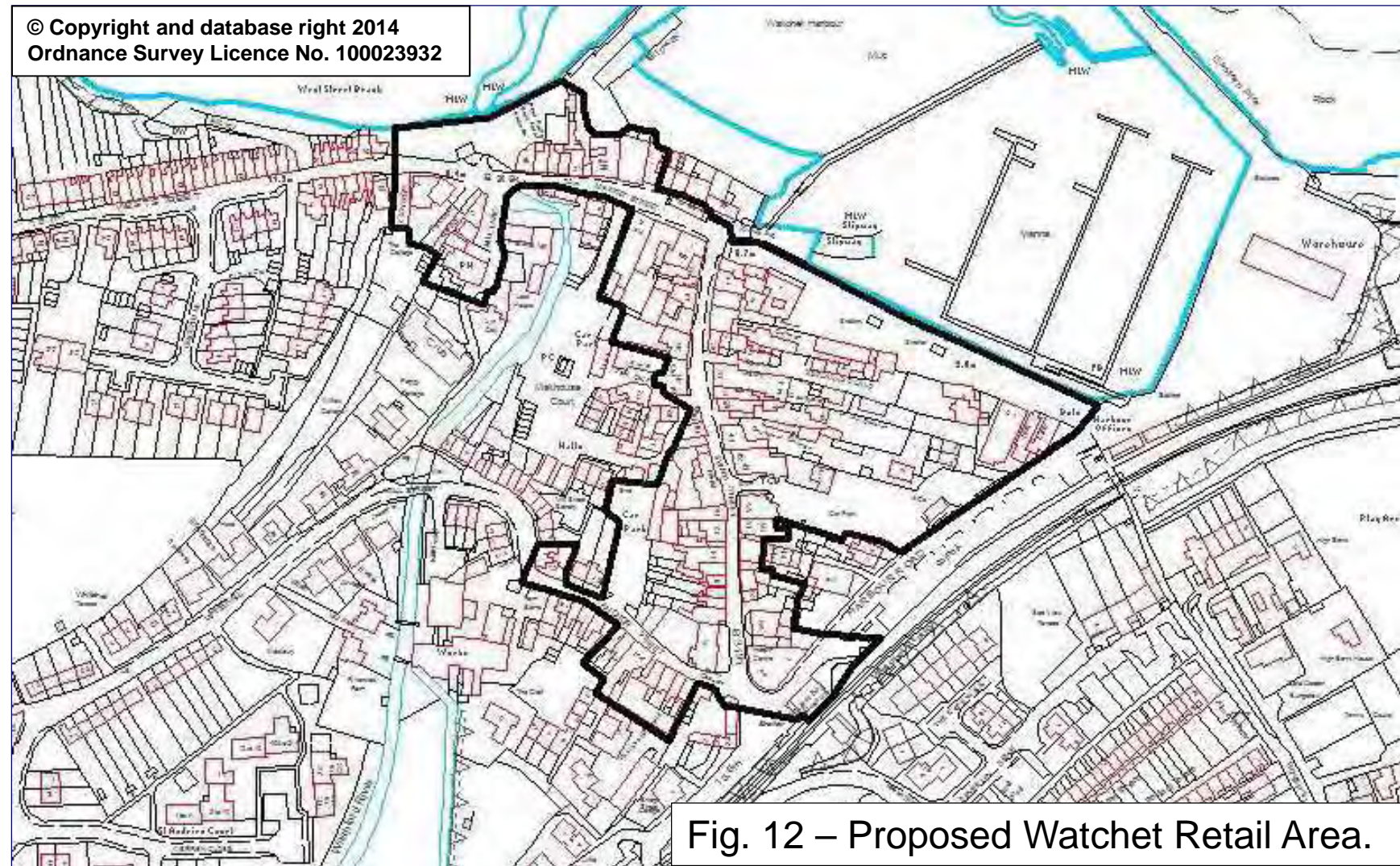


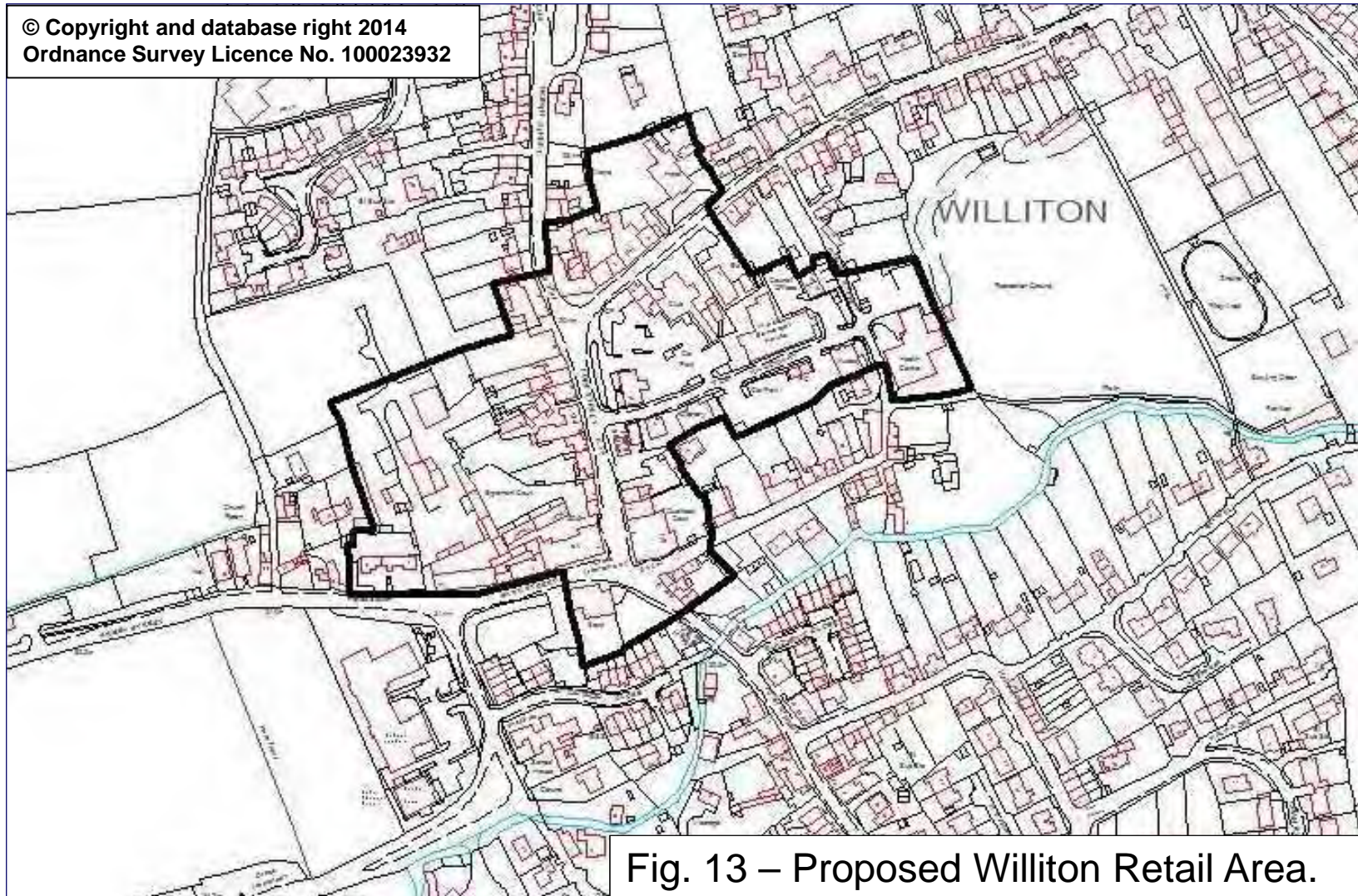
Fig. 9 – Proposals Map amendment - Proposed Stolford to Wall Common Coastal Change Management Area.











Local Development Scheme Appendix 1
Proposed Revision December 2014

Proposed Local Development Documents 2013 – 2016

	2013						2014												2015												2016											
LDD	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J					
Local Plan to 2032	3a	3a	3a																	4	4					5					6		7									
Proposals map	3a	3a	3a																	4	4					5					6		7									

Legend:

Development Plan Documents – DPDs

1. Initiation, evidence gathering and early engagement
2. Issues and options consultation
3. Preferred Strategy consultation (supplementary consultation 3a)
4. Formal Publication
5. Submission / Examination commences
6. Inspector's report received
7. Adoption and publication of final document

Annual Monitoring Report and neighbourhood planning support

- Continuous effort

APPENDIX 5

Schedule of which 2006 Saved, Adopted West Somerset District Local Plan policies will be replaced by which new West Somerset Local Plan to 2032 policies.

New Local Plan to 2032 policy.	Subject.	2006 West Somerset District Local Plan policy replaced.
SD1	Presumption in favour of sustainable development.	none
EN1	Mitigation of impact of Hinkley Point new nuclear proposals	EN/5
EN2	Mitigation of impact of major energy generating proposals	EN/4
SC1	Hierarchy of Settlements	SP/1
SC2	Housing provision	H/1, SP/2, SP/3, SP/4.
SC3	Appropriate mix of housing types and tenures	none
SC4	Affordable Housing	H/4
SC5A	Self-containment of Settlements	SP/1, SP/2 and SP/3
SC5B	Self-containment of Settlements	SP/1, SP/2 and SP/3
SC6	There is no policy SC6	-
MD1	Minehead / Alcombe development	SP/2
MD2	Key Strategic development allocation at Minehead / Alcombe	SP/2
WA1	Watchet development	SP/2
WA2	Strategic development allocation at Parsonage Farm Watchet	SP/2
WI1	Williton development	SP/2
WI2	Key Strategic development allocations at Williton	SP/2
LT1	Post 2026 key strategic development sites	SP/2
SV1	Development at Primary and Secondary Villages	SP/3, SP/4
OC1	Open countryside development	SP/5
EC1	Widening and strengthening the local economy	None
EC2	Major employment sites	E/1
EC3	Greenfield employment generating development	None
EC4	Home based business activities	E/8
EC5	Safeguarding existing employment uses	E/7
EC6	Work/Live developments	E/8
EC7	Training and educational provision	None
EC8	Tourism in settlements	TO/1
EC9	Tourism outside of settlements	TO/5, TO/6 and TO/7
EC10	Gateway settlements	None
EC11	Agriculture	A/1
EC12	Minehead retail areas and central areas for Alcombe, Watchet and Williton	SH/1, SH/2 and SH/4
TR1	Access to and from West Somerset	None
TR2	Reducing reliance on the private car	None
CF1	Maximising access to recreational facilities	R/1, R/3 and R/4.
CF2	Planning for healthy communities	AD/1
CC1	Carbon reduction – small scale schemes	None
CC2	Flood risk management	W/6, CO/1 and CO/3

CC3	Coastal change management area	CO/2 and CO/3
CC4	Coastal zone protection	CO/1
CC5	Water efficiency	None
CC6	Water management	W/1, W/2, W/3 and W/5
NH1	Historic environment	BD/1 and AH/1
NH1A	Areas of high archaeological potential	AH/3
NH1B	Archaeological sites of local significance	AH/2
NH2	Landscape character protection	LC/1 and LC/3
NH3	Nature conservation and the protection and enhancement of Biodiversity	NC/4 and NC/5
NH4	Green infrastructure	none
NH5	Protection of best and most versatile agricultural land	A/2
NH6	Pollution, contaminated land and land instability	PC/1, PC/2, PC/3 and PC/4
NH7	There is no policy NH7	-
NH8	Bat consultation zone	none
NH9	Waterfowl consultation zone	none
NH10	Securing high standards of design	none
GT1	Gypsies and travellers	H/8
ID1	Infrastructure delivery	PO/1 and TC/1

APPENDIX 6





West Somerset Local Plan Sustainability Appraisal Report Non-Technical Summary

Prepared for:
West Somerset Council

Prepared by:
ENVIRON
Exeter, UK

Date:
December 2014

Project or Issue Number:
UK18-20923

Contract No:	UK18-20923
Issue:	2
Author (signature):	E Jones 
Project Manager/Director (signature):	J Curran 
Date:	December 2014

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Version Control Record				
Issue	Description of Status	Date	Reviewer Initials	Author Initials
A	First Draft	01/12/14		EJ
1	Draft to Client	12/12/14	JC	EJ
2	Final Report to Client	19/12/14	JC	EJ

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2.2	Relationship with other plans and programmes	3
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4	How the Assessment was Undertaken	8
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4.2	Questions used to guide the SA	8
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1 Introduction

1.1 Background

This is the Non-Technical Summary of the Sustainability Appraisal Report (SA report) for the latest draft of the West Somerset Local Plan (the version known as the West Somerset Local Plan Publication Draft) (hereafter in this report referred to as the plan or Local Plan).

The plan outlines policies to guide development within West Somerset to 2032. It also includes a number of sites for both housing and major employment development.

In order to test its effects on environmental, social and economic objectives, the preparation of the Local Plan has been subject to an integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) process in line with the requirements of international and national regulations (hereafter in this report referred to as an SA). The SA is being carried out by an independent consultancy called ENVIRON.

Regulations require that at some point in the drafting of the Local Plan an assessment is carried out and an SA report is produced and consulted on. The SA report should set out the results of the SA process, outline why alternatives were selected, report on the assessment of the draft Local Plan and outline a programme for monitoring the effects of the plan.

This document is a summary in non-technical language of the contents of the SA report. Regulations state that the report should include a summary that addresses the following:

- An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes (see section 2 of this document);
- The relevant aspects of the current state of the environment (baseline) and the likely evolution thereof without implementation of the plan or programme (future baseline). This includes consideration of existing environmental problems (see section 3 of this document);
- The environmental protection objectives, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation (see section 2 of this document);;
- The likely significant effects on the environment;
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme (mitigation and enhancement measures) (see section 6 of this document);
- An outline of the reasons for selecting the alternatives dealt with (see section 5 of this document);
- A description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information (see section 4 of this document); and
- A description of measures envisaged concerning monitoring (see section 7 of this document).

Please note that the full SA report is available from the following website:

<http://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Local-Plan-to-2032/Sustainability-Appraisal>

1.2 How to comment on this report

The SA report is being published for comment alongside the West Somerset Local Plan Publication Draft. If you have any comments on this report please respond as indicated below:

The primary means of responding to this consultation is to use the website at:

<http://www.westsomersetonline.gov.uk/Home.aspx>

Alternatively representations can be made by e-mail to ldf@westsomerset.gov.uk

or by post to: Planning Policy Team, West Somerset Council, West Somerset House, Killick Way,
Williton, TA4 4QA

2 The West Somerset Local Plan Publication Draft

For a full explanation of this part of the SA see Part 1 of the SA report – Introduction and Methodology available at the following website:

<http://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Local-Plan-to-2032/Sustainability-Appraisal>

2.1 Introduction

The plan includes a spatial vision, strategic objectives and a number of policies for achieving the Local Plan objectives, setting out how much development is intended to happen where and by what means it will be delivered. The spatial vision for the plan addresses the economy, housing and environment of the district. The spatial vision is given more detail through the spatial objectives. The spatial objectives are shown Box 1.

Box 1: Spatial Objectives

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

The plan policies are grouped under the following headings:

- | | |
|--|---|
| • Presumption in favour of sustainable development; | • Economy; |
| • Hinkley Point and other major energy generating development; | • Transport; |
| • Sustainable communities; | • Community facilities and public health; |
| • Settlement policies Minehead; | • Climate change; |
| • Settlement policies Watchet; | • Natural and historic environment; |
| • Settlement policies Williton; | • Gypsies and travellers; and |
| • Settlement policies - other; | • Implementation policies. |

2.2 Relationship with other plans and programmes

The Local Plan has the following relationships with other plans and programmes:

- International legislation and policy which sets a number of targets, objectives and obligations which planning documents should seek to achieve;
- National legislation and policy which outlines measures to achieve many of these obligations through setting regional and local targets for public bodies to achieve and by outlining principles which planning policies and decisions needs to adhere to; and
- Local and regional policy sets out more specific local targets and local actions needed to achieve them.

Particularly important for the Local Plan are international obligations and objectives on various environmental issues such as air quality standards, climate change and biodiversity; and national and regional targets on housing affordability, flooding, development on brownfield land etc. It is the job of the Local Plan to ensure that the land use implications of meeting these targets are fully considered.

2.3 How environmental protection objectives have been taken into account

Regulations require that the SA considers how environmental protection objectives are taken into account in the development of the plan or programme. For the West Somerset Local Plan a full review of the key objectives within other plans and policy documents has been undertaken for each topic (e.g. air quality and noise, health, biodiversity, etc.). These objectives have then been used to develop an SA framework. The SA framework is then used to test the Local Plan and recommendations are made to strengthen the Local Plan. The SA framework is shown in Table 4.1.

3 The Sustainability Baseline

For a full explanation of this part of the SA see Part 2 of the SA report – Scoping Information available at the following website:

<http://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Local-Plan-to-2032/Sustainability-Appraisal>

The SA team has collected information on the current state of the environment (including any problems, issues and characteristics of the plan area) and how it is likely to change in the absence of the plan. This enables the SA team to have an accurate view of what changes the plan could give rise to within the plan area. A summary of this work is presented in Table 3.1.

NTS Table 3.1: Sustainability baseline summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
1. Air and noise	
<ul style="list-style-type: none"> Air pollution is not necessarily a significant issue in West Somerset and data shows that NO² objectives are being met. There is currently no requirement to proceed to a detailed assessment for any of the air quality pollutants in West Somerset. Ozone levels are high in the whole of the South West including West Somerset. There is seasonal peak hour traffic congestion in West Somerset. More people are travelling to by car and residents of West Somerset have to travel further for work. However, the number of people working from home is also increasing. Noise and loss of tranquillity is an issue which may worsen with the increase in air traffic. 	<ul style="list-style-type: none"> Air pollution is likely to remain an insignificant issue Noise pollution and loss of tranquillity may worsen with increasing levels of air traffic. Traffic congestion and delays on changeover days at Butlins will not necessarily improve as action will not be taken through the current Future Transport Plan. In general, traffic flows on roads in West Somerset have increased over time but remain low in comparison to many areas of the County. It is likely that they will continue to increase. People in West Somerset may continue to have to travel further by car to access employment, without any planning intervention to provide more jobs closer to where people live. Parts of West Somerset now have access to superfast broadband and other parts are either due to be connected in 2015 (e.g. Williton) or are still being evaluated (e.g. parts of Minehead). Lack of super-fast broadband may limit the number of people working from home, although this appears to be increasing and is likely to increase in the future with greater broadband speeds becoming available.
2. Climate and energy	
<ul style="list-style-type: none"> West Somerset's CO₂ emissions have decreased from 388.7 ktonnes in 2005 to 279.8 ktonnes in 2012. However, emissions are higher per capita than the UK average. Both average gas and electricity consumption have decreased in West Somerset over the past seven years. The average consumption of electricity was much higher than the UK as a whole. However, gas consumption was lower. Climate change adaptation is an important issue as the climate for the next 30-40 years is now set. Climate change will have a number of 	<ul style="list-style-type: none"> The UK climate has changed over the last 100 years with the central England temperature having risen by almost 1 degree, average sea level rising by 1mm a year and winters across the UK getting wetter and warmer (UK climate change scenarios). These trends can be expected to continue at least in the medium term. The number of renewable energy developments and heat / power generated has been steadily increasing over the last few years although it needs to increase significantly.

NTS Table 3.1: Sustainability baseline summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<p>effects in the region including effects on temperature, sea level rises, fluvial and coastal flooding. This will particularly affect coastal areas of West Somerset and areas such as Williton.</p> <ul style="list-style-type: none"> West Somerset has a greater proportion of its population in or close to 'fuel poverty' thresholds than other parts of the country. In 2012, 11.6% of households in West Somerset were reported to be fuel poor, which amounts to a total of 1,865 households. The proportion across the South West region is 9.3%. West Somerset has the capacity to generate more renewable and low carbon energy. The provision of supportive planning policies will be a key factor in increasing the generation of renewable energy. 80% of Somerset residents support the use of renewable energy. 	<ul style="list-style-type: none"> The district has a relatively high carbon footprint as many areas are reliant on the private car and on bottled gas, electricity, oil and coal for fuel. This situation is likely to continue unless significant investment is made into renewable and low carbon technologies and energy efficiency of properties. Both average gas and electricity consumption have decreased in West Somerset over the past seven years. It is unclear how this trend may change in future years.
3. Crime	
<ul style="list-style-type: none"> West Somerset has the lowest overall crime of all the districts in Somerset. The general trend in overall crime is downwards in West Somerset. By far the most common recorded offence in West Somerset is anti-social behaviour, followed by theft and handling, violence against the person, criminal damage and then burglary. Rates of robbery, hate crime and sexual offences are less than 100 per 100,000 people. A high % of residents in West Somerset feel safe both in the day and after dark in the District, perhaps indicating that people are less worried about crime against the person than they are about crimes such as theft. 	<ul style="list-style-type: none"> Crime levels in West Somerset are historically low and are likely to remain low. Anti-social behaviour appears to be more problematic in 2013/14 compared with when the baseline data was first reviewed in 2006.
4. Public infrastructure	
<ul style="list-style-type: none"> Traffic flows are seasonal and peak traffic flows in the summer are 30% higher than other times. Broadband infrastructure is improving but is still poor in some areas. Evidence suggests that there is a continuing interest in the provision of more allotment space in the district. 	<ul style="list-style-type: none"> A number of measures have been proposed for the transport infrastructure in West Somerset, many of which are unlikely to go ahead. This may lead to worsening traffic management issues on the sub-standard road network.

NTS Table 3.1: Sustainability baseline summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<ul style="list-style-type: none"> There is demand for a variety of new leisure facilities in the District including a new 25 4-6 lane swimming pool in Minehead, Artificial Games Pitch (AGP) in the eastern part of the area and small, freely accessible, Multi Use Games Areas (MUGAs) within villages. The withdrawal of funding by the County Council from Youth Club provision in West Somerset from 1st April 2012 will leave a significant gap in activities for young people. 	<ul style="list-style-type: none"> Parts of West Somerset now have access to superfast broadband other parts are either due to be connected in 2015 (e.g. Williton) or are still being evaluated (e.g. parts of Minehead). Leisure provision is unlikely to improve without development (and developer contributions)
5. Population and social inclusion	
<ul style="list-style-type: none"> West Somerset has the lowest population density in the region, which could have implications for providing services to a dispersed population. Inward migration is the main cause of population growth, which is putting pressure on the local housing market The area also has a high percentage of people within the older age bands (65 years and over), which could have put pressure on public services West Somerset has the highest level of deprivation in the County Lack of affordable housing is a key issue in the district 	<ul style="list-style-type: none"> Population growth in West Somerset is likely to be lower than Somerset as a whole. Population density will always be low and there will always be issues around providing services. The population of the district is ageing and will continue to age also causing issues with service provision. Deprivation in parts of West Somerset is likely to remain a problem especially in light of the recent recession and higher youth unemployment rates. Housing affordability will remain a significant issue in the absence of action taken in the Local Plan.
6. Soils and geology	
<ul style="list-style-type: none"> Some areas of West Somerset are classed as the best and most versatile agricultural land. The West Somerset local planning authority (LPA) area has one site under the Geological Conservation Review (GCR), which runs along the coast from Blue Anchor to Lilstock. West Somerset currently has very low levels of mineral activity restricted to some small scale working of building stone. West Somerset currently has low levels of new development on previously developed land 	<ul style="list-style-type: none"> The level of mineral development in West Somerset will stay low in the future. Future development on brownfield sites is likely to be near zero due to the absence of any known sites currently fitting this description and/or likely to come forward in the lifetime of the Plan.

NTS Table 3.1: Sustainability baseline summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<ul style="list-style-type: none"> There are no sites classed as contaminated in West Somerset. 	
7. Waste	
<ul style="list-style-type: none"> The amount of household waste collected per head in West Somerset appears to be declining and total waste landfilled has also decreased. However, the majority of waste is still being disposed of to landfill. Since 2000, Somerset's recycling rate has steadily increased and total household waste has steadily fallen, despite a growing population and more households. The amounts of municipal household waste being recycled and composted in West Somerset have increased in the last few years. It is a matter of concern to the County Council that relatively few new recycling or treatment facilities have been granted consent. A significant proportion of hazardous waste in Somerset is exported. 	<ul style="list-style-type: none"> It seems that recycling rates have reached a maximum in West Somerset and may not increase significantly in the future from their current relatively high level. Total household waste may continue to fall. However, there are many factors influencing the amount of waste produced so this is uncertain. Total waste being landfilled may also continue to fall, especially if other strategic waste management facilities are bought on line. However, this is highly uncertain and dependent on the County Council's future waste strategy and industry action. In terms of future long term waste management in West Somerset, it is likely that waste from the district will be managed at a (currently unidentified) site between Bridgwater and Taunton. It is likely that a significant proportion of hazardous waste will continue to be exported for disposal.
8. Water	
<ul style="list-style-type: none"> At present, the rivers in the Minehead, Watchet and Williton areas are either classed as 'good' or 'moderate' ecological quality under the terms of the Water Framework Directive, however, there are a number of rivers to the east and one in the south of the district classed as poor biological quality. Current coastal biological water quality is classed as moderate but is not predicted to improve to 'good' by 2015. Two Coastal Change Management Areas have been defined in the plan area and development within them will be limited to temporary, tourism related development. Bathing water is now of good quality at all beaches in West Somerset. 	<ul style="list-style-type: none"> Most rivers are predicted to improve in quality by 2015 although action will be needed for those which are not predicted to improve. It is not clear how successful the actions will be in ensuring West Somerset streams meet Good Ecological Status (GES). Leakage rates are decreasing and with actions planned by Wessex Water should continue to decrease the Wessex Water Water Management Plan. Wessex Water predicts that there are adequate water resources available in the West Somerset area. However, this does not decrease the importance of using water sustainably. This is especially the case as Horner Water has resource issues in time of low flow.

NTS Table 3.1: Sustainability baseline summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<ul style="list-style-type: none"> • Water efficiency (as measured through water leakage) is increasing. • There are two main areas at risk from fluvial flooding in West Somerset, Williton and Minehead. • Horner Water has resource issues in time of low flow. 	<ul style="list-style-type: none"> • Flooding may become more common with the effects of climate change and the planning system needs to deal with adaptation to flooding effects. Without actions and policies within the plan flooding of development sites is likely to increase.
9. Cultural heritage	
<ul style="list-style-type: none"> • There is loss of historic patterns of development, plots and boundaries (historic grain) • Demolition of unlisted buildings and structures of local historic or architectural merit is a risk • There is mixed quality of architectural design and sensitivity to the historic environment for new developments • There has been erosion of registered and non-registered historic parks and gardens. • As 80% of the land use in West Somerset is agricultural, there is an increasing need to preserve known and unknown archaeological artefacts 	<ul style="list-style-type: none"> • With a high density of historic buildings and archaeology there is always a potential conflict between further development and cultural heritage and this will remain so • The requirements for developers to undertake archaeological surveys has meant that significant discoveries and finds have been made
10. Human health	
<ul style="list-style-type: none"> • The West Somerset population is ageing. The problems for the area will be exacerbated by a relatively low total fertility rate amongst the indigenous population and increasing life expectancy¹. • Limiting long term illness in West Somerset is greater than the regional and national averages. 	<ul style="list-style-type: none"> • The increasing average age of the population will put further pressure on the limited health services that exist within the area. • The % of people who are obese in Somerset is increasing but the amount of people taking regular exercise is increasing. However, life expectancy is expected to increase and this might have implications on housing demand and demand for different types / tenure of housing.

¹ Office for National Statistics; [2008-Based Sub-National Population Projections Table 2c: Local Authorities and Administrative Areas Within London, South East and, South West Government Office Regions](#) (spreadsheet); Office for National Statistics; 2010

NTS Table 3.1: Sustainability baseline summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<ul style="list-style-type: none"> • The impact of large seasonal influxes of people during the summer months can double the local population in the area, putting pressure on services. • The % of people who are obese in Somerset is increasing 	<ul style="list-style-type: none"> • West Somerset will remain popular with visitors and the pressure on services during the tourism season will remain.
11. Landscape	
<ul style="list-style-type: none"> • Major development of areas outside the boundaries of designated areas can have a visual impact on views and lead to light pollution. • The Quantock Hills has identified visual impacts within the AONB as a key threat to the landscape through the construction of pylons, masts and wind turbines. • New development is not always consistent with the character of the area and the local building vernacular. • The plan will need to develop a coherent approach to green infrastructure. • The Countryside Agency's Character Areas have undergone changes that are not consistent with their character. • Somerset has a low percentage of woodland cover, below the national county average. 	<ul style="list-style-type: none"> • There are many changes to the landscape that without the protection of the policies in the Local Plan will continue to worsen.
12. Labour market, economy and regeneration	
<ul style="list-style-type: none"> • West Somerset faces some significant challenges to its economic development such as peripherality and an ageing population. • West Somerset has a lower proportion of people employed in high-skill high-wage occupations • West Somerset displays considerable seasonality in employment levels • West Somerset has a lower proportion of people with NVQ4 level skills than in neighbouring districts. 	<ul style="list-style-type: none"> • Most of the district will remain peripheral and the population will continue to age making regeneration more of a challenge than in other areas. • Without action taken in the Local Plan skill levels and employment opportunity will remain a challenge. • Some level of seasonality in employment levels is likely to remain. • The number of people who are self-employed may continue to increase. • The number of people working from home may continue to increase, however, commuting patterns are likely to continue, with most

NTS Table 3.1: Sustainability baseline summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<ul style="list-style-type: none"> • There is a lack of competitively priced available employment land/workspace, industrial and commercial properties. • The number of businesses and jobs in West Somerset has increased gradually over the last ten years although low pay remains an issue. 	<p>commuters travelling by car to wards within Sedgemoor and Taunton Deane.</p> <ul style="list-style-type: none"> • The number of economically active people in employment in West Somerset may continue to decrease as the population ages. • Average hourly pay may continue to lag behind the regional and national averages.
13. Biodiversity	
<ul style="list-style-type: none"> • West Somerset has a large number of sites designated for their ecological value which require protection • The majority of semi-natural habitats have declined significantly in Somerset as a whole. • Monitoring effort in Somerset has not been sufficient to determine recent trends and therefore a precautionary approach must be taken to development • The Local Plan should be planning for biodiversity at a landscape level, not just the 'islands' of designated sites that are scattered across the County. 	<ul style="list-style-type: none"> • Due to the lack of specific monitoring in West Somerset it has been difficult to fully discern trends in habitats or species. • The majority of Somerset's semi-natural habitats declined significantly in extent in the last decades of the 20th century and without action in the Local Plan this is likely to worsen. Hundreds of species are known to be in population decline in the UK and without action in the Local Plan this is likely to worsen. • Somerset has a high proportion of European protected species and s41 species and a particular responsibility to conserve biodiversity. Local trends are generally downwards but strategies being developed now aim to reverse the trend. It is uncertain how successful these are likely to be. • Climate change is likely to have effects on a number of habitats and species in the future. This ranges from coastal inundation affecting marine habitats to drops in water levels affecting habitat.

4 How the Assessment was Undertaken

For a full explanation of this part of the SA see Part 1 of the SA report – Introduction and Methodology available at the following website:

<http://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Local-Plan-to-2032/Sustainability-Appraisal>

4.1 Introduction

The purpose of the SA is to assess the environmental, social and economic effects of the plan. The rest of this section explains how this is done.

4.2 Questions used to guide the SA

A review has been undertaken of the baseline environmental, social and economic conditions of the plan area and the important objectives that the plan should be helping to achieve. This information has then been used to develop the SA framework. To carry out the assessment the Local Plan is compared against the different elements of the SA framework and effects identified. The SA framework is shown in Table 4.1.

NTS Table 4.1: SA Framework	
SA objective	
1. Air and noise	
1a. Reduce impacts on tranquility from noise and visual intrusion.	
1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months).	
2. Climate and energy	
2a. Reduce greenhouse gas emissions	
2b. Improve adaptation for unavoidable climate change including consideration of the location of development.	
2c. Increase energy efficiency and the amount of energy generated from renewable sources.	
3. Crime	
3a. Reduce anti-social behaviour and fear of crime.	
4. Public infrastructure	
4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural areas.	
5. Population and social inclusion	
5a. To develop and maintain a balanced and sustainable population structure which good access to services, facilities and homes for all sectors of the society	
6. Soils and geology	
6a. Reduce land contamination, and safeguard soil and geological quality and quantity.	
7. Waste	

NTS Table 4.1: SA Framework	
SA objective	
7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	
8. Water	
8a. Maintain and improve the quality of ground/river/coastal water.	
8b. Reduce risk of flooding including coastal flooding.	
8c. Improve efficiency of water use.	
9. Cultural heritage	
9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas.	
10. Human health	
10a. To improve the health and wellbeing of the population and improve access to health services for all.	
11. Landscape	
11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced.	
11b. Enhance the form and design of the built environment.	
11c. Ensure provision is made to incorporate green infrastructure into spatial planning.	
12. Labour market, economy and regeneration	
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas.	
13. Biodiversity	
13a. Protect and enhance biodiversity at all levels.	
13b. Maintain, restore and enhance populations of focal species.	
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district.	
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites.	

4.3 How the assessment was carried out

The plan has been assessed using tables (called SA matrices) which help the SA team to compare different elements of the plan against the SA framework. A combination of expert judgement and analysis of baseline data has been used to judge the potential effects of the plan. Once an effect has been identified, this is then scored according to how significant the effect could be. Table 4.2 outlines how these scores are defined.

NTS Table 4.2: SA scoring		
Score	Description	Symbol
Significant positive impact	The option strongly supports the achievement of the SA Objective and has a major positive effect with relation to	++

NTS Table 4.2: SA scoring		
Score	Description	Symbol
	characteristics of the effect and the sensitivity of the receptors	
Minor positive impact	The option generally support the achievement of the SA Objective and has a minor positive effect with relation to characteristics of the effect and the sensitivity of the receptors	+
Neutral	The option does not have an effect on the achievement of the SA Objective	0
Minor negative impact	The option conflicts with the achievement of the SA Objective and has a negative effect with relation to characteristics of the effect and the sensitivity of the receptors	-
Significant negative impact	The option conflicts with the SA Objective and has a negative effect with relation to characteristics of the effect and the sensitivity of the receptors. In addition the future baseline indicates a worsening trend in the absence of intervention	- -
Uncertain	It is unclear whether there is the potential for a negative or positive effect on the SA Objective	?

The SA has been carried out at each stage of plan making in order to guide the development of the plan and ensure that the sustainability effects of the plan have been taken into account at all stages.

4.4 Difficulties encountered in the SA

One of the main difficulties encountered in the assessment is the uncertainty over whether an effect is likely to happen or not. Regulations governing SA state that effects assessment should include assessment of secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects. At this high level, however, it is often not possible to tell (especially with a general policy) what the definite effects are likely to be. However, where information is available this has been included in the assessment.

5 Assessing Alternative Options

For a full explanation of this part of the SA see Part 3a of the SA report – Assessment of Alternatives available at the following website:

<http://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Local-Plan-to-2032/Sustainability-Appraisal>

5.1 Assessing alternative options

As well as assessing the effects of the Local Plan at this stage, assessments have been undertaken of alternative ways of planning for development in West Somerset. This work has been undertaken throughout the development of the Local Plan by assessing options for strategy/policy and options for development sites. Table 5.1 outlines when the assessment of alternatives was undertaken.

NTS Table 5.1: Plan stage and SA of alternative options

Plan Stage	Sustainability Appraisal
West Somerset Local Development Framework Issues and Options. July 2010	<p>An Options Paper was produced in January 2010 which tested various different alternative strategies for the Plan. The SA team examined the sustainability effects of the issues and options put forward for consideration in this paper and provided a briefing report to the council which included recommendations as to how to develop the preferred options in a sustainable manner. Options assessed:</p> <ul style="list-style-type: none"> • Vision and objectives • Option 1: New development at Minehead, Watchet and Williton • Option 2: As above but also including Stogursey • Option 3: Dispersal including to larger villages • Other matters • 3 excluded options <p>All of the above were assessed by the SA.</p>
West Somerset Local Plan Preferred Strategy 2012	<p>An SA Report was produced in February 2012 which reported on the testing of the preferred strategy. ENVIRON assessed “Strategic Direction of Growth Areas” in Minehead (including Dunster Marsh), Watchet and Williton. All of the policies in the Plan were also assessed.</p>
West Somerset Local Plan Revised Preferred Strategy July 2013	<p>The amended policies of the revised strategy were assessed and results fed back to the council. This version of the Plan includes a new site at Cleeve Hill, Watchet for longer term development. Other additions include a Bat Consultation Policy, a Wildfowl Consultation Policy, an amended Policy SD1: presumption in favour of sustainable development, a new Policy NH7: Development in proximity to Hinkley Point nuclear power station and a new Policy NH10: Securing high standards of design. ENVIRON also assessed what are effectively rejected sites within Minehead. A large area to the south of the A39 was assessed as part of the Preferred Strategy in 2012. However, only parts of this area were taken forward. Therefore, this assessment was revisited in December 2014 to assess the areas of the site that have not been taken forward so the effects of the different alternatives have been made clear.</p>

NTS Table 5.1: Plan stage and SA of alternative options

Plan Stage	Sustainability Appraisal
West Somerset Local Plan Publication Draft (September, 2014)	The amended policies of the Publication Draft were assessed and results included in the Publication Draft SA Report which will be consulted on in early 2015. This appendix forms part of that report. The main changes to this version of the Plan is removal of Policy SC2A: Strategic development distribution, removal of Policy SC6: Mixed-use development, New Policy EC12: Minehead primary retail area and central areas for Alcombe, Watchet and Williton, new Policy CC5: Water efficiency, new Policy NH1A: areas of high archaeological potential, new Policy NH1B: Archaeological sites of local significance, removal of Policy NH7: Development in proximity to Hinkley Point nuclear power station, and new Policy GT1: Gypsies and travellers.

5.2 Reasons for selecting the alternatives dealt with

Table 5.2 outlines the options that were selected for strategy/policy development and the reasons they were selected. Table 5.3 outlines the same for development sites.

5.3 How their assessment has influenced the development of the plan

Table 5.4 outlines how the SA has influenced the development of the plan with regard to strategy/policy development and Table 5.5 outlines the same for development sites.

NTS Table 5.2: Reasons for selecting the strategy/policy development options	
Options selected	Reason for options selected
1. Spatial vision and strategic objectives for the district The plan set out a suggested spatial vision and strategic objectives.	The vision and objectives have been developed based on key issues identified through consultation, research and through government guidance.
2. Strategy Options <ul style="list-style-type: none"> Strategy option 1: Concentrate new development at three main settlements; Strategy option 2: Concentrate new development at four main settlements – including the upgrading of Stogursey to a ‘Policy C’ (or Local Service centre) settlement; and Strategy option 3: Dispersal of development including allocations at the larger villages. 	A combination of historic patterns of development, accessibility and, the designation of Local Planning Authority boundaries constrained the number and type of options available. Ultimately, the three selected options comprised variations of a common theme and not dissimilar to that which had occurred in the recent past. The primary focus for the bulk of future development would be directed towards the three largest settlements in West Somerset of, Minehead, Watchet and Williton with different potential supporting locations.
3. Excluded Options <ul style="list-style-type: none"> Excluded option 1: A strategy involving less development at the larger settlements and a much wider degree of dispersal of development including the smaller settlements (including those with few or no facilities); Excluded option 2: A strategy involving no significant development at Minehead, with substantial development being focused elsewhere in the District closer to the M5 corridor; and Excluded option 3: A strategy involving the concentration of the bulk of the housing requirement in a single eco-village / new settlement. 	The Council also set out three excluded options. These options have been excluded because the Council consider that they would clearly fail to satisfy the relevant sustainability objectives. In order to check that conclusion is correct these options were tested by the SA team.
4. Key Themes Section 6 of the Options Paper set out key themes for the other matters that the Core Strategy will need to address and discusses the types of policies that are needed to achieve the objectives. There are 8 themes: Theme 6.1 Settlement Policy - Settlement Role and function hierarchy. To achieve these objectives, the Local Plan could have the following types of policy: <ul style="list-style-type: none"> a) An overarching development strategy b) Policies to indicate the appropriate mix of development in order to maximise self-containment of settlements 	Whilst West Somerset does not contain any large settlements compared to its neighbours it does have complex and fine-grained settlement hierarchy. Responses to the Options consultation process showed an acknowledgement of the existing situation in terms of the role and function of settlements and that this was unlikely to change in the future. The options were developed around this premise and suggestions for policy coverage taken from Government planning guidance.

NTS Table 5.2: Reasons for selecting the strategy/policy development options	
Options selected	Reason for options selected
<ul style="list-style-type: none"> c) There should be an Infrastructure Delivery Plan setting out the necessary infrastructure to inform developer contributions 	
<p>Theme 6.2 Transport - Making West Somerset's communities more self-contained. To achieve these objectives, the Local Plan could have the following types of policy:</p> <ul style="list-style-type: none"> a) Reduce the threshold for travel plans to require them for medium sized as well as large development b) Require contributions from new development to improve cycling and walking infrastructure c) Locate new developments likely to give rise to significant numbers of trips in locations which are served by a range of modes of transport. d) Explore the opportunity offered by the West Somerset Railway to connect sites within the District to the national rail network for freight traffic. e) Examine the potential for a commuter train service to be offered using the West Somerset Railway. f) Any new major development to be of an appropriate mix of uses and facilities to offer the opportunity to reduce transport demand. g) Proposals to deliver a relief road between the junction of Long Street and Fore Street in Williton, with the A39 to the west of the village as part of a traffic management and development package for the village centre. 	<p>The strategy and policies acknowledge the limited opportunities for developing alternative and more sustainable transport options and solutions to and throughout the area, particularly in relation to the road network. There is a need to maintain and enhance the existing infrastructure and services and direct development to those locations where it can do this, improve accessibility to services and facilities and/or, make other, more marginal transport services, more viable. The options were developed around this premise and suggestions for policy coverage were taken from Government planning guidance.</p>
<p>Theme 6.3 Housing - Meeting the communities' needs for housing by providing better access and availability of housing that fits the diverse needs of people. To achieve these objectives, the Local Plan could have the following types of policy:</p> <ul style="list-style-type: none"> a) Allocations for housing should be compliant with the RSS strategy b) Policies for housing should target the strengthening of existing service centres and potentially the creation of one or more new service centres c) Policies to encourage the provision of a wider range of housing opportunities for the elderly emphasising the potential for independent living, but with residential or nursing care also provided for. 	<p>Monitoring of residential development shows that c.80% of this has occurred in the three main settlements of Minehead, Watchet and, Williton. These are the settlements that provide the greatest range of services and facilities to the local population and the scale of past growth at these locations contributes towards maintaining sustainable patterns of living and enhancing their respective role and function. The scale of development that has been achieved in the LPA area over the period 1991 – 2009 is consistent with that identified/ projected through higher level development plan documents (e.g. Somerset and Exmoor National Park</p>

NTS Table 5.2: Reasons for selecting the strategy/policy development options	
Options selected	Reason for options selected
<ul style="list-style-type: none"> d) Policies to provide for an appropriate mix of land uses and house types and sizes. e) Policies to deliver an overall 35% of housing as affordable housing to meet identified local needs f) Rural settlements (other than identified service centres) should not have development boundaries g) Policies to ensure that high quality design is a guiding principle of development proposals 	<p>Joint Structure Plan Review²) for the same period. The options were developed around this premise and suggestions for policy coverage were taken from Government planning guidance.</p>
<p>Theme 6.4 Climate Change - Mitigating the effects of climate change. To achieve these objectives, the Local Plan could have the following types of policy:</p> <ul style="list-style-type: none"> a) Require that at least 20% of energy used at all new developments should come from local renewable resources b) Encourage the provision of combined heat and power systems in new development c) The encouragement of the development of wood fuel production and consumption using modern efficient heating systems d) Require new development to incorporate measures to mitigate against flood risk and manage surface water runoff through appropriate use of SUDS (sustainable drainage systems) 	<p>The options selected recognised the existing position of the various settlements, their respective role and function to their own and surrounding communities and, their potential to maximise the ability to mitigate against the threats posed by climate change in the future through possible development.</p> <p>WSC's Level 1³ and Level 2⁴ SFRA's have identified local issues in respect of flooding, now and in the future, for the main settlements, including taking account of the implications of climate change.</p> <p>The Shoreline Management Plan for the West Somerset element of the Bristol Channel⁵ has identified the areas most at risk from change in the future including taking account of the impact of climate change. These have been factored into the process of identifying potential settlements for future development and potential future directions of growth around them at a strategic level. The options</p>

² Somerset County Council and Exmoor National Park Authority; Somerset and Exmoor National Park Joint Structure Plan Review – Adopted, April 2000; Somerset County Council; 2001

³ Scott Wilson; West Somerset Council & Exmoor National Park Authority Strategic Flood Risk Assessment Level: Final Report – March 2009; West Somerset Council; 2009

⁴ Scott Wilson; West Somerset Council Level 2 Strategic Flood Risk Assessment: Final Report – October 2010; West Somerset Council; 2010.

⁵ Halcrow; North Devon and Somerset Coastal Advisory Group (NDSCAG) Shoreline Management Plan Review (SMP2): Hartland Point to Anchor Head Draft Final SMP – June 2010; North Devon and Somerset Coastal Advisory Group; 2010

NTS Table 5.2: Reasons for selecting the strategy/policy development options	
Options selected	Reason for options selected
<ul style="list-style-type: none"> e) A policy to encourage rapid move towards zero carbon development by 2016 f) Encouragement for rainwater harvesting g) Making provision for new allotments to facilitate the growing of food close to the point of consumption h) Locate new employment provision close to housing to maximise opportunities for walking and cycling i) Require a tree planting contribution from new development as a carbon off-setting measure j) Engage in positive management of the coastal zone in relation to the emerging Shoreline Management Plan's proposals 	were developed taking this information into account and suggestions for policy coverage were taken from Government planning guidance.
<p>Theme 6.5 Economy - Strengthening and broadening the local economy. To achieve these objectives, the Local Plan could have the following types of policy:</p> <ul style="list-style-type: none"> a) A policy to support the provision of enterprise development in the rural parts of the District, where they are within or adjacent to settlements and preferably make use of vacant or underused buildings b) A policy supporting the creation of a rural enterprise network c) A policy supporting the development of the local wood fuel supply chain including installation and servicing of wood fuel heating systems d) Policy support for the provision of low priced starter accommodation for businesses which have outgrown their homeworking stage e) Encouragement for sustainable tourism development f) Support for additional hotel accommodation within the District g) An enabling policy for a new jetty at Minehead 	<p>WSC recognises the historic development of the local economy in relation to the distribution of the existing settlements and their respective role and function. It also recognises the limitations imposed on the growth and diversification within the local economy away from the low-paid employment which predominates the area (e.g. retail, agriculture, social-care and, tourism) caused by its relative remoteness and accessibility are a significant constraint. With the exception of the Hinkley Point proposal⁶ which is at the north-eastern extremity of the LPA area there is little prospect of new major employers locating in the area and associated large-scale inward investment. Consequently economic growth and development is expected to come from small-scale existing and future businesses employing on a micro scale (<5 employees). The high proportion of self-employment (c.30%)⁷ within the District reflects this. The policy emphasis in the emerging plan is aimed at providing and encouraging the establishment and development of these types of businesses utilising existing buildings and</p>

⁶ NNB Generation Co. Ltd.; Hinkley Point C Proposed Nuclear Development: Development Consent Order Application – October 2011; op.cit.

⁷ EKOS; West Somerset Economic Strategy: Delivering a New Equilibrium – April 2009; West Somerset Council; 2009

NTS Table 5.2: Reasons for selecting the strategy/policy development options	
Options selected	Reason for options selected
<ul style="list-style-type: none"> h) A policy requiring the production of a regeneration based masterplan for Minehead i) Policies supporting the regeneration and economic development of Watchet and Williton j) A policy supporting the health of retail provision in the major centres k) A policy encouraging the development of the local food supply chain l) Encouragement for the provision of improved infrastructure including broadband services. 	premises, including within residential units, in order to assist economic development in the most sustainable locations.
<p>Theme 6.6 Biodiversity Protecting and enhancing biodiversity. To achieve these objectives, the Local Plan could have the following types of policy:</p> <ul style="list-style-type: none"> a) A policy to protect and enhance natural networks through developer contributions and the Nature Map b) Policies to encourage multifunctional Green Infrastructure and the creation of / improvement of access to the countryside. c) A policy to facilitate the implementation of Local Biodiversity Action Plan objectives as part of landscaping schemes and habitat improvement schemes 	The LPA area is directly and indirectly affected by the designation of important international and national nature conservation value within and around it. These effectively limit the extent of land available for development free of such constraints. The location/ proximity to such designated areas provides strong evidence and reasons for securing protection and mitigation measures via development to maintain and enhance the natural environment network throughout the area and the biodiversity within it. The options were developed taking this information into account and suggestions for policy coverage were taken from Government planning guidance.
<p>Theme 6.7 Heritage - Safeguarding and enhancing local distinctiveness. To achieve these objectives, the Local Plan could have the following types of policy:</p> <ul style="list-style-type: none"> a) policies which recognise the historic character of settlements where development will be focused, and which will ensure that new development contributes positively to that character b) policies to manage the coastal zone in conjunction with the emerging Shoreline Management Plan 	WSC needs to balance protection of the historic built environment and associated assets against inhibiting economic investment as many of the identified buildings and properties are in prime commercial locations and there is limited opportunities to direct the latter elsewhere. The Local Plan recognises the close relationship of the historic built environment and the tourism industry and seeks to capitalise on those assets. Because of the wide range of properties, buildings and structures, both individually and collectively, throughout the LPA area and the different criteria that may need to be applied to each, the level of specificity required would be more suited to a separate, more detailed policy document.
<p>Theme 6.8 Other important issues - Emerging Hinkley Point Nuclear Power Station Proposal. This major development proposal, currently at pre-application stage, does not form part of the Regional Spatial Strategy's proposals. It is however anticipated that a proposal for a new nuclear power station at Hinkley Point will be submitted to the</p>	The Local Plan needs to recognise that the decommissioning of existing and building new nuclear power plants at Hinkley Point will have a significant impact on the local environment, economy and social make-up of the area over a ten year period. It is acknowledged that the proposed structures involved will have a

NTS Table 5.2: Reasons for selecting the strategy/policy development options	
Options selected	Reason for options selected
Infrastructure Planning Commission in the context of a National Policy Statement on Nuclear Power yet to be published. If these proposals proceed to implementation, the construction phase of the project will have a significant impact upon the Local Plan area. This would have to be managed in conjunction with the implementation of the Local Plan's proposals.	<p>clear visual impact on the surrounding area but, the issues concerning Hinkley Point C will be determined by a separate process outside of the Local Plan and before any such policies come into effect.</p> <p>The policies included recognise that any subsequent development proposals associated with the proposal and existing structures that will be determined through the planning process can be subject to appropriate mitigation measures to minimise the direct and indirect impact on the surrounding area and communities.</p>

NTS Table 5.3: Reasons for selecting the site options	
Options selected	Reason for options selected
<p>Minehead Development</p> <p>Mixed Use Sites:</p> <ul style="list-style-type: none"> As part of Policy MD2 a large area to the south of Minehead called South of the A39 (which took in the whole of the South of Minehead and an area centered on Porlock Road) and a smaller area to the north east of Seaward Way were tested. Policy MD2 also included a site for post 2022 development at Dunster Marsh. A much smaller part of the South of the A39 site was selected as two sites. The selected sites were called MD2 (South of A39) and LT1 (South of Periton Road) - for post 2026 development. Large parts of the South of the A39 site were rejected and these were retested at the Revised Preferred Strategy stage as stand-alone areas so that their effects could be compared to the selected sites in Minehead. A large area has been assessed broken down into four areas. The area centered on Porlock Road that stretches around Woodcombe (to the west of Minehead), the area centered on Periton Park Court, the area to the east and south of Alcombe and an area to the south of the sites designated in the Revised Preferred Strategy as MD2 and LT1. The long term development site at Dunster Marsh was rejected. 	<ul style="list-style-type: none"> The selection of sites has been undertaken over a number of years commencing in October 2011. Large areas of search were identified and these entire areas were tested and refined as the Local Plan and SA process progressed. The area of search for Minehead took in a large proportion of the southern, eastern and western extent of Minehead (see Map 1A in Part 3A of this report) and also the area surrounding the current Dunster Marsh settlement (see Map 1B in Part 3A of this report). This area was selected based on information from the strategy options consultation exercise, the Strategic Housing Land Availability Assessment (SHLAA) and an assessment of planning constraints. The broad area chosen was deemed to be the area where development was possible based on the criteria of suitability, availability and deliverability as a result of the assessment made in the SHLAA. Mart Road in Minehead was chosen because it is the main employment centre in Minehead and has available and suitable undeveloped land. Allocation of Mart Road was enough to meet the need for major employment allocations in the town and therefore, no alternative sites were tested. The

NTS Table 5.3: Reasons for selecting the site options	
Options selected	Reason for options selected
<ul style="list-style-type: none"> The site to the North East of Seward Way was rejected. <p>Major Employment Sites:</p> <ul style="list-style-type: none"> As part of Policy EC2 a major employment site Mart Road, was tested and selected. No other employment sites were tested. 	<p>monitoring of Policy E/1 in the adopted Local Plan shows that there is limited appeal for B-class uses in the West Somerset LPA area. In addition, the emerging Local Plan to 2032 seeks to cater for employment generating activities as part of the mixed-use development allocations for the strategic sites.</p>
<p>2. Watchet Development</p> <p>Mixed Use Sites:</p> <ul style="list-style-type: none"> As Policy WA2 two areas were tested – one to the south of the town and one to the east of the town. The area to the south of the town was selected with some small changes to the boundary. The area to the east of the town was rejected. As part of Policy LT1 in the 2013 Revised Preferred Strategy, a new site at Cleeve Hill, Watchet for longer term development was tested and has been selected. <p>Major Employment Sites:</p> <ul style="list-style-type: none"> No major employment sites have been proposed 	<ul style="list-style-type: none"> The selection of sites has been undertaken over a number of years commencing in October 2011. Large areas of search were identified and these entire areas were tested and refined as the Local Plan and SA process progressed. The area of search for Watchet took in large parts of the south west and the east of Watchet (see Map 3 in Part 3A of this report). This area was selected based on information from the strategy options consultation exercise, the Strategic Housing Land Availability Assessment (SHLAA) and an assessment of planning constraints. The broad area chosen was deemed to be the area where development was possible based on the criteria of suitability, availability and deliverability as a result of the assessment made in the SHLAA. No major employment sites were tested in Watchet because major employment uses were focused on Minehead and Williton based on past land use and employment patterns.
<p>3. Williton Development</p> <p>Mixed Use Sites:</p> <ul style="list-style-type: none"> As part of Policy WI2 three sites: West of the town, East of the town and North of the town were tested. The sites to the west of the town and the site to the North of the town were selected. Both had small changes to their boundaries to take into account the flooding issues on the site. The site to the east of the town was rejected. <p>Major Employment Sites:</p>	<ul style="list-style-type: none"> The selection of sites has been undertaken over a number of years commencing in October 2011. Large areas of search were identified and these entire areas were tested and refined as the Local Plan and SA process progressed. The area of search for Williton took in large parts of the north, west and east of Williton (see Map 4 in Part 3A of this report). This area was selected based on information from the strategy options consultation exercise, the Strategic Housing Land Availability Assessment (SHLAA) and an assessment of planning constraints. The broad area chosen was deemed to be the area where development was possible based on the criteria of suitability,

NTS Table 5.3: Reasons for selecting the site options	
Options selected	Reason for options selected
<ul style="list-style-type: none">As part of Policy EC2 major employment site Roughmoor, Williton was tested and selected. No other employment sites were tested.	<p>availability and deliverability as a result of the assessment made in the SHLAA.</p> <ul style="list-style-type: none">Roughmoor in Williton was chosen as a major employment site because it is the main employment centre in Williton and has available and suitable undeveloped land. Allocation of Roughmoor was enough to meet the need for major employment allocations in the town and therefore, no alternative sites were tested. The monitoring of Policy E/1 in the adopted Local Plan shows that there is limited appeal for B-class uses in the West Somerset LPA area. In addition, the emerging Local Plan to 2032 seeks to cater for employment generating activities as part of the mixed-use development allocations for the strategic sites.

NTS Table 5.4: How the SA has influenced the development of the plan: Strategy and policy	
Element of the plan	How the SA has influenced the plan making process
1. Spatial vision and strategic objectives for the district	The vision and objectives of the plan have been developed based on the key issues that have been identified through the Local Plan Consultation process. The vision and objectives of the plan have changed very little since the issues and options and the changes suggested by the SA have not been taken on board. The reason for this is that the Council wished to keep the vision short and focused on planning outcomes.
2. Strategy Options	Option 1 has been taken forward and the Local Plan has been developed around this strategy. Option 1 performed very strongly as part of the SA and it is the strategy that best maintains and strengthens the current service role of West Somerset settlements. The SA recognised that Option 1 had many sustainability benefits but also indicated areas which could be strengthened. These areas have now been developed into Local Plan policies.
3. Excluded Options	These options have been excluded because the Council considers that they would clearly fail to satisfy the relevant sustainability objectives. The SA work that was undertaken showed that this was the case.
4. Key Themes Theme 6.1 Settlement Policy - Settlement Role and function hierarchy	The three policy suggestions have been taken into account in the Local Plan. The SA suggested that the types of infrastructure required needs to be set out within the Local Plan. Policy ID1 addresses this and the Local Plan states that an Infrastructure Delivery Plan will be prepared that will set out how Policy ID1 will be implemented.
Theme 6.2 Transport	The transport section of the Local Plan has been developed into a set of policies which address access to and from West Somerset, reducing reliance on the private car, maximising access to recreational facilities and planning for healthy communities. Policy SC5 is also relevant in that it addresses self-containment of settlements. Issues D and E have not been taken forward for technical/practical reasons. The Williton bypass has not been mentioned in the Local Plan Publication document - Policy WI1 states that development proposals must contribute to the improvement of traffic management in the village. The SA suggested a strengthening of walking and cycling opportunities and access to public transport by rural communities. The Publication Draft Local Plan now addresses these issues as part of Policy TR1and CF1.
Theme 6.3 Housing	The sustainable communities section of the Local Plan has been developed into a set of policies which address settlement hierarchy, housing provision, housing types and tenures and affordable housing. A number of mixed use sites have also been included in the plan in the three main settlements. The SA recommendations have been taken on board with policies being included on gypsy and traveller pitches, flood risk and other environmental sensitivities, pollution and contaminated land. In terms of high quality design policies have been included related to water efficiency, water management, historic environment and measures to minimise carbon emissions and reduce climate change (included as part Policy NH10 – securing high standards of design). Option F has not been taken forward as

NTS Table 5.4: How the SA has influenced the development of the plan: Strategy and policy	
Element of the plan	How the SA has influenced the plan making process
	part of the plan. The potential for housing to contribute to identify regeneration is included in the plan through the selection of the mixed use development and employment sites.
Theme 6.4 Climate Change	The SA recommended that one overall policy on sustainable construction and design be developed. This has not been taken forward but a number of policies have been developed to address the issues, mainly Policy NH10 – Securing High Standards of Design, Policy CC1 Carbon Reduction – Small Scale Schemes, Policy CC2 – Flood Risk Management, Policy CC3 Coastal Change Management Area, Policy CC4 – Coastal Zone Protection, Policy CC5 – Water Efficiency and Policy CC6 – Water Management. Policy H has been extended through the inclusion of two policies on tourism which encourage sustainable transport access – Policies EC8 and EC9. The policies on sustainable design are less specific than those discussed in the Issues and Options paper, for example, the requirement for 20% renewable energy has been removed as has the need to move towards zero carbon development to 2016. The reason for this is that the Local Plan is only seeking to provide a strategic policy framework at this stage. Policy NH10 provides a design policy framework and was included in the Revised Preferred Strategy in order to make the Local Plan NPPF compliant. Work is being pursued independently of the Local Plan on a design-guide SPD which will relate to this policy. This should provide the detail on design matters including a context for design-briefs and, possibly, the master-planning of the strategic sites.
Theme 6.5 Economy	The economy section of the Local Plan has been developed into a set of policies which address widening and strengthening the local economy, greenfield employment generating development, home-based business activities, safeguarding existing employment uses, work/live developments, training and educational provision, tourism outside of settlements, gateway settlements, agriculture, Minehead Primary Retail Area and Central Areas for Alcombe, Watchet and Williton. The SA recommended that support for retail provision within villages was strengthened and this has been done through inclusion of a policy designed to safeguard existing commercial activities. The new jetty at Minehead is not included in the Publication Local Plan. Protection of environmental quality is now addressed in various policies including biodiversity, historic environment and water quality.
Theme 6.6 Biodiversity	The environmental protection section of the Local Plan has been developed into a set of policies which address historic environment, Areas of High Archaeological Potential, archaeological sites of local significance, landscape character protection, nature conservation and the protection and enhancement of biodiversity, green infrastructure, protection of best and most versatile agricultural land, pollution, contaminated land and land instability, bat consultation zone, waterfowl consultation zone and securing high standards of design. The SA recommended further consideration of focal species and these are the subject of the bat and wildfowl consultation zone policies which aim specifically to protect the species that use certain internationally designated habitats. Other focal species are not addressed within the plan and the plan does not address the facilitation of local Biodiversity Action Plan objectives as

NTS Table 5.4: How the SA has influenced the development of the plan: Strategy and policy	
Element of the plan	How the SA has influenced the plan making process
	part of landscape / habitat restoration schemes (which was assessed as a potential policy approach and scored well in the SA). The plan does however address this issue in Policy NH10 which states that landscape proposals should maximise the potential to improve local biodiversity. It is felt that this would address the point about focal and BAP species adequately.
Theme 6.7 Heritage	The environmental protection section of the Local Plan has been developed into a set of policies which address historic environment, Areas of High Archaeological Potential, archaeological sites of local significance, landscape character protection, green infrastructure and securing high standards of design. The policies in the Publication Draft Local Plan do not go into the detail suggested by the SA. The reason for this is that the Local Plan is only seeking to provide a strategic policy framework at this stage. As a result of comments made by English Heritage at the Revised Preferred Strategy stage, a Heritage Asset Study has been undertaken by the Somerset Heritage Service and endorsed by English Heritage. Some minor alterations and the inclusion of two new policies, NH1A and NH1B were the result and have been incorporated into the new version of the emerging Local Plan. More detailed policies on heritage and related matters would have to await the production of a development management DPD after the emerging Local Plan is adopted. Policy CC1 addresses small scale renewable energy proposals. It does not specifically address heritage but it does state broad support for these types of proposal.
Theme 6.8 Other important issues	The Publication Draft Local Plan includes Policy EN1 – Mitigation of Impact of Hinkley Point new nuclear proposals and this addresses the concerns expressed by the SA.

NTS Table 5.5: How the SA has influenced the development of the plan: Sites	
Element of the plan	How the SA has influenced the plan making process
Minehead development	Two sites within the area to the south of Minehead have been chosen which take up about a third of original MD2 (LT1 for post 2026 development and MD2 for development within the Plan period). The rest of the area has been discounted based on impacts on Woodcombe Conservation Area, poor vehicular access, remoteness from facilities and flooding issues, all issues highlighted in the SA and through consultation responses. MD2 and LT1 performed much more positively in the SA (especially with regard to flooding and access to services) and this has been taken into account in the planning decisions made.

NTS Table 5.5: How the SA has influenced the development of the plan: Sites	
Element of the plan	How the SA has influenced the plan making process
	The area to the north east of Seaward Way has been discounted as have the sites in Dunster Marsh. This is predominantly because of effects on flooding, water retention and drainage issues and effects on biodiversity (Dunster Marsh), all effects highlighted as part of the SA and within consultation responses.
Watchet development	The site to the south of the town was chosen and the site to the east was discounted. Both sites performed similarly in the SA. However, the Council selected the site to the south as it was felt that it related better to Watchet town centre than the site to the east. The area of allocation has been amended slightly to exclude the north-western part of the site as it included the crest of a ridge, which if developed would have a major impact on the local landscape, whereas the development in the remaining area would be hidden from view from the south. A new site at Cleeve Hill for post 2026 development has been added at the Revised Preferred Strategy stage and has been selected. The land at Cleeve Hill was included as a strategic site at the Revised Preferred Strategy stage as it had been offered as a development location to the SHLAA Call-for-Sites in January 2013 with the prospect of the development paying for the future re-alignment of the B.3190 opposite Daws Castle. The road is in danger of falling into the sea due to coastal erosion of the cliffs in this area and this road offers a strategic alternative to the A.39 in the event of the main road being closed to traffic between Washford Cross and Carhampton due to a serious accident or, to facilitate road-works on it. The SA would support this allocation as no significant negative effects were found.
Williton development	As part of Policy WI2 the site to the West has been chosen and the two sites to the North have been chosen. The site to the East has been discounted. The area to the east was discounted because of the difficulty in accessing services and the high probability of flooding, water pollution risk and drainage challenges, all issues highlighted in the SA. The selected sites performed much more positively in the SA (especially with regard to flooding and access to services) and this has been taken into account in the planning decisions made. With regard to the site to the north of the town the site area has been amended to take account of flood risk adjoining Danesfield School and terrain (steep slope) to the north, an issue highlighted as part of the SA.

6 Significant Effects of the Publication Draft and Mitigation

For a full explanation of this part of the SA see Part 3b of the SA report – Assessment of the Publication Draft available at the following website:

<http://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Local-Plan-to-2032/Sustainability-Appraisal>

6.1 Introduction

No significant negative effects were found as a result of the plan. A number of significant positive effects were found as well as a number of uncertain effects and minor positive and negative effects.

Table 6.1 is a summary of the significant and uncertain effects of the Local Plan as identified in the SA. This table identifies the mitigation measures recommended for the potential significant and uncertain effects. Please note that mitigation and enhancement measures suggested for minor effects are identified in Annex A of the full SA report. Mitigation measures are measures suggested to prevent, reduce or offset negative or uncertain effects. Enhancement measures are measures that can enhance any positive or neutral effects identified.

NTS Table 6.1: Results of the SA for each aspect of the Local Plan	
Potential significant / uncertain effect identified (significant positive effects are highlighted in green. Please note that no significant negative effects have been identified).	Mitigation measures identified for significant and uncertain effects
SPATIAL VISION AND STRATEGIC OBJECTIVES	
The effect of the vision and strategic objectives is mainly positive by steering development in the Local Plan area in a sustainable direction. The policies will have mainly a neutral or minor positive effect.	None identified
PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT (Policy SD1: Presumption in favour of sustainable development)	
<p>The policy will have a minor positive effect on many of the SA objectives through outlining a presumption in favour of sustainable development and providing a definition of what that might mean in practice. The policy will have mainly a neutral or minor positive effect. However, the policy will have uncertain effects on the following SA objectives due to an uncertainty regarding the exact issues that are covered in the policy's definition of sustainable development:</p> <ul style="list-style-type: none"> • 1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months) • 8b. Reduce risk of flooding including coastal flooding • 8c. Improve efficiency of water use • 10a. To improve the health and wellbeing of the population and improve access to health services for all • 11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced • 11c. Ensure provision is made to incorporate green infrastructure into spatial planning 	The definition of sustainable development within this policy needs to be strengthened. The SA recommends that that as a minimum the headline issues that the council would expect to see within any planning application should be listed. In addition, some more detailed guidance could be provided by the council within a Supplementary Planning Guidance (SPG).
HINKLEY POINT AND OTHER MAJOR ENERGY GENERATING DEVELOPMENT (Policy EN1: Mitigation of impact of Hinkley Point new nuclear proposals and Policy EN2: Mitigation of impact of major energy generating proposals)	
The policies will have a minor positive effect on many of the SA objectives through contributing to the mitigation of the effects of Hinkley Point and other major energy	The policies would be strengthened if more detailed references to ensuring local employment and maximising local skills were made

NTS Table 6.1: Results of the SA for each aspect of the Local Plan	
Potential significant / uncertain effect identified (significant positive effects are highlighted in green. Please note that no significant negative effects have been identified).	Mitigation measures identified for significant and uncertain effects
<p>generating proposals. . The policies will have mainly a neutral or minor positive effect. However, the policies have an uncertain effect on the following SA objective as no reference to local skills is made within the policy:</p> <ul style="list-style-type: none"> 12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas 	
SUSTAINABLE COMMUNITIES (Policy SC1: Hierarchy of settlements, Policy SC2: Housing provision, Policy SC3: Appropriate mix of housing types and tenures, Policy SC4: Affordable housing, Policy SC5 (A and B): Self-containment of settlements)	
<p>The policies seek to concentrate development in urban areas and areas with better public transport provision such as Minehead, Watchet and Williton and limit development in other settlements and the remaining countryside. This will have the effect of strengthening the local economy and service provision in larger settlements and will have consequent positive effects on many of the SA objectives. The policies will have mainly a neutral or minor positive effect. This aspect of the Plan will have one significant positive effect on the following SA objective through promoting the strengthening of the Minehead economy and also strengthening Watchet and Williton as important local centres:</p> <ul style="list-style-type: none"> 12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas. Policies SC1 and SC2 will have a significant positive effect. 	None identified
SETTLEMENT POLICIES MINEHEAD (Amended Policy MD1: Minehead development, Policy MD2: Key strategic development allocation at Minehead/Alcombe, Policy LT1 Post 2026 Key Strategic Development Sites – Minehead site only and Policy EC2 Major employment sites – Minehead site only)	
<p>The policies will have mainly a neutral or minor positive effect. The policies give expression within Minehead to those strategic policies listed above and they will have consequent positive effects on many of the SA objectives. This is through concentrating development in Minehead through strengthening its role as a service centre.</p>	<ul style="list-style-type: none"> Mitigation measure (Policy MD2 (South of A39)) and Policy LT1 (South of Periton Road)): A programme of archaeological field evaluation would be required prior to determination of individual planning applications. This should be required through the EIA process however if there is uncertainty as to whether this will be

NTS Table 6.1: Results of the SA for each aspect of the Local Plan	
Potential significant / uncertain effect identified (significant positive effects are highlighted in green. Please note that no significant negative effects have been identified).	Mitigation measures identified for significant and uncertain effects
<p>The policies will have a significant positive effect on the following SA objective:</p> <ul style="list-style-type: none"> 12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas: The site at Mart Road will have a significant positive effect as it will be positive in increasing available workspace and access to opportunities in the town. <p>The policies will also have the following uncertain effect on the following SA objective:</p> <p>9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas: MD2 and LT1 will have an uncertain effect as there is a large potential for finds in the area.</p>	<p>EIA development then a reference to this requirement could be made within the supporting text.</p>
SETTLEMENT POLICIES WATCHET (Amended Policy WA1: Watchet development, Policy WA2 Strategic development allocation at Parsonage Farm, Watchet and Policy LT1 Post 2026 Key Strategic Development Sites – Watchet site only)	
<p>The policies will have mainly a neutral or minor positive effect. The policies give expression within Watchet to those strategic policies listed above and they will have consequent positive effects on many of the SA objectives. This is through concentrating development in Watchet through strengthening its role as a service centre.</p> <p>The policies will have a significant positive effect on the following SA objective:</p> <ul style="list-style-type: none"> 12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas: Policy WA1 will help to strengthen Watchet's role as the main employment centre for the North Eastern part of West Somerset and will also help to maintain and enhance the role of the Marina and the West Somerset Railway <p>The policies will also have a number of uncertain effects on the following SA objectives:</p>	<ul style="list-style-type: none"> Mitigation measure (Policy WA2 (South of the town)): Before development goes ahead a wider understanding is needed of the significance of developing on this area of Best and Most Versatile Agricultural land and the ability to remediate the contamination on site. The requirements for this assessment should be included within the policy wording or supporting text and further detail could be provided within a development brief if this is being prepared. Mitigation measure (Policy WA2 (South of the town)): A programme of archaeological field evaluation would be required prior to determination of individual planning applications. This should be required through the EIA process however if there is uncertainty as to whether this will be EIA development then a reference to this requirement could be made within the supporting text.

NTS Table 6.1: Results of the SA for each aspect of the Local Plan	
Potential significant / uncertain effect identified (significant positive effects are highlighted in green. Please note that no significant negative effects have been identified).	Mitigation measures identified for significant and uncertain effects
<ul style="list-style-type: none"> 6a. Reduce land contamination, and safeguard soil and geological quality and quantity: Policy WA2 (South of the town): There is possible contamination on site due to agricultural products and fuel oil. 9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas: The likely effect of the site to the South of the town is uncertain. The Historic Environment Record contains some records within the strategic development area and these records show the high potential for prehistoric remains in the Watchet area. 	
SETTLEMENT POLICIES WILLITON (Policy W11: Williton development, Policy W12 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only)	
<p>The policies will have mainly a neutral or minor positive effect. The policies give expression within Williton to those strategic policies listed above and they will have consequent positive effects on many of the SA objectives. This is through concentrating development in Williton through strengthening its role as a service centre.</p> <p>The policies will have a significant positive effect on the following SA objective:</p> <ul style="list-style-type: none"> 12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas: Policy EC2 (Roughmoor, Williton): The site will be positive in increasing available workspace and access to opportunities in the town. <p>The policies will also have an uncertain effect on the following SA objective:</p> <ul style="list-style-type: none"> 9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas: The sites in W12 will have an uncertain effect as the area shows a high potential for significant prehistoric remains. 	<ul style="list-style-type: none"> Mitigation measure (Policy W12 (West of the town)); (Policy W12 (North of the town)): A programme of archaeological field evaluation would be required prior to determination of individual planning applications. This should be required through the EIA process however if there is uncertainty as to whether this will be EIA development then a reference to this requirement could be made within the supporting text.
SETTLEMENT POLICIES OTHER (Policy SV1 Development at primary and secondary villages, Policy OC1 Open countryside development)	

NTS Table 6.1: Results of the SA for each aspect of the Local Plan	
Potential significant / uncertain effect identified (significant positive effects are highlighted in green. Please note that no significant negative effects have been identified).	Mitigation measures identified for significant and uncertain effects
The policies will have mainly a minor positive or neutral effect on the SA objectives through promoting small scale appropriate development that could strengthen the viability of existing businesses and services in rural areas and help address affordability issues whilst protecting the environment and character of settlements.	None identified
ECONOMY (Policy EC1 Widening and strengthening the local economy, Policy EC3 Greenfield employment generating development, Policy EC4 Home-based business activities, Policy EC5 Safeguarding existing employment uses, Policy EC6 Work/live developments, Policy EC7 Training and educational provision, Policy EC8 Tourism in settlements, Policy EC9 Tourism outside of settlements, Policy EC10 Gateway settlements, Policy EC11 Agriculture, New Policy EC12 Minehead Primary Retail Area and Central Areas for Alcombe, Watchet and Williton)	
<p>The policies will have mainly a minor positive or neutral effect on the SA objectives through safeguarding and provision of a range of employment opportunities and skills training for local people, boosting local retail areas and facilitating public transport. The policies will have a significant positive effect on the following SA objective:</p> <ul style="list-style-type: none"> 12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas. Policy EC1, EC3, EC4, EC5, EC6, EC7, EC8, EC9, EC10 and EC11 will encourage development that makes the local economy stronger and more diverse whilst increasing skills, the proportion of higher paid jobs and higher value businesses. 	None identified
TRANSPORT (Policy TR1 Access to and from West Somerset, Policy TR2 Reducing reliance on the private car)	
The policies will have a minor positive or neutral effect on the SA objectives through helping to promote modal shift and reduce reliance on the private car so should reduce air and noise pollution.	None identified
COMMUNITY FACILITIES AND PUBLIC HEALTH (Policy CF1 Maximising access to recreational facilities, Policy CF2 Planning for healthy communities)	
The policies will have a minor positive or neutral effect on the SA objectives through helping to encourage design that shapes healthy communities and will help to ensure	None identified

NTS Table 6.1: Results of the SA for each aspect of the Local Plan	
Potential significant / uncertain effect identified (significant positive effects are highlighted in green. Please note that no significant negative effects have been identified).	Mitigation measures identified for significant and uncertain effects
the provision and retention of health, sport, recreation and cultural facilities which are likely to encourage healthy behaviour.	
CLIMATE CHANGE (Policy CC1 Carbon reduction – small scale schemes, Policy CC2 Flood risk management, Policy CC3 Coastal change management area, Policy CC4 Coastal zone protection, Policy CC5 Water efficiency, Policy CC6 Water management)	
<p>The policies will have mainly a neutral or minor positive effect through promoting carbon reduction, requiring flood risk management, water efficiency and other aspects of sustainable development.</p> <p>The policies will have a significant positive effect on the following SA objectives:</p> <ul style="list-style-type: none"> 2b. Improve adaptation for unavoidable climate change including consideration of the location of development / 8b. Reduce risk of flooding including coastal flooding: Policy CC2 will have a significant positive effect through locating development in areas that would not exacerbate flooding and ensuring an assessment is carried out on the flood implications of new development / Policy CC3 will ensure that development does not occur in areas at risk of rapid coastal erosion / Policy CC6 will help to ensure that areas at cumulative risk of flooding will only be permitted provided that suitable protection is given. 13c. Increase the land area of UK Biodiversity Action Plan habitats within the district: Policy CC3, CC4 will have a significant positive effect on protecting areas of mudflats along the coast. Policy CC6: The policy will help to protect the water table which will have a significant positive effect in protecting wetland and meadow habitats in the district. 13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites: Policy CC3, CC4: The policies will help protect the Blue Anchor to Lillstock Coast SSSI. <p>The policies will have an uncertain effect on the following SA objectives:</p>	<p>Mitigation measure (Policy CC1): An air and noise assessment (including the transport implications of fuel delivery) should be carried out before the development of renewable energy schemes which could form part of an energy strategy including detail on fuel supply, transport and routes as well as the carbon savings achievable. A landscape and townscape assessment should also be carried out. The requirements for these assessments should be included within the policy wording or supporting text and further detail could be provided within a development brief if this is being prepared.</p>

NTS Table 6.1: Results of the SA for each aspect of the Local Plan	
Potential significant / uncertain effect identified (significant positive effects are highlighted in green. Please note that no significant negative effects have been identified).	Mitigation measures identified for significant and uncertain effects
<ul style="list-style-type: none"> 1a. Reduce impacts on tranquility from noise and visual intrusion: Policy CC1 may have implications on air and noise dependent on what kind of renewable energy systems are developed. 1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months): Policy CC1 may have implications on road traffic dependent on what kind of renewable energy systems are developed. 11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced. Policy CC1 may have implications on landscape dependent on what kind of renewable energy systems are developed. 11b. Enhance the form and design of the built environment: Policy CC1: The policy may have implications on the form of the built environment dependent on what kind of renewable energy systems are developed. 	
NATURAL AND HISTORIC ENVIRONMENT (Policy NH1 Historic environment, Policy NH1A Areas of High Archaeological Potential, NH1B Archaeological sites of local significance, Policy NH2 Landscape character protection, Policy NH3 Nature conservation and the protection and enhancement of biodiversity, Policy NH4 Green infrastructure, Policy NH5 Protection of best and most versatile agricultural land, Policy NH6 Pollution, contaminated land and land instability, Policy NH8: Bat consultation zone, Policy NH9: Waterfowl consultation zone, New Policy NH10: Securing high standards of design)	
<p>The policies will have a mostly minor positive or neutral effect on the SA objectives through providing environmental protection and enhancement policies that will help strengthen development.</p> <p>The policies will have a significant positive effect on the following SA objectives:</p> <ul style="list-style-type: none"> 1a. Reduce impacts on tranquility from noise and visual intrusion: Policy NH6 will have a significant positive effect on the SA objective by protecting current and future residents against air and noise pollution / Policy NH10 will have a significant positive effect on the SA objective through ensuring that design of development is not intrusive and fits in with local character. 	None identified

NTS Table 6.1: Results of the SA for each aspect of the Local Plan	
Potential significant / uncertain effect identified (significant positive effects are highlighted in green. Please note that no significant negative effects have been identified).	Mitigation measures identified for significant and uncertain effects
<ul style="list-style-type: none"> 9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas: Policy NH1, NH1A, NH1B and NH10 will have a significant positive effect in safeguarding and enhancing the district's cultural and built heritage and archaeology. 11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced: Policy NH2, NH4 and NH10 will have a significant positive effect in safeguarding and enhancing non designated areas of landscape value and ensuring developments incorporate landscape frameworks. 11b. Enhance the form and design of the built environment: Policy NH1 will have a significant positive effect in safeguarding and enhancing the district's cultural and built heritage / Policy NH10 will have a significant positive effect in ensuring developments contribute to the distinctive local character of the area and makes a positive contribution to the local environment. 13a. Protect and enhance biodiversity at all levels: Policy NH3 will have a significant positive effect through requiring applicants to not generate adverse impacts on biodiversity and ensure a net gain where possible, Policy NH10 policy will have a significant positive effect on ensuring developments incorporate landscape frameworks which seek to improve local biodiversity. 13b. Maintain, restore and enhance populations of focal species: Policy NH3 will have a significant positive effect through the policy's focus on connectivity and resilience of habitats which will have an indirect significant positive effect on focal species, Policy NH8 will have a significant positive effect on bat populations through requiring a test of significance to be carried out. This policy has been added as a response to the findings of the HRA and will have a significant positive effect / Policy NH9 will have a significant positive effect on waterfowl populations through requiring a test of significance to be carried out. This policy has been added as a response to the findings of the HRA and will have a significant positive effect. 	

NTS Table 6.1: Results of the SA for each aspect of the Local Plan	
Potential significant / uncertain effect identified (significant positive effects are highlighted in green. Please note that no significant negative effects have been identified).	Mitigation measures identified for significant and uncertain effects
<ul style="list-style-type: none"> 13c: Increase the land area of UK Biodiversity Action Plan habitats within the district: Policy NH3 will have a significant positive effect through the policy's focus on connectivity and resilience of habitats will have an indirect significant positive effect on BAP habitats. 13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites: Policy NH3 will have a significant positive effect through the policy's focus on connectivity and resilience of habitats will have an indirect significant positive effect on designated and no designated sites. The policy now also includes additional safeguards in relation to Nature 2000 sites, Policy NH10: The policy will have a significant positive effect on ensuring developments incorporate landscape frameworks which seek to improve local biodiversity. 	
GYPSIES AND TRAVELLERS (Policy GT1 Gypsies and travellers)	
<p>The policy will have mostly a minor positive or neutral effect on the SA objectives through seeking to provide gypsy and traveller pitches to meet a local need.</p> <p>The policy will have an uncertain effect on the following SA objectives:</p> <ul style="list-style-type: none"> 1a. Reduce impacts on tranquility from noise and visual intrusion: The development of gypsy and traveller pitches can cause noise and disturbance issues to local communities. Therefore, the policy could have a negative effect dependent on where the pitches are located. As these locations are not known the effect has been assessed as uncertain. 3a. Reduce anti-social behaviour and fear of crime: Gypsy and traveller sites can increase the fear of crime and anti-social behaviour in local communities. Therefore, the effect of the policy could be negative dependent on where the pitches are located. As these locations are not known the effect has been assessed as uncertain. 7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste: The development of gypsy and traveller 	<ul style="list-style-type: none"> Mitigation measure (Policy GT1): Before a site is allocated as a gypsy or traveller site an assessment should be carried out on the environmental and social effects likely to arise from the site in comparison to other available sites which should include the consideration of the provision of adequate waste management facilities. The requirements for this assessment should be included within the policy wording or supporting text and further detail could be provided within a development brief if this is being prepared.

NTS Table 6.1: Results of the SA for each aspect of the Local Plan	
Potential significant / uncertain effect identified (significant positive effects are highlighted in green. Please note that no significant negative effects have been identified).	Mitigation measures identified for significant and uncertain effects
<p>pitches can cause concerns about waste generation and management. Therefore, the policy could have a negative effect dependent on where the pitches are located and what facilities are put in place. As this is not known the effect has been assessed as uncertain.</p>	
IMPLEMENTATION POLICIES (Policy ID1 Infrastructure delivery)	
<p>The policy will have mostly a minor positive or neutral effect on the SA objectives through provision of infrastructure plans to meet local needs.</p> <p>The policy will have an significant positive effect on the following SA objectives:</p> <ul style="list-style-type: none"> 4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural areas / 5a. To develop and maintain a balanced and sustainable population structure which good access to services, facilities and homes for all sectors of the society: The policy will have a significant positive effect in ensuring that new development provides a wide range of services to the community. 11c. Ensure provision is made to incorporate green infrastructure into spatial planning: The policy will have a significant positive effect in ensuring that new development provides a wide range of services (including green infrastructure) to the community. This will be important in reducing the recreational pressure on Exmoor that may result from development in West Somerset. <p>The policy will have an uncertain effect on the following SA objectives:</p> <ul style="list-style-type: none"> 1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months) / 2a. Reduce greenhouse gas emissions: The policy will ensure that adequate transport facilities are available to support development and this will help to reduce the effect of traffic from new development. If public transport is provided this will help facilitate modal shift and a reduction in car use and will have a minor positive effect. However, the policy does not specifically mention public transport, cycling and walking so the effect is uncertain. 	<p>The policy should be more specific in addressing the provision of public transport, cycling and walking where appropriate.</p>

6.2 Cumulative effects assessment

Regulations governing SA require an assessment of cumulative effects. Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where the effects of different elements of the plan will have a combined effect. A separate cumulative effects assessment has been undertaken following the assessment of the individual policies. The cumulative effects assessment has considered how the different aspects of the plan could cause cumulative effects. The assessment has also considered how the effects of other projects, plans and programmes could combine with the effects of the Local Plan. The results of the cumulative effects assessment were as follows:

- In terms of the effects in combination with other plans and pending development projects, the assessment addressed the Somerset Future Transport Plan, the Hinkley Point Nuclear Power Station development, Somerset Waste and Mineral Local Development Frameworks and the redevelopment of the East Wharf at Watchet. The assessment found no cumulative effects in association with these other plans / projects;
- In terms of the cumulative effects of the different aspects of the Local Plan the assessment found that the sites in the Minehead area could have a potential cumulative significant positive effect on reducing the need to travel and greenhouse gas emissions.
- In terms of the cumulative effects of the sites in Williton / Watchet the assessment identified a significant positive effect in relation to reducing the need to travel and greenhouse gas emissions.
- Potential significant negative cumulative effects on landscape in Minehead and flooding in Williton have been mitigated by changes to the plan and are therefore, now considered to be neutral.

7 Monitoring

For a full explanation of this part of the SA see Part 3b of the SA report – Assessment of the Publication Draft available at the following website:

<http://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Local-Plan-to-2032/Sustainability-Appraisal>

7.1 Introduction

Regulations governing SA state that the significant effects of the plan should be monitored. This is so that any unexpected effects can be identified and action taken to reduce / eliminate these effects. A SA monitoring framework has been outlined in the SA report which will be finalised once the mitigation suggested within this SA report has been considered. This will enable the monitoring of the negative and uncertain effects of the plan.

Some of the key areas which will be covered by the monitoring framework are:

- Monitoring of the effects of Policy SD1 should examine how developments that are granted permission contribute to sustainability. The results of this monitoring should be used to strengthen the policy in the future;
- Where the sustainability appraisal has identified a risk that there will be a significant negative impact then there needs to be monitoring to ensure that the potential impacts can be addressed as early as possible; and
- The success of Policy ID1 in providing services (including green infrastructure) should be monitored.

8 Next Steps

For a full explanation of this part of the SA see Part 1 of the SA report – Introduction and Methodology available at the following website:

<http://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Local-Plan-to-2032/Sustainability-Appraisal>

After the Local Plan Publication Draft has been consulted on, it will then be submitted to the Secretary of State for Public Examination as a Submission Local Plan. It is unlikely that significant changes will be made between the Publication and Submission versions but any changes made will be subject to SA if significant.

The independent Public Examination will test the “soundness” of the Local Plan and the Council may need to make some changes based on the Inspector’s recommendations. The Local Plan is then finalised and adopted. Once the plan is adopted, a Sustainability Appraisal (SA) adoption statement will need to be published in accordance with the SEA Regulations. These regulations state that as soon as reasonably practicable after the adoption of the plan a statement should be produced and published setting out how environmental considerations and opinions expressed through consultation have been taken into account in the planning process.

APPENDIX 7

Habitat Regulations Assessment of West Somerset Council's Publication Draft Local Plan to 2032 - November 2014

(This report has been prepared by Somerset County Council on behalf of West Somerset Council, as the 'competent authority' under the Conservation of Habitats and Species Regulations 2010).

Executive Summary:

This report contributes to West Somerset Council's legal obligation under the Conservation of Habitats and Species Regulations 2010 [the 'Habitat Regulations'] to carry out a Habitat Regulations Assessment (HRA) of its plans for effects on Natura 2000 sites. In this case it is the publication draft Local Plan [the 'Local Plan'] that is assessed.

Natura 2000 sites consist of Special Areas of Conservation (SAC) designated for habitats and animal species, and Special Protection Areas (SPA) designated for bird species. Ramsar sites designated under the Ramsar Convention on Wetlands 1971 are also included following Government policy.

Before a plan can be adopted the 'competent authority' (West Somerset Council) needs to prove that the plan would have no significant effects on Natura 2000 sites' integrity to the satisfaction of Natural England. An uncertain result is not acceptable and is treated as adverse until proven otherwise.

Stage 1 of the HRA screens policies and site allocations in the Local Plan to determine whether there is any potential for a likely significant effect on Natura 2000 sites, either directly or indirectly, and in combination with other plans and projects. Following the screening analysis of each policy and site allocation the HRA then sets out counter-acting measures, either contained within the Local Plan or for minor amendments to wording of policy within the Plan, to eliminate any uncertainty and ensure compliance with the Habitat Regulations. Where no conclusion can be reached a Stage 2 Appropriate Assessment is undertaken.

The HRA concluded at Stage 1 that the Local Plan was unlikely to have a significant effect on Natura 2000 and Ramsar sites within its influence as a number of counteracting measures are included within Policies NH3 Nature Conservation; NH8 Bat Consultation Zone; and NH9 waterfowl Consultation Zone with the exception of disturbance effects from an increased residential population and from policy encouraging tourism and from air quality effects from resultant increases in private vehicle use.

Stage 2 Appropriate Assessment considered these potential effects in more detail and concluded that there would be no significant effect on the integrity of European and/or Ramsar sites from policies in the draft submission Local Plan.

It is the conclusion of West Somerset Council that the Local Plan is unlikely to have a significant effect on Natura 2000 or internationally designated sites for nature conservation.

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Report to a Meeting of: Local Development Panel
To be Held on: 6th January 2015
Date Entered on Executive Forward Plan N/A
Or Agreement for Urgency Granted:

WEST SOMERSET LOCAL PLAN TO 2032: STRATEGY AND HOUSING TOPIC PAPER

1. PURPOSE OF REPORT

- 1.1 This report is to place before the Panel the topic paper that will underpin the Council's case to support Local Plan to 2032 as it moves forward to the Public Examination phase where it will be scrutinised by an independent planning Inspector. It sets out the case behind the overall strategy and the strategic and locational policies in the Local plan and provides a summary of the evidence used the justification for the approach.

2. CONTRIBUTION TO CORPORATE PRIORITIES

- 2.1 The topic paper contributes indirectly to the Council's Corporate Priorities by providing a summary of evidence available particularly in relation potential impact and consequences of the Hinkley Point C development. It also, provides evidence to support the Housing Enabling function of the Council.

3. RECOMMENDATIONS

- 3.1 To approve the West Somerset Local Plan to 2032 Strategy and Housing Topic Paper attached at Appendix 1 as an important component of the evidence-base supporting the Local Plan through the Public Examination stage of the process.

4. RISK ASSESSMENT (IF APPLICABLE)

Risk Matrix

Description	Likelihood	Impact	Overall
Failure to make an adequate case in support of its emerging Local Plan, its overall strategy and locational policies results in the plan being found 'unsound' through the Public Examination stage.	Low 3	Low 3	Medium 9
Provide the necessary additional evidence through supplementary topic papers if required.	Low 2	Low 3	Low 6

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 Local Plan to 2032 will provide the direction for development in the future in the West Somerset LPA area. It will provide the framework for decision making on developments by Council. In order to get to that position the Local Plan needs to get through a scrutiny process by an independent examiner from the Planning Inspectorate. The Local Plan is supported by an evidence-base comprised of studies and documents which have shaped the strategy and policies as they have evolved. The topic paper attempts provide the context for the strategy and the policies that been developed in the Local Plan as it moves forward to the Public Examination stage. It provides the justification and evidence that the Council has used to support the case being made. Without a robust case to justify the strategy and policies included in the Local Plan, the latter is at risk of being found 'unsound' by a Planning Inspector during the examination stage.

6. FINANCIAL/RESOURCE IMPLICATIONS

- 6.1 There are no direct financial implications arising from this report that have not been budgeted for as part of the overall Local Plan to 2032 process to adoption.

7. COMMENTS ON BEHALF OF SECTION 151 OFFICER

- 7.1 No comments required as this is an information report.

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 There are no direct equality & diversity implications arising from the contents of this report.

9. CRIME AND DISORDER IMPLICATIONS

- 9.1 There are no direct crime and disorder implications arising from the contents of this report.

10. CONSULTATION IMPLICATIONS

- 10.1 There are no direct consultation implications arising from this report that are not addressed through the process of taking the Local Plan to 2032 through to adoption.

11. ASSET MANAGEMENT IMPLICATIONS

- 11.1 There are no asset management implications arising from the contents of this report.

12. ENVIRONMENTAL IMPACT IMPLICATIONS

12.1 There are no direct environmental impact implications arising from the contents of this report.

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 There are no direct health & well-being implications arising from the contents of this report.

14. LEGAL IMPLICATIONS

14.1 There are no direct legal implications arising from the content of this report.

WEST SOMERSET LOCAL PLAN 2012 – 2032

Strategy and Future Residential Development

Purpose

- 1 To provide an understanding of the evolution of the development strategy that has been included in the emerging Local Plan for West Somerset outside of Exmoor National Park, and the implications for the proposed future distribution of residential development during the plan period to 2032. This topic paper will look at the historical change affecting the population and settlements in the District since the early 19th century, the monitoring of residential development in the context of the prevailing development plans and, their strategies, since 1976.
- 2 The (new) Local Plan is being drafted to replace the existing West Somerset District Local Plan,¹ which was adopted in April 2006. In order to provide a degree of certainty, the overall strategy and some of the policies, most notably those relating to new housing provision and land for employment generating uses, have traditionally required a numerical quantum to be identified for a fixed time period. This is in order that the Local Planning Authority's (LPA's) performance in delivering these can be monitored over time, and the success or otherwise of the strategy and relevant policies be determined.

Historic context

Demographic Change

- 3 West Somerset is characterised as a predominantly rural area comprised of extensive areas, of open countryside and moorland, interspersed with numerous small towns, villages and, hamlets. Many of the settlements are found in the valleys that surround the two main upland features of Exmoor and the Quantock Hills and, in the case of Exmoor, within them. In addition, there are a scattering in lowland areas along or close to the coast. Despite the rural and agricultural orientation of the area, like other parts of the United Kingdom, it has experienced significant social and economic change over the past two centuries and this is most evident in the changing role, function and size of the towns and villages within the district. By analysing Parish level Census data since 1801 and, placing it in the context of the social and economic changes that were occurring nationally during this time, it is possible to get an understanding of the nature of the change that has occurred.
- 4 In 1801, as with elsewhere in the County and the south-west, the majority of the local population lived in small villages and hamlets of similar size scattered around the area. Only six of the 46 Parishes had a population of more than 1,000 people each out of a total of 18,887 (*see Annex 1 Table 1: West Somerset – Parish Population Estimates, 1801 - 1901*). The largest of these Parishes was St. Decumans, which had a population of 1,602 people, almost 8.5% of the population, at the time of the first Census. It included the port of Watchet and the village of Williton, which, although less than two miles from each other served two distinctly different communities. This Parish and the three towns (Higher Town, Lower Town and, Quay Town) that

¹ West Somerset District Council; West Somerset District Local Plan – Adopted, April 2006; West Somerset Council; 2008.

comprised Minehead accounted for less than 15% of the local population in what is now called West Somerset, at that time. Other important settlements of a similar size included Dulverton, Stogumber and, Stogursey. Much of the land was in the ownership of a few estates, such as the Luttrells around Minehead and Dunster, Orchard-Wyndham around Watchet and Williton and the Acland family on the eastern slopes of the Quantocks leading down to the Somerset Levels. Minehead, Watchet and, Williton were the three main settlements in the northern coastal strip, whilst, Stogursey acted as an important local focus for communities east of the Quantocks, Stogumber at the foot of the eastern edge of the Brendon Hills and, Dulverton performed similar roles along the southern edge of Exmoor.

- 5 By the time of the 1901 Census, the total population of West Somerset had only increased by just over 2,500 during the previous century to 21,582 and the stock of habitable dwellings by this date was, 5,319 with an average household size of just over four persons per dwelling. However, the relatively even distribution of the population around West Somerset and in the settlements was beginning to disappear. Minehead Urban District Council and the Parish of St. Decumans, which still included Watchet and Williton but only until 1904, when it was split to form the town of Watchet and the village of Williton (with an approximate 60/40 split in population), now accounted for over a quarter of West Somerset's population. Whilst the population of many of the parishes and the settlements within them fluctuated throughout the 19th century, the general trend for most was a gradual decline in absolute numbers and relative importance. By 1901, excluding Minehead and, Watchet & Williton, only the parishes of Dulverton, Dunster and Stogursey recorded populations in excess of 1,000 plus Old Cleeve which was comprised of a number of separate settlements including, Chapel Cleeve, Old Cleeve and, Washford. The significant increase in the population of Minehead, Watchet and, Williton over the century can be primarily be attributed improved transport connections, particularly the coming of the railway linking them to Taunton. This also meant improvements in terms of commerce and community status as they became important focal points for the surrounding areas. Watchet and Williton were connected in 1862 and the line extended to Minehead by 1874.²
- 6 Over the next century a significant change took place throughout the district. Most noticeable was the continued migration of the population to a few key settlements. This is best illustrated by the growth of Minehead which, by the time of the 2011 Census, accounted for over one third of the district's resident population and had become the main service centre for much of the surrounding area with a wide range of employment, service, education and, leisure facilities (see *Annex 1, Table 2: West Somerset Parish Population Estimates 1911 - 2011*). Other locations that have benefited from demographic change over the two centuries have been Watchet and Williton which already had distinctive roles, the first as an important port for the area, whilst Williton had become an important local focus for agricultural trade. They had evolved as separate settlements following boundary changes to the former St. Decumans Parish in 1902.³ By the time of the 2011 Census these two accounted for a further 18.7% of the district population between them. This has changed the nature of the population distribution with West Somerset from a relatively even distribution amongst many of the parishes in 1801, to concentration in a limited number of larger

² Coleby, I.; *The Minehead Branch 1848 – 1971*; Lightmoor Press; 2006; ISBN 1 899 88920 5.

³ Joint Information Systems Committee (JISC); *A Vision of Britain: Places – Watchet, Somerset: Relationships and Changes – St. Decumans CP/AP: Boundary Changes*; University of Portsmouth; 2009.

settlements, particularly on or near the coast. It also reflected in the changes in dwelling stock between 1831 and 2011 (see *Annex 1, Table 3: Parish Dwelling Stock 1831 – 2011*). This demographic transition and concentration of the population in a limited number of settlements was already well established in 1951 when, Minehead, Watchet and, Williton between them accounted for almost 43% of the population of West Somerset.

- 7 Other demographic changes that took place during the 19th and 20th centuries was, like elsewhere in the country, included the gradual increase in life-expectancy and this was partly reflected in the age distribution of the population. In 1851, over half the districts population of almost 26,000, was under 25 years of age and less than 7% were over 65 (see Table 1 below). Sixty years later the proportion of under 25's in the population had declined by over ten percentage points but, the number of people over 65 was still less than 2,000 out of a smaller total population of less than 23,000. By 1951 despite the consequences of two major wars, the population of West Somerset had risen to almost 28,000. However, the under 25's accounted for less than a third of the population and the proportion of people who were over 65 had almost doubled. By the time of the 2011 Census, the proportion of the district's population who were beyond the accepted retirement age of 65 was greater than that who were under 25.

Table 1: Change in age composition of West Somerset population 1851 - 2011

Census year	Age						Total
	Nos.	%	Nos.	%	Nos.	%	
1851	14,111	54.8	9,838	38.2	1,786	6.9	25,735
1911	10,026	44.1	10,822	47.5	1,906	8.4	22,754
1951	8,898	31.8	14,558	52.1	4,493	16.1	27,949
2011	8,008	23.1	16,587	47.8	10,080	29.1	34,675

Sources: 1851, 1911 and 1951 Census data: Vision of Britain⁴ and, 2011 Census data: Office for National Statistics⁵

- 8 During this same time period another significant change was influencing the make-up of the local population. This was the gradual reduction in the size of family groups and number of people occupying each dwelling. In 1831 there were estimated to be 23,076 people living in the area now comprising West Somerset in 4,364 dwellings giving an average household size of almost 5.3 people per unit (see Table y, below). Fifty years later, the population had increased by over 2,000 additional people and a further c.900 dwellings had been added to the total stock, which had resulted in a lower average rate of occupancy of less than five people per dwelling. By the time of the 1931 Census the population of the district had only increased 425 people but the number of dwelling units had increased by 1,300 in the intervening 50 year period. This meant that the average occupancy rate was now down to less than four persons per dwelling. At the time of the 1981 Census both the population and dwelling stock had increased significantly 4,087 and 4,810 respectively, resulting in a further

⁴ University of Portsmouth et.al.; *A Vision of Britain Through Time: Places: Units and Statistics: Population: Redistricted Age & Sex Structure*; Joint Information Systems Committee (JISC); 2009. (data-set at, www.visionofbritain.org.uk)

⁵ Office for National Statistics; *Census 2011: Neighbourhood Statistics: West Somerset Local Authority: Key Statistics: Age Structure (KS102EW)*; Office for National Statistics (ONS); 2013. (data-set at, www.neighbourhood.statistics.gov.uk)

reduction in average household size to 2.6 persons per dwelling, which has less than half what it had been in 1831. By 2011 both had seen significant increases in the previous 30 years of 16.9% in terms of population and 53.9% in terms of number of dwellings. This substantial increase in the latter, meant that the average number of people occupying a single dwelling was less than two. Analysis of the population, its age structure and, the dwelling stock as part of the update to the Strategic Housing Market Assessment for West Somerset noted that over one third of the stock of housing in 2011 was occupied by only one person and, almost 20% of the total stock was being lived in by one person over the age of 65.

Table 2: Change in average household size in West Somerset 1831 - 2011

Year	Population	Dwelling Stock	Average Household size
1831	23,076	4,364	5.29
1881	25,149	5,267	4.77
1931	25,574	6,603	3.87
1981	29,661	11,413	2.60
2011	34,675	17,571	1.97

Sources: 1831, 1881 and 1931 Census data: Vision of Britain,⁶ 1981 Census data: Somerset County Council⁷ and, 2011 Census data: Office for National Statistics⁸

Communications

- 9 An important aspect of both the Local Authority and Local Planning Authority area is the transport network, the level of accessibility it provides to the communities within it and, how this has changed over the years. The nature of the terrain throughout much of the area⁹ has restricted the options for the development of a network of roads and tracks in the past. The few main road links from Minehead and Watchet, both southwards and eastwards over Exmoor and the Brendons, the Quantocks and between the latter two upland areas follow much the same routes as were provided for by the Minehead Turnpike Trust following its creation in 1765.¹⁰ Many of the larger settlements are located along these few routes. A few other routes developed but these were secondary in nature and significance and remain so today.
- 10 The railway intervened in the second half of the 19th century, linking initially, Watchet, Williton and, Stogumber with the county town of Taunton. A later extension to Minehead also provided connections for Dunster and Washford. In the south, the Barnstaple branch from Taunton provided links to larger neighbouring settlements after a station was built at Brushford for Dulverton. However, the rationalisation of the railway network following the Beeching Report of 1963 saw the closure of the latter route in October 1966 with the Minehead branch retaining its services until January

⁶ University of Portsmouth et.al.; A Vision of Britain Through Time: Places: Units and Statistics: Population: Redistricted Age & Sex Structure; Joint Information Systems Committee (JISC); 2009. (data-set at, www.visionofbritain.org.uk)

⁷ Somerset County Council Planning Policy Group; 1991 Census: District Ward Profiles – West Somerset; Somerset County Council; 1993.

⁸ Office for National Statistics; Census 2011: Neighbourhood Statistics: West Somerset Local Authority: Key Statistics: Age Structure (KS102EW); Office for National Statistics (ONS); 2013. (data-set at, www.neighbourhood.statistics.gov.uk)

⁹ Beeching, R.; The Reshaping of British Railways Part 1: Report; H.M.S.O.; 1963.

¹⁰ H.M. Government; The Minehead Turnpikes Trust Act, 5 Geo 3 Chapter 93; H.M.S.O.; 1765.

1971. The removal of these two rail links, despite the increased popularity of the area as a destination for domestic tourists, particularly Minehead, after the opening of the 10,000 bed Butlins complex in 1962, meant that access to West Somerset from outside was now dependent entirely on the road network.

- 11 The limited linkages between settlements has had been both a benefit and restriction to their evolution. The dis-benefits for the area have been in terms of accessibility and commuting times, particularly in recent years, when elsewhere in the region and country the ability to travel easily between places has become an increasingly important element of modern living and lifestyles. This has been compounded by the rationalisation and concentration of economic and social services and facilities over the past 50 years in fewer and larger settlements. Most of these are now located in settlements outside of West Somerset such as Barnstaple, Bridgwater, Taunton and, Tiverton and this in turn promotes a greater need, and distance, to travel in order to access them. In commercial terms travel time equates to 'dead' time as there is seldom any economic benefit as a consequence and, the more remote a business is, and/or perceived to be, from its potential customers and markets, the less competitive it can be.
- 12 The emergence of internet-based services has, to a degree, provided a potential solution to some of these issues. However, this can only work effectively where it does not involve the delivery of a physical product and the necessary infrastructure such as fibre-optic cabling for 'super-fast broadband' is already in place to enable the communications to be made. Provision of such infrastructure, particularly in its early stages of evolution and development usually require concentration of potential users in order to provide the necessary economies of scale that will encourage the installation of it. This usually occurs first in the larger metropolitan areas. A programme of improvements to the existing networks to facilitate better internet line-speeds in rural areas is underway in Somerset but the outcomes of such upgrading will be restricted to a limited number of locations/areas and the performance will still not be as quick as that found in the more urban areas.
- 13 In terms of improving the accessibility to and through West Somerset, this will continue to be dependent on access and usage of the private car. The main road network throughout the area comprises three principal roads in the form of the A.39 linking Minehead (and beyond to Porlock), via Williton, with Bridgwater and the M.5, the A.358 connecting Williton to Taunton and the M.5 and, the A.396 which wends a rather tortuous route south across Exmoor from Dunster to Exebridge and then beyond to Tiverton and Exeter. These routes contain numerous pinch-points which are described as locations where two heavy goods vehicles (HGV's) and/or coaches are unable to pass safely due to the narrowness of the road without one vehicle having to give way. These can cause localised congestion problems particularly in the summer months with the additional tourist traffic using the roads. The A.39 in West Somerset has been identified as having a number of locations where this is a problem and solutions proposed, over the years, particularly between Williton and Minehead. In 1953, remedial action to address these issues were identified in the County Development Plan for Washford, Bilbrook, Carhampton, and, Williton and prioritised as 3rd, 6th, 10th and, 19th out of 65 schemes for non-trunk roads.¹¹ They continued to

¹¹ Somerset County Council; County Development Plan 1953: Report of Survey relating to the Administrative County; Somerset County Council; 1953; pp. 122 – 123 (Appendix 19).

be considered high priorities in the review of the County Development Plan in 1964¹² and as late as 1992, the County Council was consulting on a variety of options.¹³ Solutions were still being costed as late as 2000 as part of the Corridor Studies¹⁴ but none were recommended as priorities for immediate or, long-term implementation, in the two full Local Transport Plans^{15,16} of the first decade of the new millennium or in the subsequent Future Transport Plan.¹⁷

- 14 The demographic changes in terms of the distribution of the population amongst over the two centuries, is also reflected in the changing role and function of the settlements. The increasing reliance of the local communities on private transport following the removal of rail services to Minehead in 1971¹⁸ can be found in the levels of car-ownership. In 1971 c.35% of households in Somerset did not have access to a car.¹⁹ By the time of the 1981 Census, just over 31% of West Somerset residents were without access to private transport²⁰ but, by 2011, this proportion had reduced to just under 18% compared with over 25% for England.²¹ The reduction of public transport provision to bus services only, and the limited coverage to the principal A class roads where it was provided, has meant that most households and communities away from these routes have become dependent on the private car for access to services and facilities in settlements both inside, and outside of the authority. Economies of scale in the provision of commercial and social facilities combined with the increased mobility of the local population providing the potential of greater accessibility to other centres and the competition provided by these has resulted in a greater concentration of these services and facilities in fewer and larger settlements.
- 15 The importance of the road network and the A.39 in particular is that it provides the main direct link for Minehead and Williton and indirectly for Watchet, to their nearest accessible larger neighbours, Bridgwater and, Taunton. These are the locations that provide access to a greater range of community services and facilities such as Hospitals with full accident & emergency and, maternity units, public swimming pools, as well as a more comprehensive range of shopping and other commercial activities. The monitoring of traffic using the main roads in West Somerset shows that the A.39 east of Williton and the A.358 south-east of the village handle, an average, in excess of 6,000 vehicle movements each day throughout the year. To the west of Williton,

¹² Somerset County Council; County Development Plan First Review: Report of Survey – 1 Administrative County; Somerset County Council; 1964; pp. 154 – 155 (Appendix 7)

¹³ Somerset County Council Environment Department; The West Somerset Link Road: We Need Your Views (promotional pamphlet); Somerset County Council; 1992.

¹⁴ WS Atkins; Taunton & Bridgwater to Minehead Corridor Study: Final Report – August 2000; Somerset County Council; 2000; p.45.

¹⁵ WS Atkins; Delivering Integration : The Local Transport Plan for Somerset 2001 – 2006 – July 2000; Somerset County Council; 2001.

¹⁶ Somerset County Council Environment Directorate; Local Transport Plan Somerset 2006 – 2011: March 2006; Somerset County Council; 2006.

¹⁷ Somerset County Council; Somerset's Future Transport Plan 2011 – 2026: February 2011; Somerset County Council; 2011

¹⁸ Ministry of Transport; British Railways Board Public Notice – Transport Act 1962: Passenger Services, Taunton – Minehead (Ref. RB 3/4/082 dated 15th October 1970); British Railways Board; 1970.

¹⁹ Somerset County Council; Somerset Structure Plan Consultative Report of Survey; Somerset County Council; 1977; p.87.

²⁰ Somerset County Council Planning Policy Group; 1991 Census: District Ward Profiles – West Somerset; op.cit.

²¹ Office for National Statistics; Neighbourhood Statistics: West Somerset (Local Authority): 2011 Census: Quick Statistics: Car or Van Availability 2011 (QS416EW); Office for National Statistics; 2013. (data-set)

towards Minehead this increases to over 12,000 movements per day²² and in August this can be boosted by up to a further 25% as a result of tourist traffic.²³ As this area contains an estimated 80% of the LPA's population excluding the surrounding areas within the District west and south of the village that are in the Exmoor National Park, it is clear that the road performs an important function for the communities that rely on it.

- 16 Of particular concern for the area around this 'coastal strip' is the impact on the surrounding road network in the event of serious congestion occurring on the roads or, a serious accident which results in the A.39 being closed to traffic especially between Williton and Minehead. Whilst diversionary measures are available, the alternative routes are primarily over B-class and lower standard roads, which are not suited to high volumes of traffic over a prolonged period or for larger vehicles such as articulated HGV's and coaches. This in turn has an impact on the ability of the settlements to develop and evolve and non-locals perception of its accessibility.
- 17 One of the benefits of the relative isolation of many of the settlements in West Somerset is that it can make an area more self-contained. This is noticeable particularly in the 'coastal strip' and Minehead in particular. Analysis of the 2001 Census data revealed that the proportion of people who lived and worked in Minehead was 78% indicating a high level of self-containment within the town. This was the highest rating of all the settlements in the south-west region with a population of more than 5,000 people.²⁴ This reflected in the level of accessibility by bus to social and economic facilities and its extent locally that was mapped by the County Council in 2010.²⁵
- 18 In 2011 only Minehead, Watchet and, Williton contained a number of economic and social/community facilities serving more than the immediate day-to-day needs of the local population in the LPA area, with Minehead providing a significantly more comprehensive range than the other two.²⁶ Some of the larger villages such as Bicknoller, Crowcombe, Stogumber, Stogursey and, Washford have retained some elements such as a School, shop/Post Office, doctors surgery and/or, pub but not all of these, thereby ensuring that local residents have to travel to the larger centres within West Somerset or, towns located beyond the LPA and District boundary. Similar service provision to Watchet and Williton could be found in the Dulverton, Dunster and, Porlock within the Exmoor National Park part of West Somerset. Of these Dulverton, performs an important role as a focus for these types of services and facilities for the communities in and around Brushford in the south of the LPA area.

Exmoor National Park

- 19 In order to understand the strategy for development both in the past and what is being proposed in the West Somerset Local Plan to 2032, it is necessary to understand the role played by the Exmoor National Park which covers a substantial part of the West

²² Department for Transport; Traffic Counts South West: Local Authorities – Somerset: Annual Average Daily Flows; Department for Transport; 2014. (data-set)

²³ WS Atkins; Taunton & Bridgwater to Minehead Corridor Study: Final Report – August 2000; op. cit. p.15

²⁴ Roger Tym & Partners; South West Regional Assembly: Functional Analysis of Settlements, Final Report – April 2005; South West Regional Assembly; 2005; p.51 (Chart 4).

²⁵ Stuart Todd Associates; West Somerset Local Planning Authority Area: Town and Village Centres Study – November 2011: Appendix 2 – West Somerset Profile; West Somerset Council; 2012; pp. 34 – 40.

²⁶ Stuart Todd Associates; West Somerset Local Planning Authority Area: Town and Village Centres Study – November 2011; West Somerset Council; 2012.

Somerset local authority area. It was created in 1954²⁷ and covers over 67% of the district²⁸ but contains just under 22.5% of the total population (see Annex 1, Table 4: *WSC LPA Parish Census Data 2011, 2012 Dwelling Stock and Population Estimates [LPA only]*). A consequence of its creation the remaining area of West Somerset, outside of the national park is split into two parts. The majority of the District's population that live in settlements that are within the West Somerset LPA area and these are concentrated in settlements in four distinct sub-areas;

- the northern 'coastal strip' between The Quantock Hills AONB²⁹ and where the National Park meets the Bristol Channel at Minehead;
- east of the Quantocks up to the Steart Peninsula and the edge of the Somerset Levels;
- the A.358 corridor towards Taunton; and,
- land south of Dulverton focused on the village and parish of Brushford.

20 The settlements in the last of these four sub-areas are physically detached from the rest of the West Somerset LPA as the National Park was given full strategic and local planning functions and became an LPA in its own right through the provisions of the Environment Act 1995³⁰ and associated Regulations.³¹ In this southern enclave of the LPA, the settlement of Brushford and its neighbouring small villages and hamlets will primarily look towards Dulverton, within the National Park for their immediate and day-to-day needs in terms of goods and services. They do not relate or connect with the larger settlements of Minehead, Watchet and, Williton on a regular basis and in a meaningful way because of the issues around accessibility within the District as a whole. The occupants of the village of Brushford and its neighbours tend to look to the larger settlements of Tiverton and South Molton to the south and south-west, for a wider range of services and facilities they need to access and this is unlikely to change.

21 The National Park has a separate set of criteria determining its approach to spatial planning within its area which partly stem from the purposes set out for it in the relevant legislation. Whilst the two LPA's have different approaches to spatial planning and development as a consequence of their differing remits, it is recognised that the people living in both LPA areas are less concerned with the detailed niceties of 'administrative' boundaries when going about their daily lives. There is a great deal of inter-action and movement of peoples between and through both LPA's and there is a need to recognise the implications of this. As a consequence the two LPA's are required to liaise with each other on matters of strategic cross-boundary significance on development planning matters. This part of a general requirement on all LPA's in respect of their immediate neighbours as a consequence of the Duty-to-Co-operate provisions of the Localism Act 2011.³²

²⁷ H.M. Government; National Parks and Access to the Countryside Act 1949: Exmoor National Park (Designation) Order 1954 (HLG 92/176); HMSO; 1954.

²⁸ Somerset County Council Planning Department; Somerset Areas as at 1st April 1985; Somerset County Council; 1985.

²⁹ H.M. Government ; National Parks and Access to the Countryside Act 1949: Quantock Hills Area of Outstanding Natural Beauty (Designation) Order 1956; HMSO; 1957.

³⁰ H.M. Government; Environment Act 1995, Chapter 5 (as amended); H.M.S.O.; 1995; ISBN 0 10 542595 8

³¹ H.M. Government; Countryside England: The National Park Authorities (England) Order 1996 – Statutory Instrument 1996 No. 1243 (S.I. 1996 No.1243); H.M.S.O.; 1996.

³² H.M. Government; Localism Act 2011, Chapter 20; The Stationary Office; 2011; ISBN 978 0 10 542011 8

Previous Development Plan strategies

- 22 Development planning in Somerset since 1947 was initially provided by Somerset County Council through the original County Development Plan of 1953³³ and the First Review of 1964.³⁴ However, following local government re-organisation in 1974 the responsibilities were split between County Councils who were responsible for strategic planning and District Councils who were given responsibility for producing local plans as they sought appropriate for their areas. Development planning today has its origins in the Town and Country Planning Act 1990³⁵ with decision making expected to be made in the context of a 'plan-led' approach introduced with the 1991 amendment³⁶ to the Act. Until the introduction of the planning provisions of the Localism Act,³⁷ the spatial and strategic aspect of development plans in West Somerset was provided by development plan documents produced by other, higher level local authorities and/or organisations. These have been produced in the past in the form of Structure Plans by Somerset County Council and Regional Spatial Strategies produced for the former Government Office for the South West. The most recent 'adopted' iterations of these documents are the Somerset and Exmoor National Park Joint Structure Review³⁸ and, Regional Planning Guidance for the South West (also referred to as RPG 10).³⁹
- 23 Somerset County Council adopted its first Structure Plan in 1982⁴⁰ and, within its policies, identified the quantum of residential development to be provided for over a given period and a strong indication of where most of it should be located within each district through the establishment of a settlement hierarchy. District Councils were expected to use the strategic framework provided and the various quantum of development types (e.g. new dwelling units, employment land, retail floor-space, etc.) in their respective local plans. The Structure Plan was subject to two revisions in 1986⁴¹ and 1992,⁴² before a fundamental re-appraisal of all of the document was carried out during the 1990's culminating in the production of the Joint Structure Plan Review which was adopted in 2000.⁴³
- 24 Whilst the early iterations of the Structure Plan were quite relaxed in relation to the location of where development took place at the local level, it was the Joint Structure

³³ Somerset County Council; County Development Plan 1953: Report of Survey relating to the Administrative County; op. cit.

³⁴ Somerset County Council; County Development Plan First Review: Report of Survey – 1 Administrative County; op. cit.

³⁵ H.M. Government; Town and Country Planning Act 1990, Chapter 8 (as amended); op. cit.

³⁶ H.M. Government; Planning and Compensation Act 1991, Chapter 34 (as amended); H.M.S.O.; 1991; ISBN 0 10 543491 4.

³⁷ H.M. Government; Localism Act 2011, Chapter 20; op. cit.

³⁸ Somerset County Council and Exmoor National Park Authority; Somerset and Exmoor National Park Joint Structure Plan Review, 1991 – 2011: Explanatory Memorandum and Written Statement – Adopted, April 2000; op. cit.

³⁹ Government Office for the South West; Regional Planning Guidance for the South West (RPG 10) – September 2001; The Stationary Office; 2001; ISBN 0 11 753603 2

⁴⁰ Somerset County Council; Somerset Structure Plan: Explanatory Memorandum – Adopted February 1982; Somerset County Council; 1983; ISBN 0 86183 042 3.

⁴¹ Somerset County Council; Somerset Structure Plan Alteration No.1: Explanatory Memorandum – Adopted September 1986; Somerset County Council; 1986.

⁴² Somerset County Council; Somerset Structure Plan Alteration No.2: Explanatory Memorandum – Adopted September 1992; Somerset County Council; 1993.

⁴³ Somerset county Council and Exmoor National Park Authority; Somerset and Exmoor National Park Joint Structure Plan Review 1991 – 2011: Explanatory memorandum and Written Statement – Adopted April 2000; Somerset County Council; 2001; ISBN 0 861 83357 0.

Plan Review that introduced the concept of focused growth. It proposed that settlements be graded by their role and function and, to a lesser extent their size. The Joint Structure Plan Review Identified the top tier of settlements as Towns and made clear in strategic policy and sustainability terms that the bulk of future growth and development should be directed towards these. Local Planning Authorities were allowed to identify settlements as 'Rural Centres' where they performed an important role to surrounding communities at the local level and a limited amount of development could be permitted. Others were to be designated as Villages where they had an identified but limited range of economic and community services and facilities. All other settlements which did not meet these criteria were either small villages or hamlets but were deemed to be in the open countryside where development would be restricted to that which was essential and needed to be in that location due to its functional purpose.

- 25 The early regional plans that were designed to provide a higher level planning context for structure plans sought to provide a similar policy framework for the whole of the south-west region.^{44,45} They also sought to quantify the housing requirements for a twenty years period but this was only disaggregated down to the strategic planning authority level. The later version of this was to have been replaced by Regional Spatial Strategy (RSS) but this had not become fully effective⁴⁶ or reached adoption stage in the south-west when it was revoked in 2013.⁴⁷ The RSS was introduced through the provisions of the Planning and Compulsory Purchase Act 2004⁴⁸ and was intended to replace structure plans as providing the strategic level of policy-making for Local Plans. The RSS set out housing requirement figures for the individual LPA areas (which were renamed as Local Development Frameworks – LDF's). For the West Somerset LPA area for the period 2006 – 2026 it proposed a requirement of 2,500 dwellings to be planned for through its LDF documents to replace the adopted Local Plan.
- 26 The RSS sought to specifically identify the highest level of settlements throughout the south-west region and referred to these as Strategically Significant Cities and Towns (SSCT's). These were the large settlements in the region which, due to their containing a comprehensive range of services and facilities and acting as an important focus for employment maintained an influence over their respective surrounding areas at a sub-regional level. However, West Somerset lacks any sizable settlement that has such a clear influence on its neighbours at this level. The nearest settlement that met the criteria set out in the RSS was Taunton, with most of the settlements in the West Somerset LPA area falling within its area of influence. In the absence of settlements in West Somerset being specifically identified in the RSS, it was left to the

⁴⁴ Government Office for the South West; Regional Planning Guidance for the South West – July 1994 (RPG 10); H.M.S.O.; 1994; ISBN 0 11 753016 6.

⁴⁵ Government Office for the South West; Regional Planning Guidance for the South West – September 2001 (RPG 10); The Stationary Office; 2001; ISBN 0 11 753603 2.

⁴⁶ 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; Department for Communities and Local Government; 2008.

⁴⁷ H.M. Government; Town and Country Planning, England: The Regional Strategy for the South West (Revocation) Order 2013 – Statutory Instrument 2013 No. 935 (S.I. 2013 No. 935); The Stationary Office; 2013; ISBN 978 0 11 153856 2.

⁴⁸ H.M. Government; Planning and Compulsory Purchase Act 2004, Chapter ? (as amended); The Stationary Office; 2004; ISBN

LPA to determine the settlement hierarchy for its area. LPA's were expected through their individual development plans to identify where individual settlements fitted within the settlement in terms of their role, function and, influence, combined with their potential to accept development through their (new) Local Plans. With the introduction of the Localism Act,⁴⁹ the role of the RSS (subsequently referred to as Regional Strategies) has been deleted from the development plan structure. The responsibility for the provision of a 'strategic level' planning policy framework for the development plan has effectively been delegated to LPA's through their (new) Local Plans (re-named from LDF's). The more localised and detailed planning function may now be provided through Neighbourhood Plans formulated by local communities and overseen by LPA's.

Development of the strategy

27 Work commenced on the (new) Local Plan with the intention of replacing the single planning policy document with a portfolio of documents comprising a Core Strategy and a number of more detailed policy documents that focused on a particular theme or area. These planning policy documents would collectively be known as the Local Development Framework or LDF for the Local Planning Authority area. The structure of this new format of development planning was established through the Planning and Compulsory Purchase Act⁵⁰ and associated Regulations.⁵¹ West Somerset Council embarked on the production of an LDF Core Strategy in 2009 with a consultation on identifying the strategic planning policy issues that were appropriate to the area.⁵² The issues identified in response to this consultation were analysed⁵³ and integrated with issues and objectives identified in other relevant strategy documents. These included; the emerging, Regional Spatial Strategy,⁵⁴ the County Council's Sustainable Development Strategy,⁵⁵ the Council's Corporate Plan⁵⁶ and Sustainable Community Strategy,⁵⁷ along with other documents these informed the contents of the next round of Core Strategy consultation, the Options Paper.

28 The Options Paper of the LDF Core Strategy was placed in the public domain for consultation during Spring 2010.⁵⁸ During the course of 2010 there was a change in the Central Government administration following the General election in May of that

⁴⁹ H.M. Government; Localism Act 2011, Chapter 20; op. cit.

⁵⁰ H.M. Government; Planning and Compulsory Purchase Act 2004 Chapter 5 (as amended); The Stationary Office; 2004; ISBN 0 10 540504 3.

⁵¹ H.M. Government; The Town and Country Planning (Local Development) (England) Regulations 2004 - Statutory Instrument 2004 No.2204 (S.I. 2004:2204); The Stationary Office; 2004; ISBN 0 11 049748 1

⁵² West Somerset Council; West Somerset Core Strategy: Formal Notice of Preparation of the West Somerset Core Strategy (letter dated 8th July 2009); West Somerset Council; 2009.

⁵³ Clempson, T.; Summary report of West Somerset Core Strategy reg 25 Issues Consultation and Agreement on Key Issues (as amended) – September 2009 (Local Development Panel, 22nd September 2009 Agenda Item 2); West Somerset Council; 2009.

⁵⁴ 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.

⁵⁵ Somerset Strategic Partnership; Somerset, a Landscape for the Future: Sustainable Community Strategy for Somerset 2008 – 2026; Somerset County Council; 2009.

⁵⁶ West Somerset Council; West Somerset Council Corporate Plan 2009 – 12; West Somerset Council; 2009.

⁵⁷ West Somerset Strategic Partnership; West Somerset Sustainable Community Strategy 2007 – 2010; West Somerset Council; 2007.

⁵⁸ West Somerset Council; West Somerset Core Strategy Options Paper – January 2010; West Somerset Council; 2010

year. Part of the new administration's agenda was a commitment to simplify the planning system, including a reduction in the volume of policy advice and guidance and a re-structuring of the development plan system in England. In terms of the latter, the Localism Act 2011⁵⁹ established the new structure, which would comprise primarily of Local Plans and Neighbourhood Plans. The new style Local Plans are expected to provide the general policy framework for the Local Planning Authority area, replacing the strategic policy direction that under the 2004 Act⁶⁰ was provided through Regional Spatial Strategies and, before that under the 1990 Act,⁶¹ Structure Plans.

- 29 The Localism Act⁶² has transferred the responsibility for strategic policy development to the Local Planning Authorities (LPA's), to be expressed through their respective, emerging (new) Local Plans. Under the provisions of the 1990 Act,⁶³ LPA's cannot plan outside of their respective areas, and in the case of West Somerset, this is confined to those parts of the Council's area outside of the Exmoor National Park. Although they cannot plan outside of their respective areas, LPA's are required to be mindful of the inter-relationship between settlements within and outside their boundaries. This is made explicit in the first of the twelve 'core planning principles' identified in paragraph 17 of the NPPF, which states;

*"..Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;"*⁶⁴

LPA's are expected to plan for changes that may result from future development both from within and in neighbouring areas. The spatial dimension of the new system of development planning is provided via the provisions of Section 110 of the Localism Act, known as the 'duty to co-operate'.⁶⁵ This requires LPA's to demonstrate that they have actively worked with their neighbours when addressing cross-boundary planning policy issues that have a strategic significance. This can be done through production of a joint Local Plan or through the development of common policies contained in separate Local Plans. The co-operation and co-ordination of Local Authorities to produce the Supplementary Planning Document for the Hinkley Point nuclear power station proposal⁶⁶ could be said to be an example of this type of approach.

- 30 Neighbourhood Plans are expected to be promoted and produced by local communities (in West Somerset's case, Town and Parish Councils are the most likely representatives of these) with the assistance of the LPA. These would roughly equate to Area Action Plans under the LDF system of development planning and will provide detailed local policies in relation to the allocation and development of land within the

⁵⁹ H.M. Government; Localism Act 2011, Chapter 20; op. cit.

⁶⁰ H.M. Government; Planning and Compulsory Purchase Act 2004 Chapter 5 (as amended); op. cit.

⁶¹ H.M. Government; Town and Country Planning Act 1990, Chapter 8 (as amended); H.M.S.O.; 1990; ISBN 0 10 540890 5

⁶² H.M. Government; Localism Act 2011, Chapter 20; op. cit.

⁶³ H.M. Government; Town and Country Planning Act 1990, Chapter 8 (as amended); op. cit. pp. 17 - 18

⁶⁴ Department for Communities and Local Government; National Planning Policy Framework – March 2012; op. cit.

⁶⁵ H.M. Government; Localism Act 2011, Chapter 20; op. cit. pp.103 - 105

⁶⁶ ARUP; Hinkley Point C Supplementary Planning Document (SPD) – Adopted October 2011; Sedgemoor District Council and West Somerset Council; 2011

identified neighbourhood area. At the national level, the publication of the NPPF in March 2012,⁶⁷ replaced the myriad of Planning Policy Statements (PPS's) and Planning Policy Guidance notes (PPG's) with primarily one slim policy document. This has been further supplemented in 2014 by the publication (on-line) of the National Planning Practice Guidance (NPPG)⁶⁸ which replaces the numerous best-practice guidance and advice notes that had been developed to support the pre-NPPF statements of Government policy.

- 31 In order to identify the strategy that would influence future planning policy development in the West Somerset LPA area about the distribution of development in a spatial context, it was necessary to consider a series of alternatives. These would be assessed against their impact on the area in terms of achieving improved patterns of sustainable development and self-containment of settlements where practical. These strategies were initially consulted on through the Options stage of consultation in 2010.⁶⁹ At this time the range of strategies being drafted were being framed so as to be consistent with higher level development plan policy. This was through a combination of the extant Regional Planning Guidance for the South West⁷⁰ (also known as the Initial Regional Spatial Strategy⁷¹), the adopted Structure Plan for Somerset and the Exmoor National Park⁷² and, the emerging Regional Spatial Strategy (RSS), which at that time had reached the Proposed Changes recommended by the Secretary of State stage.⁷³
- 32 The LDF Core Strategy Options consultation document⁷⁴ proposed three principle alternative strategies;
- Option 1 – Concentrate most of future development at the three main settlements of; Minehead, Watchet and, Williton.
 - Option 2 – Concentrate most of future development at the four settlements of; Minehead, Watchet, Williton plus, Stogursey (which would be upgraded to a Development Policy C, Local Service Centre,⁷⁵ similar to Watchet and Williton, in order to reflect the pressure for development that could arise as a consequence of the proposal to build a new nuclear power station at nearby Hinkley Point⁷⁶).
 - Option 3 – Dispersal of development including allocations at the larger villages.

⁶⁷ 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.

⁶⁸ Department for Communities and Local Government; National Planning Policy Framework: Planning Practice Guidance; Planning Portal; 2014 (web-site).

⁶⁹ West Somerset Council; West Somerset Core Strategy Options Paper – January 2010; op. cit.

⁷⁰ Government Office for the South West; Regional Planning Guidance for the South West (RPG 10) – September 2001; op. cit.

⁷¹ H.M. Government; Town and Country Planning, England: The Town and Country Planning (Initial regional Spatial Strategy)(England) Regulations 2004 – Statutory Instrument 2004 No. 2206 (S.I. 2004:2206); The Stationary Office; 2004; ISBN 0 11 049750 3

⁷² Somerset County Council and Exmoor National Park Authority; Somerset and Exmoor National Park Joint Structure Plan Review, 1991 – 2011: Explanatory Memorandum and Written Statement – Adopted, April 2000; op. cit.

⁷³ 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; op. cit.

⁷⁴ West Somerset Council; West Somerset Core Strategy Options Paper – January 2010; op.cit. pp. 14 – 17

⁷⁵ 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; op. cit. p.45.

⁷⁶ EDF Energy; Hinkley Point C: Proposed Nuclear Development Pre-Application Consultation Stage 2 – Consultation on Preferred Proposals; EDF Energy; 2010.

All three strategy options were considered to be successful from a sustainable development perspective in terms of; ensuring equitable access to services and facilities for whole communities, seeking to reduce anti-social behaviour and the fear of crime within the community(s), seeking to improve sustainable economic activity and, reducing the need travel.⁷⁷ It was noted that the strategy options were less clear on how they would address issues such as climate change, energy efficiency, protecting the natural and built environment and assets, promoting recycling, etc. However, the purpose of the strategy options, at this stage in the process of producing an LDF Core Strategy, was to establish a common, high-level structure from which policies could be developed to address these more detailed matters either, individually or collectively, at later stages. The need to provide this strategic framework within the emerging (new) Local Plan has become more critical following the enacting of the planning provisions of the Localism Act 2011,⁷⁸ and in particular the new development plan structure.

33 Three other strategies were also considered In the Options consultation paper⁷⁹ but not promoted as suitable and sustainable options that could be applied to manage future development in West Somerset. These were;

- Alternative Option 1 – Less development at the larger settlements, and a much wider degree of dispersal of development amongst smaller settlements including those with few, or no facilities.
- Alternative Option 2 – no significant development at Minehead, with substantial development being focused elsewhere in the District closer to the M.5 corridor.
- Alternative Option 3 – Concentration of the bulk of the RSS requirement of 2,500 dwellings⁸⁰ in a single eco-village/new settlement.

Whilst not actively promoted through the Options stage consultation, these additional options were included so as to demonstrate that the LPA had considered alternatives to the three main options and, which people could also express a preference for, but this would need to justified through the provision of appropriate supporting evidence.

34 Following the consultation period on the LDF Core Strategy Options document, the responses were analysed, and those relating specifically to the strategy options, reported back to the Council's Local Development Panel at its meeting on 19th August 2010.⁸¹ Whilst there was no decisive preference expressed in response to the three main options, there were more respondents opposed to the notion of increasing the number of key settlements to which the majority of future development should be directed, than in favour. Around 60% of those who clearly expressed a preference were against strategy options 2 or 3 whilst 60% were in favour of Strategy Option 1. Of the three other options that had not been actively pursued through the consultation process, the highest proportion in support of any of these was just over 30% who preferred directing most of the development to those settlements that were closest to

⁷⁷ ENVIRON; West Somerset Local Development Framework: Core Strategy Options Paper – Sustainability Appraisal Options Assessment; West Somerset Council; 2010; pp 12 – 13.

⁷⁸ H.M. Government; Localism Act 2011, Chapter 20; op. cit.

⁷⁹ West Somerset Council; West Somerset Core Strategy Options Paper – January 2010; op.cit. pp. 26

⁸⁰ 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; p.92 (Policy HMA6: Taunton HMA).

⁸¹ Clempson, T.; West Somerset Core Strategy Options Paper: Consultation Report – August 2010 (report to the Local Development Panel Meeting held on 19th August 2010 – Agenda Item 7); West Somerset Council; 2010.

the M.5 corridor. The three alternatives that were not actively promoted through the Options consultation paper were also subjected to the Sustainability Appraisal on that document.⁸² This confirmed that none of these three options represented a credible and viable strategy for encouraging sustainable patterns of movement and development within the LPA. No other alternative spatial strategies were proposed through any of the representations.

- 35 The responses to the West Somerset Council Core Strategy Options Paper were analysed⁸³ and informed the drafting of the next stage in the production of the Core Strategy, the Preferred Strategy, alongside the policy steer provided by the draft NPPF.⁸⁴ The Preferred Strategy document was signed-off by the LPA to go out to consultation in November 2011 (at the same time the proposed document was re-labelled from LDF Core Strategy to Local Plan in order to reflect the new lexicon for development planning being used by Central Government).⁸⁵ However, under the provisions of the relevant Regulations,⁸⁶ it was then subject to a Habitat Regulations Assessment⁸⁷ and Sustainability Appraisal^{88,89} processes before the consultation could commence. These were completed in January 2012⁹⁰ and February 2012⁹¹ respectively. The outcome of these studies required amendments and clarification of some matters to be made to the main document and these were published as a supplement to it.⁹²

Identifying locations for growth to support the chosen strategy

- 36 In the context of land for future housing and employment generating activities at the strategic level, the Preferred Strategy document⁹³ consulted on in Spring 2012, endeavoured to identify potential locations around key settlements that, either individually or in conjunction with adjoining areas, might be suitable for that scale of development. At that time, the term 'strategic development' was deemed to comprise

⁸² ENVIRON; West Somerset Local Development Framework: Core Strategy Options Paper – Sustainability Appraisal Options Assessment; West Somerset Council; 2010; pp.8 - 9 & 56 – 73 (Appendix C)

⁸³ Clempson, T.; West Somerset Core Strategy Options Paper: Full Summary of Responses – February 2011 (Local Development Panel, 15th February 2011 Agenda Item 7); West Somerset Council; 2011

⁸⁴ Department for Communities and Local Government; Draft National Planning Policy Framework – July 2011; op. cit.

⁸⁵ West Somerset Council; The West Somerset Local Plan 2012 to 2032: Draft Preferred Strategy – February 2012; West Somerset Council; 2012

⁸⁶ H.M. Government; The Town and Country Planning (Local Development) (England) Regulations 2004 - Statutory Instrument 2004 No.2204 (S.I. 2004:2204) (as amended); op. cit.

⁸⁷ European Economic Community; Council Directive 92/43/EEC of 21st May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (as amended); European Economic Community; 1992

⁸⁸ European Union; Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the Assessment of the Effects of Certain Plans and Programmes on the Environment (Strategic Environmental Assessment); European Union; 2001.

⁸⁹ H.M. Government; Environmental Protection: The Environmental Assessment of Plans and Programmes Regulations 2004 – Statutory Instrument 2004 No. 1633 (S.I. 2004:1633); The Stationary Office; 2004; ISBN 0 11 049455 5.

⁹⁰ Somerset County Council; West Somerset Local Plan 2012 to 2032 Draft Preferred Strategy: Habitat Regulations Assessment – January 2012; West Somerset Council; 2012.

⁹¹ ENVIRON; West Somerset Local Plan 2012 – 2032 Preferred Strategy: Sustainability Appraisal Report – February 2012; West Somerset Council; 2012.

⁹² West Somerset Council; The West Somerset Local Plan 2012 to 2032: Proposed Amendments to the Draft preferred Strategy in Response to the Habitat Regulations Assessment of the Plan – January 2012; West Somerset Council; 2012.

⁹³ West Somerset Council; The West Somerset Local Plan 2012 to 2032: Draft Preferred Strategy – February 2012; op. cit.

a minimum of 250 dwellings plus, a minimum of 2.0 Hectares of land for employment generating use. At the time of drafting the Preferred Strategy document, the intention had been to show the areas of potential strategic levels of development as broad directions of growth in a schematic way, with the detailed extent of sites to be dealt with through subsequent policy documents. These were represented as 'stars' around the three main settlements in the subsequent document that went out to consultation. It also included land to the north of the A.39 at Dunster Marsh, as a possible satellite location for development, in relation to Minehead. This was in response to some concerns expressed during the earlier Options consultation and, also consultation and consideration as part of the adopted Local Plan⁹⁴ process. The main concern was over the ability of the town and surrounding area (within the LPA's area of responsibility) to accommodate the quantum of growth proposed over the time-scale of the emerging plan.

- 37 The broad areas for potential growth were agreed following consideration of a larger number of areas and sub-areas around the 'key settlements, by the Council's Local Development Panel at its meeting on 18th October 2011.⁹⁵ None of the areas considered for the Preferred Strategy consultation process represented a commitment on the part of the LPA to development in that location. The areas selected were also informed by the Council's Strategic Housing Land Availability Assessment (SHLAA),⁹⁶ which forms part of the evidence-base of the (new) Local Plan. A number of the parcels of land that were nominated through this process were included as part of the areas and sub-areas. These were incorporated in the Preferred Strategy document that was considered as a separate item at the same meeting.⁹⁷

Impact of changing national policy

- 38 Following publication of the final version of the NPPF in March 2012, it became clear that paras. 21 and 47 of the framework require future Local Plan documents to identify sites that are realistically deliverable for strategic levels of development.⁹⁸ Whilst the emphasis is primarily on the first five years of the plan period, LPA's are expected to indicate areas of development land in the second and third five-year periods. Para. 47 of the NPPF requires LPA's to make sure that the selection of sites housing is directly related to the relevant material in the Council's evidence base, saying they should;

"..use their evidence base to ensure that the Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market areas, as far as is consistent with the policies set out in this Framework

⁹⁴ West Somerset District Council; West Somerset District Local Plan – Adopted, April 2006; op. cit.

⁹⁵ Wilsher, M.; Strategic Directions for Growth (report to the Local Development Panel Meeting held on 18th October 2011 – Agenda Item 5 [Report No. 132/11] and Appendix A: West Somerset LDF Core Strategy – Future Directions of Growth); West Somerset Council; 2011

⁹⁶ Hunter Page Planning; West Somerset District Council Strategic Housing Land Availability Assessment – March 2010; West Somerset Council; 2010.

⁹⁷ Clempson, T.; Draft West Somerset Local Plan: Preferred Strategy (report to the Local Development Panel Meeting held on 18th October 2011 – Agenda Item 6 [Report No. 131/11] and Appendix 1: West Somerset Draft Local Plan 2012 to 2032 – Draft Preferred Strategy); West Somerset Council; 2011

⁹⁸ Department for Communities and Local Government; National Planning Policy Framework – March 2012; op. cit. pp.6 – 7 & 12 – 13.

including identifying key sites which are critical to the delivery of the housing strategy over the plan period..”⁹⁹

This meant that in the case of the housing requirement figure in the emerging RSS¹⁰⁰ that the Council had been using could no longer be relied upon and, that a figure based on demand for both open-market and affordable housing in the area needed to be identified. The implications of this are dealt with later in this paper.

- 39 In conjunction with the revised figure of housing need that the (new) Local Plan is expected to plan for, the third criteria of para. 47 of the NPPF gives a clear indication of the minimum time-scale over which the plan is to operate.

“..identify a supply of specific, developable sites or broad locations for growth for years 6 – 10 and, where possible, for years 11 – 15;”¹⁰¹

In order to meet this objective, planning for a 20 year time-frame as set out in the original version of the Preferred Strategy of the Local Plan¹⁰² would seem the most appropriate solution. This would enable the LPA to embark on producing the more detailed policy documents following adoption of the (new) Local Plan, before having to embark on a review of the main framework document. The impact of these specific policy considerations in the NPPF suggests that the (new) Local Plan would need to be more precise as to the physical extent of land to be considered as part of the potential strategic locations for development. As such, it was deemed prudent to carry out a supplementary round of consultation to address this particular issue, along with other areas that have been identified as missing or not consistent with the policy advice in the NPPF. Many of these policy differences between the national position and, the approach that had been taken in the emerging (new) Local Plan, were identified in outline form and reported to the Local Development Panel in June 2012.¹⁰³

- 40 The broad locations for potential growth around the key settlements arose from decisions made by the Local Development Panel on a range of areas and sub-areas considered in their meeting in October 2011.¹⁰⁴ By combining those selected from the original areas and sub-areas considered at that meeting with, the implications of the findings of the Habitats Regulations Assessment work,¹⁰⁵ where it affects some of these, this provided the basis for a revised consultation on where strategic level (mixed-use) development could go. A second consultation, on the preferred

⁹⁹ *ibid.*; p.12

¹⁰⁰ 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; *op. cit.*

¹⁰¹ Department for Communities and Local Government; National Planning Policy Framework – March 2012; *op. cit.*; p.12

¹⁰² West Somerset Council; The West Somerset Local Plan 2012 to 2032: Draft Preferred Strategy – February 2012; *op. cit.*

¹⁰³ Wilsher, M.; National Planning Policy Framework (NPPF) (report to the Local Development Panel Meeting on 13th June 2012, Agenda Item 6 [Report No. 80/12]); West Somerset Council; 2012.

¹⁰⁴ Wilsher, M.; Strategic Directions for Growth (report to the Local Development Panel Meeting held on 18th October 2011 – Agenda Item 5 [Report No. 132/11] and Appendix A: West Somerset LDF Core Strategy – Future Directions of Growth); *op. cit.*

¹⁰⁵ Somerset County Council; West Somerset Local Plan 2012 to 2032 Draft Preferred Strategy: Habitat Regulations Assessment – January 2012; *op. cit.*

strategy¹⁰⁶ took place during the summer of 2013. The new iteration of the emerging local plan (referred to as the Revised Preferred Strategy) identified a number of specific locations around Minehead, Watchet and, Williton that were deemed suitable for supporting strategic levels of mixed-use development (c. 250+ dwellings and a minimum of 3 Hectares of land for employment generating uses). The locations chosen were of two types;

- those suitable for immediate development during the plan period, and,
- those reserved for longer-term development that could come forward if the main sites had been fully built out within the plan period.

The selection of the sites had been informed by the sites nominated through a combination of the sustainability of them in relation to existing services, facilities and accessibility, the SHLAA process.¹⁰⁷ Other studies that were being carried out at the same time to form part of the 'evidence-base' that would inform the Local Plan were also taken account of. These included two Strategic Flood Risk Assessments (SFRA's),^{108,109} a Surface Water Management Plan that specifically related to Minehead and the area to the west of Dunster Marsh¹¹⁰ and, the Town and Village Centres Study.¹¹¹ Also included were the Habitats Regulations Assessment¹¹² and Sustainability Appraisal that supported the original Preferred Strategy consultation document.

- 41 Whilst some representations to the Revised Preferred Strategy challenged the choice of individual strategic sites these were primarily made by individuals who had other land interests that had not been selected. These other locations either had a potential development capacity that below the criteria threshold for consideration as strategic sites or, were affected by issues that had led to their exclusion in the selection process. Consideration of all the areas that were considered for the 'strategic directions of growth' in the Preferred Strategy and those additional locations included as 'strategic sites' in the Revised Preferred Strategy were evaluated as part of a review of all alternative locations in the Sustainability Appraisal for the Publication version of the Local Plan.¹¹³ The principle of the overall strategy and the interpretation of this by locating the strategic sites around the three main settlements was not fundamentally challenged.

Context for future development

- 42 The new style of development plans introduced through the Planning and Compulsory Purchase Act created the framework for planning at the regional level and led to the

¹⁰⁶ West Somerset Council; The West Somerset Local Plan to 2032 Revised Preferred Strategy – June 2013; West Somerset Council; 2013.

¹⁰⁷ Hunter Page Planning; West Somerset District Council Strategic Housing Land Availability Assessment - March 2010; West Somerset Council; 2010

¹⁰⁸ Scott Wilson; West Somerset Council & Exmoor National Park Authority Strategic Flood Risk Assessment Level 1: Final Report – March 2009; West Somerset Council; 2009.

¹⁰⁹ Scott Wilson; West Somerset Council Level 2 Strategic Flood Risk Assessment Report – May 2010; West Somerset Council; 2010.

¹¹⁰ Hyder Consulting (UK) Limited; Somerset County Council Minehead Surface Water Management Plan: Detailed Assessment and Options Appraisal Report – Final Report; Somerset County Council; 2012.

¹¹¹ Stuart Todd Associates; West Somerset Local Planning Authority Area: Town and Village Centres Study – November 2011; op.cit.

¹¹² Somerset County Council; West Somerset Local Plan 2012 to 2032 Draft Preferred Strategy: Habitat Regulations Assessment – January 2012; West Somerset Council; 2012.

¹¹³ ENVIRON; West Somerset Local Plan Sustainability Appraisal Report Part 3A: Results – Assessment of Alternatives - December 2014; West Somerset Council; 2014

production of an RSS for each geographic region in England. The RSS process was expected to identify distinct housing markets within each region which, in turn would generate studies of these housing markets that would identify their individual features and how they operated. They were also expected to provide indications of future housing need within their area in the longer term. The Northern Peninsula Strategic Housing Market Assessment (Northern Peninsula SHMA) was identified in the draft RSS for the South West which was put out to public consultation in 2006. The area covered by the Northern Peninsula SHMA included North Devon, Torridge, West Somerset and the former North Cornwall District Councils plus the Exmoor National Park Authority as all these organisations had LPA responsibilities within it. A feature of the Northern Peninsula SHMA was that it was unique in comparison with the other SHMA's in the south-west region, in that it was not focused on one specific town within its area. It was referred to as being 'poly-centric' with numerous small localised centres rather than one central location. This was reflected in the number and type of sub-market areas and their distinct individual characteristics that were identified through the study.

- 43 The Northern Peninsula SHMA estimated a potential housing need figure for a 20-year period (2006 – 2026), and covering the whole of West Somerset, of almost 3,900.¹¹⁴ Even if an allowance is made for that part which is within the Exmoor National Park, this would suggest that the estimated housing need figure for the West Somerset LPA area of between 3,400 and 3,500. This in turn would mean that the average annualised delivery rate to meet this need for the 20 year period could be around 170 – 175. This would be significantly higher than the 125 per annum figure that had been proposed in the Secretary of State's proposed changes to the RSS.¹¹⁵ It was also substantially higher than the average long-term delivery rate, which is currently calculated as being just under 120 dwellings per annum.
- 44 The housing need figure in the Northern Peninsula SHMA was based on data collected in 2007 and 2008, before the subsequent changes to the housing market had fully taken place. The changed housing market conditions since 2008 and, the need to consider the impact of the proposal to build a new nuclear power station at Hinkley Point¹¹⁶ required an update to the Northern Peninsula SHMA.¹¹⁷ West Somerset Council commissioned an update to the Northern Peninsula SHMA in 2012 with the same consultancy that had done the original study. It was briefed to provide a general update for the whole of the Local Authority area and a specific figure of the

¹¹⁴ Housing Vision; Strategic Housing Market Assessment for the Northern Peninsula – December 2008; Northern Peninsula Housing Market Partnership; 2008; p.123 (Table 55).

¹¹⁵ 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; op. cit.; p.92 (Policy HMA6: Taunton HMA).

¹¹⁶ NNB Generation Company Limited; Application for Development Consent Order for Nationally Significant Infrastructure Under the Planning Act 2008: Application for a Development Consent Order (DCO) to Enable the Applicant to Construct and Operate a Nuclear Power Station [at Hinkley Point, Somerset] (HPC) Together with Associated Development: The HPC Project – October 2011 (IPC Ref. No. ENO 10001); EDF Energy; 2011. (see National Infrastructure Planning web-site at; <http://infrastructure.planningportal.gov.uk/projects/South%20West/Hinkley-Point-C-New-Nuclear-Power-Station/>)

¹¹⁷ Housing Vision; Strategic Housing Market Assessment for the Northern Peninsula – December 2008; Northern Peninsula Housing Market Partnership; 2008

objectively assessed housing need for the LPA for the plan period. The Update¹¹⁸ was published in 2013 and was based on the latest Census data that was available (Census 2011¹¹⁹) which is based on the most comprehensive survey of the national population available. It determined that the expected housing need over the twenty year period 2011 – 2031 for the LPA area would equate to the need to provide a further 2,398 dwellings during the plan period. The study also determined that, in addition to the housing need arising from traditional sources, demand for a further 450 dwellings in the LPA area could be generated as a consequence of the impact of the construction of a new nuclear power station at Hinkley Point.

- 45 The development at Hinkley Point is expected to create a significant additional demand for all types of housing in the West Somerset and adjoining areas, for the construction workforce. The applicants have indicated that the construction period could be around ten years and, at its peak, require 5,600 workers to build it.¹²⁰ In addition there may be a demand for housing generated by those who will work at the power station once it becomes operational although it is anticipated that some of this will be catered for through movement of staff from the existing Hinkley Point B station, which is owned by the same energy company, EDF. It is also anticipated that the existing operational power station will be decommissioned once the new power station is fully operational and integrated into the national power network. The power station proposal was approved in 2013¹²¹ and construction on-site is anticipated to commence on-site and the associated locations, subject to the resolution of a number of technical and legal issues, from c.2015. The construction phase is expected to occupy a substantial part of the plan period of the Local Plan to 2032.
- 46 Whilst it would be difficult to determine where specifically the need for the 450 dwellings generated by the Hinkley Point development will arise, the inclusion of them in the overall objectively assessed housing need figure for the plan-period is regarded as an essential element of the forward planning of the Local Plan. After the proposal for a new nuclear power station at Hinkley Point was first announced in 2008, West Somerset Council was approached by the Office of Nuclear Regulation in 2010 to indicate where, and in what quantity, future residential development was being proposed through the emerging Local Plan.
- 47 Using the emerging strategy and the figures that were being estimated for the strategic directions of growth based on the SHLAA report findings¹²² (subsequently evolving into the strategic sites in the Revised Preferred Strategy), it attempted to quantify the (theoretical) dwelling stock and population at the town and parish level in 2032 and using the development criteria in the emerging policies. This was

¹¹⁸ Housing Vision; Strategic Housing Market Assessment: West Somerset Update – Final Report, November 2013; West Somerset Council; 2013

¹¹⁹ Office for National Statistics; Census 2011: England and Wales; Office for National Statistics; 2012 onwards (data-set)

¹²⁰ NNB Generation Company Limited; Hinkley Point C Development Consent Order Application: Economic Strategy (Other Documents Doc Ref. 8.16) – October 2011; EDF Energy; 2011; p.30 (Table 5.1: Central Range of Workforce).

¹²¹ H.M. Government; Infrastructure Planning: The Hinkley Point C (Nuclear Generating Station) Order 2013, Statutory Instrument 2013 No. 648 (S.I. 2013 No. 648); The Stationary Office; 2013; ISBN 978 0 11 153278 2

¹²² Hunter Page Planning; West Somerset District Council Strategic Housing Land Availability Assessment - March 2010; op. cit.

subsequently amended and updated using the relevant 2011 Census data when it became available. Whilst only the strategic locations/sites had figures assigned to them, allowances were made for the delivery of housing from other non-identified sites within the three main settlements over the plan-period. For all other settlements in the LPA area a 10% uplift in dwelling-stock at the Parish level by 2032 was assumed to be an appropriate outcome. This was consistent to what was being proposed in the definitions to Policy SC1 of the Revised Preferred Strategy.¹²³ The output using these assumptions indicated that the number of dwellings that would be provided by 2032 would be 2,797, just 3.55% short of the housing requirement figure being planned for (see Annex 1, Table 4: WSC LPA Parish Census Data 2011, 2012 Dwelling Stock and, 2032 Projections). This exercise, whilst not intended as part of the formal evidence-base data did demonstrate whether the figure being proposed as part of the Local Plan was, potentially, realistically achievable.

- 48 A further update to the Northern Peninsula SHMA was required following the outcome of the Public Examination into the Derbyshire Dales Local Plan during 2014. The Inspector, in his Interim Report,¹²⁴ noted that he could not find the plan 'sound' as the LPA could not produce evidence that it had taken account of the latest data sources in determining its future housing requirement. The LPA's of North Devon, Torridge and West Somerset District Councils plus the Exmoor National Park Authority commissioned the update to take account of the DCLG 2011 based population projections and their impact on the projected future housing need for the SHMA area and the individual authorities. The latest Northern Peninsula SHMA study¹²⁵ does not show any substantive changes for the West Somerset LPA in terms of the future objectively assessed need for housing or, for the other LPA's. As a consequence it has not been deemed necessary to amend the strategy of the Local Plan or, the context in terms of the future housing requirement and the policies that it proposes to meet this.
- 49 The biggest concern for the LPA is not so much the numbers that have been suggested as comprising the objectively assessed housing need in the future for the area but, the composition of it. Both the original Northern Peninsula SHMA and the West Somerset Update of it, found that the largest component of the future housing requirement figures arrived at in both studies was the need for social housing. In the original study this was calculated to comprise c.60% of the housing need for the 20 year period under consideration. In the West Somerset Update, the absolute numbers had fallen from c.3,450 (derived figure for the LPA area) to 2,398 new dwellings, a reduction of around 30%. The proportion of expected social housing need for the period 2011 – 2031 remained high and was calculated to comprise over 52% of the total housing requirement figure. Neither proportion took account of 'Intermediate' or shared housing which has been promoted as a way of helping first-time buyers to secure their first rung on the 'housing ownership ladder'. Both these rates are in excess of that which the two viability studies and the extant Planning Obligations SPD says are viable and deliverable.

¹²³ West Somerset Council; The West Somerset Local Plan to 2032 Revised Preferred Strategy – June 2013; op. cit.; p.18.

¹²⁴ Holland, K.; Interim Report on the Examination into the Derbyshire Dales Local Plan, June 2014; Planning Inspectorate (PINs); 2014.

¹²⁵ Housing Vision; Northern Peninsula Housing Market Area Strategic Housing Market Assessment (SHMA) Update: Final Report – December 2014; Northern Peninsula Strategic Housing Market Partnership; 2014.

- 50 If either of these proportions are quantified out of the respective total housing requirement figure and then the figures worked back to calculate the quantum of open-market housing that would have to be provided for through the Local Plan, these would be well in excess of the figure being suggested in the emerging Local Plan. Given that the annualised average figure that is currently being planned for, 145 dwellings per annum is considered challenging and, the long-term delivery rate is lower than this, the prospect of a higher rate being delivered is deemed unlikely.
- 51 In seeking a solution to addressing the quantum of social housing need that the two studies have suggested will be required to be provided for West Somerset Council has approached its neighbouring LPA's to the east (Sedgemoor District Council) and south-east (Taunton Deane Borough Council), to see if they can help out by 'taking' some of the expected affordable housing need. This option is provided for under the Duty-to-Co-operate responsibility given to LPA's under the Localism Act.¹²⁶ However, neither of the LPA's concerned could agree to do this as they have already calculated and made provision for what they can deliver within their own LPA's through development in their own respective adopted LDF Core Strategies/Local Plans.^{127,128} Also, there is a concern that even if these LPA's could help out in providing for some of West Somerset's future affordable housing need, it would be questionable if this would be desirable. This would be because it could result in the individuals subsequently affected by this approach generating patterns of movement, such as commuting-back, that would contradict with the principles of sustainable development.
- 52 West Somerset LPA has, at the same time as it has been seeking solutions to its affordable housing dilemmas mentioned above, been approached by the Exmoor National Park Authority to see it would be able to take their open-market housing requirement for that part of the National Park which is in West Somerset. The numbers involved could add almost 10% to the overall housing requirement figure during the plan-period which, as mentioned above, are already considered challenging. In addition West Somerset LPA would not benefit from any consequential affordable housing that might arise from this element of open market housing. The West Somerset LPA does not feel it is in a position to accede to this request in the context of the approach it has had to make, itself, to its neighbours to the east and south-east in relation to affordable housing. Also the concerns regarding how such a proposal would fit in sustainable development terms (mentioned previously), remains.
- 53 A further complication to the delivery of affordable housing in the LPA area during the plan period has been the recent Government announcement concerning the quantum and funding that can be secured from small-scale (up to, and including, 10 dwellings) residential developments. The amendments to the NPPG¹²⁹ has meant that the

¹²⁶ H.M. Government; Localism Act 2011, Chapter 20; op. cit.

¹²⁷ Sedgemoor District Council; Local Development Framework Core Strategy – Published Version: Shaping the Future of Sedgemoor 2006 – 2027 – Adopted September 2011; Sedgemoor District Council; 2013.

¹²⁸ Taunton Deane Borough Council; Taunton Deane Core Strategy 2011 – 2028: Development Plan Document – adopted September 2012; Taunton Deane Borough Council; 2012.

¹²⁹ Department for Communities and Local Government; National Planning Policy Framework – National Planning Practice Guidance: Planning Obligations – Are there any circumstances where infrastructure contributions through planning obligations should not be sought from developers? (Paragraph: 012 Reference: ID 23b-012-20141128); Department for Communities and Local Government Planning Portal (web-site); 2014.

thresholds that were originally proposed in the emerging Local Plan (as shown in the Revised Preferred Strategy¹³⁰) and, which reflected those currently in use through the adopted Local Plan and Planning Obligations SPD, have had to be revised. The revision means that small scale developments of 10 dwellings or less will not have to provide an element of affordable housing as part of the overall development. However, in predominantly rural authorities, where the Secretary of State has formally designated these as 'Rural Areas,' as set out in Section 157 of the Housing Act 1985,¹³¹ LPA's will be able to seek financial contributions towards the provision of affordable housing, off-site. This can be negotiated through a Section 106/Planning Obligations agreement¹³² on developments of between 6 and 10 dwelling units. Fortunately for West Somerset, most of the LPA area is covered through an Order issued in 1997¹³³ and is linked back via Sections 16 and 17 of the Housing Act 1996¹³⁴ to the relevant piece of 1985 legislation.

- 54 It is unclear at this stage what the outcome will be over the plan-period in terms of affordable housing units that could be 'lost' as a consequence of these changes. Analysis of the completions data for the ten year period 2002/03 to 2011/12 suggests that it may be small in overall terms as the nature of the small-scale development during this period has been such that the very small developments of 1 – 3 dwellings would not have made a contribution towards affordable housing anyway. The larger developments of 5 or more, where they crossed the respective (then) threshold for providing affordable housing would still make a contribution under the new arrangements. The main area of concern for the LPA will be the impact it could have on the delivery of affordable housing in the smaller settlements both in terms of numbers provided and the identification of land on which affordable housing units could be built using the commuted sums from qualifying small-scale open-market developments.

Planning for the future housing need and deliverability

- 55 With the results of the Options consultation favouring a concentration in and around the three largest settlements in the LPA area of, Minehead, Watchet and, Williton and the NPPF expecting that LPA's plan for, "...identified need..",¹³⁵ the requirement to identify an appropriate quantum of land in the most sustainable locations becomes more acute. There have been a number of cases recently where LPA's have sought to put forward a lower development figure than the relevant studies and/or other evidence-base information has indicated is required. The experience of Salford City Council, whose Examination of its Local Plan was suspended by the Inspector (with little prospect of it re-starting in the near future), because they sought to take this approach,¹³⁶ suggests that this is not a viable option if the LPA really wants to manage future development within its area through the development plan process.

¹³⁰ West Somerset Council; West Somerset Local Plan to 2032 Draft Revised Preferred Strategy – June 2013; op. cit.

¹³¹ H.M. Government; Housing Act 1985, Chapter 68 (as amended); H.M.S.O.; 1985.

¹³² H.M. Government; Town and Country Planning Act 1990, Chapter 8 (as amended); op. cit.

¹³³ H.M. Government; Housing, England and Wales: The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South West) Order – Statutory Instrument 1997 No. 621 (S.I. 1997 No.621); H.M.S.O.; 1997.

¹³⁴ H.M. Government; Housing Act 1996, Chapter 52 (as amended); H.M.S.O.; 1996.

¹³⁵ Department for Communities and Local Government; National Planning Policy Framework – March 2012; op. cit.; p.12

¹³⁶ Carpenter, J.; Inspector Halts Salford Strategy Examination; in:

- 56 A solution in the past used by some LPA's, has been to rely on 'windfall' development to a greater or lesser degree to help meet its housing requirement 'target'. Prior to the publication of the NPPF, the previous guidance on this matter was provided through PPS 3: Housing,¹³⁷ and was to discourage LPA's from using windfall development in this way unless they could clearly demonstrate that there was no opportunity to identify sufficient land through the site allocation process. Whilst paragraph 48 of the NPPF¹³⁸ does now permit LPA's to use the 'windfall allowance' approach, it is based on the assumption that there is reliable evidence to demonstrate that there is an ongoing and consistent supply of land available to support it. Specific reference in the guidance to the avoidance of development in residential gardens in both Paragraphs 48 and 53 of the NPPF.¹³⁹ Whilst there has been an element of this occurring in West Somerset, it has generally been confined to small-scale development (usually one or two dwellings maximum) in individual gardens. This is in contrast to the comprehensive developments involving multiple land-owners that have occurred in other parts of the country.
- 57 A significant proportion of development in the ten year period 2002/03 – 2011/12 in the West Somerset LPA area has come from this source and, 30% of this has been from very small developments (<3 dwellings per site, usually just one). Because windfall development in the area in the past has been at such a small-scale level, it is almost impossible to predict when, where and, in what quantity it is likely to come forward. Most of these developments have occurred within the existing development limits of settlements identified in the adopted Local Plan¹⁴⁰ where there is a general, but not automatic, presumption in favour of development. The supply of potential sites to support windfall development within existing settlements with development limits is not inexhaustible and, once developed, the options further development on the same site are significantly reduced. Also, because of the small-scale of the individual developments, they are unlikely to contribute, individually or collectively, through Section 106/Planning Obligations agreements,¹⁴¹ towards the provision of necessary infrastructure improvements that may be required close to where the development takes place.
- 58 An option in attempting to reduce the amount of land to be allocated through development plans might be to interpret the wording in paragraph 47 of the NPPF at its most literal level.¹⁴² This would mean that an LPA would only need to specifically identify sites for the first five years of the plan-period (plus 5%, or 20% if the LPA has been deemed to be a persistent under-provider in the past), and indicate general

Garlick, R. (Ed.); Planning – Thursday, 27 September 2012; Haymarket Business and Media Ltd.; 1944; 05 October 2012; ISSN 1467 2073; p.08.

¹³⁷ Department for Communities and Local Government; Planning Policy Statement 3: Housing (PPS 3) (revised); The Stationary Office; 2011; ISBN 0 11 753976 7; p.19 (para.59).

¹³⁸ Department for Communities and Local Government; National Planning Policy Framework – March 2012; op. cit.; p.13 (para.48)

¹³⁹ Department for Communities and Local Government; National Planning Policy Framework – March 2012; op. cit.; p.13 – 14.

¹⁴⁰ West Somerset District Council; West Somerset District Local Plan – Adopted, April 2006; op. cit. (para.3.11).

¹⁴¹ H.M. Government; Town and Country Planning Act 1990, Chapter 8 (as amended); H.M.S.O.; 1990; ISBN 0 10 540890 5.

¹⁴² Department for Communities and Local Government; National Planning Policy Framework – March 2012; op. cit.; p.12

areas/broad locations for future development beyond year 5. The first flaw with such an approach would be that as soon as the plan is adopted (assuming that an Inspector would endorse such an approach), the LPA would immediately be committed to updating the plan as developers would be able to argue that after the first allocated site had been committed, the LPA would no longer be able to demonstrate it had a 5-year supply of land readily available for residential development. It could also be suggested that such an approach could remove the concept of choice if there were only a limited number of alternative sites available.

- 59 Failure to allocate an adequate level of land at a strategic level through the (new) Local Plan process will leave the LPA vulnerable to, 'planning by appeal'. This has two significant dis-benefits in respect of planning at the strategic level for the LPA. The first is that development could occur in a disjointed way with pieces of land being developed in advance of, and with no integration in relation to the areas around it. Secondly, the potential benefits from the provision of necessary infrastructure for a wider development through Section 106/Planning Obligations may be compromised by the absence of economies of scale that a larger, integrated and, phased development could fund. A further negative implication arising out of the failure to allocate sufficient land would be the additional strain on resources on staff in Development Management in having to deal with the extra work associated with the appeal(s). It is therefore imperative that looking at a longer time-frame in respect of strategic development is adhered to through identification of sufficient land that could be successfully phased without being too prescriptive on the implementation of the phasing.

Viability

- 60 An important element of the new national guidance is that it is seeking to encourage sustainable development and it emphasises that development plans should take account of the potential viability of land and property they are intending to allocate through the development plan process.¹⁴³ Part of the potential viability of a development will concern the quantum of infrastructure that allocated sites are expected to contribute along with other types of development (to mitigate its impact on surrounding areas and communities) that are negotiated through Section 106/Planning Obligations agreements. This issue was examined as part of the LPA's participation in the original Northern Peninsula Strategic Housing Market Assessment¹⁴⁴ primarily in relation to determining the potential capacity of sites to deliver affordable housing.
- 61 The study on land viability¹⁴⁵ was subsequently used to influence and inform the development of the West Somerset Planning Obligations Supplementary Planning Document (SPD).¹⁴⁶ The SPD establishes the basic principles that are used to determine the viability of development proposals from the LPA's perspective. If developers and/or land-owners wish to challenge this approach in relation to their proposal, they are expected to demonstrate that the methodology and/or figures used in the SPD are incorrect through the provision of an alternative case justified with

¹⁴³ *ibid.*; pp. 41 – 42 (paras. 173 – 177)

¹⁴⁴ Housing Vision; Strategic Housing Market Assessment for the Northern Peninsula – December 2008; op.cit.

¹⁴⁵ University of the West of England; Northern Peninsula Housing Market Area Partnership: A Strategic Housing Viability Assessment Study, Parts 1 & 2; Northern Peninsula Housing Market Partnership; 2008;

¹⁴⁶ Cushman & Wakefield; West Somerset Planning Obligations Supplementary Planning Document, Adopted: December 2009; West Somerset Council; 2010.

information and data from sources that can be readily checked by the LPA. Whilst primarily focused on the delivery of affordable housing, there is no reason why the principles and approach in the SPD could not be applied to other forms of development, where appropriate. The approach to viability testing of development proposals will continue to be used as the basis for negotiation with developers until such time as the SPD is updated or superseded.

- 62 The original viability study was carried out at or near the peak of the housing market cycle and due to the changed economic conditions since 2008 combined with the increase in emphasis on viability issues in government policy, a fresh study was commissioned. This new study also looked at the strategic sites that had been included in the Revised Preferred Strategy. The original study had concentrated on a range of sites based on either extant planning permissions but, none that involved the scale of development that was being proposed on the strategic sites. The results confirmed the viability findings of the original study on most of the sites. This was that, notwithstanding other policy considerations or unknown factors affecting the deliverability of individual sites, all of them could support providing affordable housing on-site at the 35% level set out in the Planning Obligations SPD. The only sites where this level of affordable housing might be challenging were the largest of the strategic sites. Due to the scale of development that was being proposed on some of these sites and, the expectation that they would have to provide more substantive items of infrastructure in order to make the sites work, compared with more modest sized development sites, it was suggested that compromises might have to be made in terms of either the quantum of affordable housing provided or the community infrastructure provided. Such factors will need to be taken account of in the 'master-planning' of these strategic sites. A further complication to determining the viability issues affecting the Local Plan strategy site selection has been the limited response of infrastructure providers to the various consultation stages and informing the Council's Infrastructure Delivery Plan which forms a part of evidence-base.¹⁴⁷ It is considered that the lack of response on the part of these providers is due to the fact that the numbers proposed, and their locations, do not cross any critical thresholds for their respective types of infrastructure that would warrant a significant upgrade or, new, provision in the LPA area. This aspect will continue to be monitored by the LPA as part of its monitoring responsibilities of the Local Plan and, the proposed master-planning of the strategic sites.

Residential development

Historic residential completions since 1976/77

- 63 In terms of recent development performance in respect of housing completions in the West Somerset LPA area set against development plan expectations, the Council has data available that covers the period 1976/7 to 2013/4. Housing requirement figures first appeared in the original Somerset Structure Plan.¹⁴⁸ This identified a requirement figure of 1,800 dwellings for the whole of West Somerset (including that part of Exmoor National Park that is within Somerset) for the period 1977 – 1991. This document also identified three sub-areas within the District and disaggregated the housing requirement figure to each of these. If the Dulverton Sub-Area (as

¹⁴⁷ Clempson, T.; Draft West Somerset Local Plan to 2032: Infrastructure Delivery Plan – Report to the Local Development Panel on 6th January 2015; West Somerset Council; 2014

¹⁴⁸ Somerset County Council; Somerset Structure Plan Explanatory Memorandum – Adopted February 1982); op. cit.; p.36.

represented in Diagram 5 of the Explanatory Memorandum¹⁴⁹) is taken as a proxy for the Somerset part of the Exmoor National Park and its housing requirement figure of 200 is deducted from that for the whole of the West Somerset figure to take account of the Exmoor National Park, the figure for the West Somerset Local Planning Authority area becomes 1,600. This gives an average annualised rate of development of c.114 dwellings per annum. Over that same timescale, 1,925 dwellings were completed giving an average for each year of about 128 dwellings. Whilst the requirement figures for the next two Structure Plan periods (Alteration No.1¹⁵⁰ and, Alteration No.2¹⁵¹) increased significantly, the average rate of delivery in terms of new dwellings provided during each period changed only slightly.

- 64 Whilst the average annualised rate for the two Alterations were much higher than that in the original Structure Plan, these rates have only been achieved, or exceeded, on nine separate occasions in relation to Alteration No.1 and, twice in relation to Alteration No.2 over the past 38 years (*see Annexe 1, Table 5: Housing Completions in West Somerset LPA area*). The Joint Structure Plan¹⁵² set a much more realistic housing requirement figure, which was reached just before the onset of the latest recession, when housing development, generally, declined significantly. The emerging Regional Spatial Strategy for the South West proposed a figure of 2,500 dwellings for the West Somerset LPA area for the period 2006 – 2026,¹⁵³ which equates to 125 dwellings per annum and was considered far more likely to be achieved based on past development performance. However, the Government through the provisions of the Localism Act 2011¹⁵⁴ and associated legislation, have determined that the traditional approach of housing requirements being set out through strategic level policy documents such as structure plans and regional planning documents are inappropriate. It has delegated the responsibility for determining the strategy affecting how much development should be provided for over a set time-scale and where it should be provided should be determined at the LPA level.

¹⁴⁹ *ibid.*; pp.42 - 43

¹⁵⁰ Somerset County Council; Somerset Structure Plan Alteration No.1: Explanatory Memorandum; Somerset County Council; 1986; ISBN ; p.32

¹⁵¹ Somerset County Council; Somerset Structure Plan Alteration No.2: Explanatory Memorandum (Adopted - August 1992); Somerset County Council; 1993; ISBN 0 86183 234 5; p.20

¹⁵² Somerset County Council and Exmoor National Park Authority; Somerset and Exmoor National Park Joint Structure Plan Review, 1991 – 2011: Explanatory Memorandum and Written Statement – Adopted, April 2000; Somerset County Council; 2001; ISBN 0 861 83357 0; pp. 62 – 63.

¹⁵³ 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; pp. 121 – 124 (Table 4.1).

¹⁵⁴ H.M. Government; Localism Act 2011, Chapter 20; *op. cit.*

Table 3: Structure Plan Housing Requirements and Actual Performance

Structure Plan	Plan Period	Housing Reqt.	Average p.a.	LPA Comp.	Average p.a.
<i>Somerset Structure Plan</i>	1977-1991	1,600'	c.114	1,925	c.128
<i>Somerset Structure Plan Alt. No. 1</i>	1981-1996	2,150'	c.143	1,847	c.123
<i>Somerset Structure Plan Alt. No.2</i>	1986-2001	2,900"	c.193	1,766	c.118
<i>Somerset and Exmoor National Park Joint Structure Plan Review</i>	1991-2011	2,150	c.108	2,323	c.116

Notes

' Housing Requirement figures at the time were calculated on the basis of the pre-1974 Local Authority areas. For the purposes of consistency the requirement numbers based on the Dulverton RDC have been treated as a proxy for the Exmoor National Park area in Somerset and excluded.

" The Housing Requirement figure in this plan covered the whole of the West Somerset and was 3,150. For the purposes of consistency 250 dwellings have been deducted as representing the contribution of the Exmoor National Park area in Somerset.

- 65 Despite the varying housing requirement figures proposed through the strategic level policy documents over the past 38 years, there are two features that have remained fairly constant. The first is the average rate of delivery over the various plan periods which has fallen slightly from 128 dwellings per annum in the original Structure Plan period, to 118 dwellings per annum during the Joint Structure Plan Review period (see Table 3, above). Also, although the individual rates of delivery in relation to their location has varied from year to year, the analysis of the data over the long term shows that around 80% of the new dwelling units created or built have been located in the three main settlements of Minehead, Watchet and Williton. Minehead appears to have accounted for almost a half of the total new stock created or built during this period (see Annex 1, Table 5: *Housing Completions in West Somerset LPA*). This would suggest that the various strategies in the strategic level policy documents to direct development to the larger settlements has been successful.
- 66 Much of the development in the past 12 years within the LPA area has come from small-scale developments. The largest development during this period was the redevelopment of the former Lido site, Warren Road, Minehead, which provided 181 new dwellings. This was a large windfall development on a brownfield site. Whilst the larger settlements could continue to grow by relying on relatively small-scale allocations (<100 dwellings) and windfall developments, there will come a point where the existing infrastructure to serve it, the residents and, the new development, will require substantial upgrading. In order to ensure that the appropriate level of infrastructure can be provided for in the future, the identification of sites capable of supplying a strategic quantum of development is necessary in order to contribute towards its funding. This will require planning for the longer-term. An essential element for the strategic sites will be to ensure that although there will be external economic factors that might affect the timing of development its delivery is properly phased to allow for such changes.
- 67 Whilst planning policy cannot make people in the LPA live, work and, play within the area, it can help to create the opportunities whereby residents can do this in a more

sustainable way. Paragraph 37 of the NPPF¹⁵⁵ provides a clear policy steer at the national level in this respect. A way of measuring the sustainability of an area is to look at the level of self-containment. A way that this can be measured is through analysis of the proportion of people in an area who live and work in that area. As part of the evidence to support the emerging RSS, analysis was carried out of many settlements in the south-west region with a population over 5,000 to establish their self-containment factor.¹⁵⁶ The data showed that Minehead had one of the highest self-containment factors of all the settlements identified with a rate of 78%.

- 68 The creation of new dwelling units through new-build and, conversions and change-of-use of existing buildings can fluctuate dramatically from year to year. Between 1987/88 and 1991/92 the rate of completions in the West Somerset LPA area rose from dwellings at the start to a peak of 266, before falling back to 96 new dwelling being created in the monitoring year 1991/92. A similar pattern can be seen during the period commencing 2004/05, peaking at 222 completions in the monitoring year 2006/07 and, ending in 2010/11 with only 40 new homes being created (see Annex 1, Table 5: Housing Completions in West Somerset LPA). These variations can be linked to changes that were occurring in the economy nationally. However, for the development industry there can be a time delay of around 12 months before the full impact manifests itself in the monitoring data.
- 69 In the context of where should the future development go, looking at the preferred locations for development as expressed through past completions, this would suggest that the favoured locations over the past 38 years have been Minehead, Watchet and Williton. Over three quarters on new dwellings created have been within these three towns. Since the adoption of Alteration No.2 of the Somerset Structure Plan in 1992,¹⁵⁷ there has been a clear policy steer of directing development towards the larger settlements in the respective LPA areas. In West Somerset's case these have been the three main settlements in which Minehead has been defined as a Town in planning policy terms.^{158,159} This means that it has a wide range of services and facilities and is the focus of significant levels of human activity seeking to use these not just within the town but also affecting many settlements in a broad hinterland. Watchet and Williton have been defined as Rural Centres, in policy terms, in the last two structure plans,^{160,161} meaning that they have a range of services and facilities to meet the immediate day-to-day needs of their respective inhabitants and also act as a

¹⁵⁵ Department for Communities and Local Government; National Planning Policy Framework – March 2012; op. cit.; p.10.

¹⁵⁶ Roger Tym & Partners; South West Regional Assembly Functional Analysis of Settlements: Final Report – April 2005; South West Regional Assembly; 2005; p. 51 (Chart 1).

¹⁵⁷ Somerset County Council; Somerset Structure Plan Alteration No.2: Explanatory Memorandum (Adopted - August 1992); op. cit.

¹⁵⁸ *ibid.*; p.15 (Policy SP2).

¹⁵⁹ Somerset County Council and Exmoor National Park Authority; Somerset and Exmoor National Park Joint Structure Plan Review, 1991 – 2011: Explanatory Memorandum and Written Statement – Adopted, April 2000; op.cit.; p.19 (Policy STR2)

¹⁶⁰ Somerset County Council; Somerset Structure Plan Alteration No.2: Explanatory Memorandum (Adopted - August 1992); op. cit.; pp. 15 – 16 (Policy SP3)

¹⁶¹ Somerset County Council and Exmoor National Park Authority; Somerset and Exmoor National Park Joint Structure Plan Review, 1991 – 2011: Explanatory Memorandum and Written Statement – Adopted, April 2000; op.cit.; pp. 19 – 20 (Policy STR3) and, West Somerset District Council; West Somerset District Local Plan – Adopted, April 2006; West Somerset Council; 2008; (Policy SP1)

focus for those living in villages immediately surrounding them. The recent study of retail and related provision that forms part of the evidence-base for the (new) Local Plan¹⁶² confirms the important roles and function that these three settlements provide. Monitoring the performance of the adopted Local Plan through annual monitoring reports¹⁶³ shows that the proportion of development that has taken place in these settlements since 1991 has increased to c.80%.

Unusual issues

- 70 As has been mentioned earlier, West Somerset is a predominantly rural area which rarely sees any significant development proposal. However, it has seen the construction of two nuclear power stations in the past 57 years at Hinkley Point. It is due to see the construction of a third power station in the coming years. The scale of this type of development and the long period of time over which the construction takes place will have an impact on both the local economy and the demands placed on the local housing market. However, due to the fact that the last project of this type and scale to be built in England in a rural area was completed in 1995, there is no recent experience on which the impact of the development on the surrounding area and markets can be gauged. That there will be an impact, is the only piece of certainty that can be assumed. The West Somerset Update of the Northern Peninsula SHMA attempted to quantify the likely impact on the local housing market in terms of housing that might need to be provided for over and above that which would normally be required. It has concluded that a figure of 450 extra new dwellings may be required over the construction phase of the project but, exactly where the housing will need to be provided and of what type, no definitive answer can be given. West Somerset Council as the LPA most directly affected by the development has endeavoured to factor in the need to provide for this anticipated housing demand in its strategy and policies in the emerging Local Plan.

Calculating 5 year supply requirement:

- 71 The strategic housing target for the West Somerset Local Plan is 2,900 new homes over the 20 year period 2012 – 2032. This equates to an annualised requirement of 145 units per year. This is higher than the equivalent rates in the most recent strategic level development plan documents, the Joint Structure Plan Review which was an average of 107.5 dwellings per annum (2,150 over the period 1991 – 2011) and, 125 dwellings per annum that was proposed through the Regional Spatial Strategy for the South West (2,500 dwellings over the period 2006 – 2026). It is close to the long-term average, which over the period 1976/77 – 2013/14 equates to just under 118 dwellings per annum. It is also higher than the quantum of housing need for the 20 year period 2011 – 2031 in the update to the Northern Peninsula SHMA for the West Somerset LPA area, which arrives at a figure of 2,398 dwellings. This equates to an annualised rate of 120 dwellings per annum.
- 72 The significantly higher quantum of housing proposed for the plan period is primarily due to the need to take into account the future consequences on the West Somerset LPA housing market of the construction of a new nuclear power station at Hinkley Point. The scale of the development in terms of the number of jobs that will be

¹⁶² Stuart Todd Partnership; West Somerset Local Planning Authority Area: Town and Village Centres Study – November 2011; West Somerset Council; 2012.

¹⁶³ West Somerset Council; West Somerset Annual Monitoring Report 2008/9 (Part of the West Somerset Local Development Framework); West Somerset Council; 2009.

created throughout the construction period and its duration are likely to have an impact on the local housing markets in the surrounding area. However, quantifying the demand that will be generated for additional residential accommodation, outside of that which is proposed to be provided by the developers, is difficult to calculate and disaggregate down to the LPA level. This is due to the fact that there has been no recent experience within the UK of a development of this size, scale and, complexity in a predominantly rural area in the last twenty years. Sizewell B in Suffolk was the last nuclear power station built in England and was commissioned in 1995. The update to the SHMA includes an appreciation of the potential impact of this proposed development. It suggests that the impact on the local housing markets and sub-markets in West Somerset could mean that an additional 450 dwellings will be required during the plan period. If this is included as a part of the overall figure of housing need for the 20 years, it equates to 2,848 dwellings.

Supply of housing

- 73 There has been under-delivery in the first two years of the emerging plan period with approximately 50% of the housing target being met. This should not be considered to represent 'persistent under-delivery' in the context of the requirements of the NPPF but a reflection of the performance of the economy and housing market locally. The long-term housing completions figures have demonstrated, that over the lifespan of the Joint Structure Plan Review, the housing requirements have been met in full. These requirements have been met despite a significant fluctuation in completion figures from year-to-year and this is not just confined to the twenty year period covered by the plan but was evident since the mid 1970's (see *Annexe 1, Table 5: Housing Completions in West Somerset LPA area*). It should also be noted that the total number of dwellings being planned for is significantly higher than that which has been delivered in the past. It also includes provision for the possible impact of the proposed new nuclear power station at Hinkley Point. This is considered to have a minimum ten year construction period.
- 74 Housing completions in the LPA area have tended to fluctuate because of the comparatively low levels of demand coupled with, a relatively modest housing target and, allocated or identified site opportunities not traditionally comprising the bulk of housing land supply. As an example in the ten year period between 2002/03 and 2011/12 there were 1,171 dwellings added to the stock of housing in the LPA area. Although almost two-thirds (775) of this figure occurred on large sites of 10 dwellings or more but of these only 89, or 11.5% were on allocated sites identified in the adopted Local Plan. As a consequence, the LPA does not consider that the shortfall to-date should be met up front following the 'Sedgefield' approach but rather that there are local circumstances which justify adopting the 'Liverpool' approach whereby shortfall is shared evenly over the remaining years of the Plan period.
- 75 Equally, it is apparent that there has not been persistent under-delivery over the medium to long-term and hence a 5% buffer of housing supply added to baseline requirements should be sufficient to ensure that a deliverable supply of housing land to meet strategic targets is available. A 20% buffer is not appropriate in these circumstances, particularly as the Council has adopted a housing target which exceeds that historic long-term annualised delivery rate in the West Somerset LPA area. The five year housing land supply requirement is set out as follows:

Table 4: Five-Year Land Supply Requirement

Description		Calculation		Figure
Baseline requirement	A	$(2,900/20) \times 5$	=	725
Applying 5% buffer	B	$(725/100) \times 105$	=	761
Shortfall to 31st March 2014	C	$(139/18) \times 5$	=	39
5-year deliverable reqt [D = B + C]	D	$761 + 39$	=	800

Identifying deliverable supply of housing sites:

76 The NPPF requires LPA's to demonstrate that they have a minimum of five-year's worth of land and sites which are deemed readily available for residential development. The calculation for this is based on the number of dwelling units the Local Plan is seeking to provide for over the plan period. The West Somerset LPA's five year supply of housing land is comprised of four key components. These include;

- Large sites with extant planning permission (A)
- Small sites with extant planning permission (B)
- Windfall developments (C), and,
- Other deliverable sites that offer development opportunities (D)

Large sites with planning permission (A)

77 There is currently planning permission for 189 units on large sites across the West Somerset LPA area. Each of these sites has been assessed for deliverability by a panel representative of the house-building industry. In the light of recent delivery on large sites with planning permission it is estimated that these will contribute around 200 units to the five year deliverable supply of housing land. It should be noted that in arriving at the deliverable supply contribution an assumption has also been made that 45 units will be constructed in the year 2014-15 on large sites.

Small sites with planning permission (B)

78 There is currently planning permission for 128 units on small sites across the West Somerset planning area. Unlike the large sites, it has not been practicable for the Council and Panel to consider in detail each of these plots, instead the Council has applied a 10% lapse rate to identify a contribution. A contribution of 115 units has been identified on small sites with planning permission. It should be noted that in arriving at the deliverable supply contribution an assumption has also been made that 23 units will be constructed in the year 2014-15 on small sites.

Windfall developments (C)

79 The NPPF allows Local Planning Authorities to make an allowance for windfalls or unidentified site opportunities where there is evidence to support this. During the ten-year period, 2002/03 to 2011/12, it was noted that 396 dwellings were provided via small scale developments of less than 10 units per site. In most cases these were developments of one or two dwellings. This would suggest a windfall allowance from small sites of c.40 dwellings per annum would not be an unreasonable figure. The original West Somerset SHLAA identified an annual windfall contribution in the whole

of the LPA area of 38 dwellings per annum arising from sites providing 5 or less dwelling units. Almost two thirds of these occurred in the three key settlements of Minehead Watchet and, Williton plus Stogursey. It should be noted that the LPA has made an allowance within the small-scale windfall allowance for contributions from development proposals on gardens. This is consistent with the advice in paragraph 48 of the NPPF¹⁶⁴ as the SHLAA has acknowledged that this form of development has made a significant contribution to the overall delivery rates in the past. Also, given the highly localised and small-scale orientation of the local house-building industry in the area and the absence of regular involvement by the national house-builders, this is likely to continue in the future.

- 80 This approach is deemed appropriate in the context of the West Somerset LPA because the developments of this type that have occurred to date, have been for one or two dwellings at most. The issue of 'garden-grabbing' – the systematic land-assembly of multiple gardens to create a larger development site capable of providing significant numbers of dwelling units – that has been experienced in other settlements significantly larger than those found in West Somerset, has not been a feature within the LPA area over the years. Where gardens have been used to provide land for additional dwellings, this has generally been for one or two units only.
- 81 Over the same ten year period, of the 775 completions on sites of 10 units or more only 89 occurred on allocated sites out of the total of 141 provided for in Policy H/1 of the adopted Local Plan. Of the remaining 686 units, 181 were provided via one large brown-field windfall development in Minehead on the former lido site. If this is excluded from the calculations, this means that 505 dwelling units were added to the overall stock from larger windfall sites at an average rate of just over 50 dwellings per annum. All but 14 of these (2.8%) were delivered on sites in the three main settlements. It would be unreasonable to assume that this level of windfall development from larger sites would continue unabated and, therefore, could be included in future calculations. However, given the amount of time that is likely to lapse before a full Site Allocations and Development Management element of the Local Plan could be adopted and, the past ability of the LPA area to enable this scale of development to happen, some allowance for windfall contributions from larger sites should be included. Given the history of development in the West Somerset LPA area, it is proposed that a figure of 25 dwellings per annum from such site should be factored into the calculations in the interim.
- 82 No allowance has been made for windfalls in years 1 and 2 since it is assumed that any such development coming forward in the early years will already benefit from planning permission and consequently should not be double-counted. Based on the information provided above, the LPA has concluded that approximately 192 units will come forward within from a combination of small-scale ($39 \times 3 = 117$) and larger sites ($25 \times 3 = 75$) over the next five years.

Other deliverable sites that offer development opportunities (D)

- 83 These comprise sites which are considered to accord with either, the adopted West Somerset District Local Plan or, the emerging West Somerset Local Plan to 2032 and, the NPPF. All of those identified have been subject to independent scrutiny through

¹⁶⁴ Department for Communities and Local Government; National Planning Policy Framework – March 2012; op. cit.; p.13.

the Strategic Housing Land Availability Assessment (SHLAA) process. In some cases the sites are proposed for allocation in the emerging Local Plan as part of the strategic site allocations and therefore the Council and Panel have considered the potential contribution towards the five year supply they may be likely to make. The SHLAA report provided an indicative scale of development that could be provided via the 'broad locations of growth' referred to in the report. This included development capacity figures that excluded those parts that had been submitted as individual sites. These 'broad locations of growth' have been subsequently developed and refined through the evolution of the emerging Local Plan to 2032 to become the strategic sites and it is the capacity that was assigned them as part of the Revised Preferred Strategy that is included in the calculations. It recognised that in the absence of continuous involvement in the local housing market by national house-builders, the capacity for delivery on individual strategic sites was restricted to 35dpa at Minehead and 20dpa each at Watchet and Williton. Given the size of the sites and the LPA's intention for them to be 'master-planned' (in order to facilitate co-ordinated development and delivery of the necessary infrastructure that will be required both on-site and off-site), if the first year is discounted, these sites should contribute 300 dwellings in the remaining four years of the five-year land supply equation.

Calculating 5 year deliverable housing supply

- 84 Taking into account the factors mentioned above, the calculation to determine the estimated minimum deliverable supply of housing for the five year period (E) is as follows:

$$A + B + C + D = E$$

$$200 + 115 + 200 + 300 = 815$$

$$E / 800 \times 5 = \text{xx years...}$$

$$815/800 \times 5 = 5.1 \text{ years}$$

Conclusions on 5 year deliverable housing supply:

- 85 As can be seen from the above calculation, the West Somerset LPA finds itself in a position where it will only just meet the minimum criteria of a five year land supply. As a consequence of this situation and recognising the disparity between the size of the proposed allocated strategic sites in the emerging Local Plan to the persistent long-term delivery of housing on small sites through windfall development, it is proposed that an interim release of sites may be required. Where such sites meet the location criteria, in relation to identified settlements, set out in the emerging Local plan policies but do not form part or all of the strategic site allocations, and have been subject to independent scrutiny via the SHLAA process, these should be considered as suitable candidates for inclusion. This would help to provide a wider range of developable sites in terms of capacity and, provide a greater degree of certainty to the local development industry. Such an approach would need to be formally approved by the LPA outside of the development plan process. Using the SHLAA Panel's assessment of deliverability on those sites included as part of the original report and not yet implemented, meet the locational criteria in the relevant Local Plan to 2032 policies and, are located in and around the three main settlements of Minehead, Watchet and,

Williton, but do not form part of the strategic sites, these are expected to provide 200 dwellings during the first five years.

Conclusions

Overall strategy

- 86 The overall strategy that is proposed for the emerging Local Plan is considered to be the most appropriate for the LPA area. Whilst other options have been considered, these do not perform as well in terms of the limited quantum of development that is projected to occur over the plan period and producing the most suitable solutions in sustainable development terms. The continuation of the strategy of focusing development in a few selected locations, in this case the larger settlements of Minehead, Watchet and, Williton, enables these locations to maintain their role, function and influence on surrounding communities. The distribution of the development that has occurred since the mid 1970's has focused on these three settlements and suggests that this is the preferred route of the free-market. It is also the most logical location for the bulk of new affordable housing in order to ensure that the residents of these dwellings have good access to the services and facilities they will need in going about their daily lives. The restrictive nature of the existing communications network throughout the LPA area and its links to larger settlements outside, combined with the limited prospects for investment in the local infrastructure should help to maintain the high level of self-containment particularly amongst the settlements in the 'coastal strip'.

Strategic locations for development

- 87 The proposed locations for strategic levels of development around the three main settlements are the best that can be achieved in sustainability terms, given the limited alternatives available. The intention is to enable these strategic level developments to be closely linked with the existing settlements in order that they can be integrated with them in the longer term. Also, their proximity to the respective centres of commercial and social activity should enable them to support and enhance the services and facilities on offer to the existing communities. The key to the successful development of these strategic locations will be their need to be carefully master-planned at the outset so that the potential benefits, for both the new and existing communities, arising from their overall development can be maximised. Failure to achieve this will result in piecemeal development of parts of the strategic sites over the plan period and possible sterilisation of some elements. This should be avoided where possible.

Housing requirement during the plan-period

- 88 The proposed quantum of new housing planned for through the emerging Local Plan is challenging but potentially achievable. The various studies that have endeavoured to quantify the housing requirement over the plan period have illustrated the difficulty in arriving at a definitive figure due to a combination of changing market factors over time, the reliability in making long-term projections based on short-term change and small base-line numbers. The one consistent element in the various studies has been the proportion of the future housing need that will be for people seeking social housing. Both main studies indicated that over half of the new dwellings that will be required will be for social housing. Given the absence of alternative funding packages from commercial or public sources to enable this to happen, the delivery of future social housing in the West Somerset LPA area will continue to be through Section

106/Planning Obligations agreements connected to qualifying development proposals for open-market housing.

- 89 In addition to endeavouring to provide for the different types of dwelling tenure needed over the plan-period, the Local Plan is also seeking to ensure that the long-term construction project associated with the building of a new nuclear power station at Hinkley Point does not cause un-necessary distortions in the local housing market. In order to avoid this it is proposing to factor-in and plan for an element of new housing, the demand for which is likely to be generated by this project. Failure to do so could result in difficulties for people trying to access the local housing market(s) and this could include the availability of existing and new open-market properties.

Deliverability

- 90 The delivery of new housing in the West Somerset LPA area has fluctuated over the years. As with elsewhere in the country, this has been influenced by both demand and the performance of the local housing market in relation to economic cycles. Important features of the local housing market are; the relatively low levels of development compared to neighbouring LPA's (excluding the Exmoor National Park) and, the consistent average rate of long-term delivery of housing since the mid 1970's. Whilst the determination of the future housing need in the LPA area may be subject to variation due to the way it is calculated, the average rate delivery has been delivery has been remarkably constant over the past 38 years. The housing need figure that the emerging Local Plan is proposing to cater for over the plan-period is challenging in this context but the LPA is not seeking reduce the amount being planned for due to past low delivery rates has been the approach of LPA's elsewhere in the country.

ANNEX 1: TABLES 1 - 5

TABLE 1: West Somerset – Parish Population Estimates, 1801 – 1901

TABLE 2: West Somerset – Parish Population Estimates 1911 – 2011

TABLE 3: Parish Dwelling Stock 1831 – 2011

TABLE 4: WSC LPA Parish Census Data 2011, 2012 Dwelling Stock + 2032 Projections

TABLE 5: Housing Completions in West Somerset LPA area

TABLE 1: WEST SOMERSET – PARISH POPULATION ESTIMATES: 1801 – 1901

Parish	1801	1811	1821	1831	1841	1851	1861	1871	1881	1891	1901
Bicknoller	246	204	251	285	345	351	345	372	327	312 ¹	254
Brompton Ralph	406	396	449	424	492	530	436	425	424	360 ²	320
Brompton Regis	702	682	771	802	875	968	929	916	756	682 ³	621
Brushford	303	291	311	351	340	335	328	328	326	370	371
Carhampton	601	532	587	658	682	672	706	724	645	405 ⁴	371
Clatworthy	197	238	280	246	309	323	313	259	225	190	146
Crowcombe	575	611	600	691	673	614	573	594	440	418	374
Culbone	56	44	45	62	34	40	41	33	37	31	34
Cutcombe	594	602	664	709	843	880	793	689	564	450 ⁵	446
Dodington	71	75	113	93	114	102	98	65	91	100 ⁶	82
Dulverton	1049	1035	1127	1285	1422	1497	1552	1376	1373	1265 ⁷	1369
Dunster	772	868	895	983	1078	1184	1112	1156	1126	1114 ⁸	1182
East Quantoxhead	262	261	276	277	282	281	339	268	238	199	149
Elworthy	150	196	187	210	210	216	197	185	155	162 ⁹	110
Exford	375	316	373	447	473	580	546	465	456	430	394
Exmoor	0	0	113	52	163	275	323	339	313	269	268
Exton	251	225	301	347	380	381	410	396	405	334	286
Hawkridge	72	75	50	67	79	69	110	95	90	102 ¹⁰	95
Holford	125	180	240	188	185	181	170	145	157	191 ¹¹	166
Huish Champflower	321	317	317	345	454	445	444	384	368	317 ¹²	241
Kilton with Lilstock								136 ¹³	163	118	93
Kilve	176	218	263	233	240	256	226	260	222	186	149
Luccombe	457	417	481	546	580	512	474	430	371	353 ¹⁴	391

¹ Bicknoller CP enlarged by gaining Halsway from Stogumber CP (1885)² Brompton Ralph CP reduced by losing Brompton Cottage to Tolland CP [Taunton Deane] (1882)³ Brompton Regis CP reduced by losing Halscombe to Dulverton CP (1884)⁴ Carhampton CP reduced by losing Rodhuish to Withycombe CP (1884)

- Carhampton CP reduced by losing Beasley Combe and Croydon to Timberscombe CP (1886)

- Carhampton CP enlarged by gaining land from Withycombe CP (1886)

⁵ Cutcombe CP enlarged by gaining Stetfold Rocks from Timberscombe CP (1883)

- Cutcombe CP enlarged by gaining land from Luccombe CP (1886)

⁶ Dodington CP enlarged by gaining Danesbro' and Perry Hill from Stringston CP (1883)

- Dodington CP enlarged by gaining Newhall from Holford CP (1884)

- Dodington CP enlarged by gaining Batchwell from Holford CP (1886)

⁷ Dulverton CP enlarged by gaining Halscombe from Brompton Regis CP (1884)⁸ Dunster CP reduced by losing Cuffs to Timberscombe CP (1886)⁹ Elworthy CP enlarged by gaining land from Stogumber CP (1886)¹⁰ Hawkridge CP reduced by losing Near Worthy Hill to Withypool CP (1885)¹¹ Holford CP reduced by losing Newhall to Dodington CP (1884)

- Holford CP reduced by losing Batchwell to Dodington CP (1886)

- Holford CP enlarged by gaining Alfoxton from Stringston CP (1886)

¹² Huish Champflower CP enlarged by gaining Chitcombe and, Withy from Chipstable CP [Taunton Deane] (1884)¹³ Kilton with Lilstock CP created (1866)¹⁴ Luccombe CP reduced by losing land to Cutcombe CP (1886)

TABLE 2: WEST SOMERSET – PARISH POPULATION ESTIMATES: 1911 – 2011

Parish	1911	1921	1931		1951	1961	1971	1981	1991	2001	2011
Bicknoller	260	247	305		367	323	317	313	374	371	371
Brompton Ralph	324	311	282		216	199	179	162	192	218	227 ^a
Brompton Regis	624	555	548		540 ¹	442	407	394	410	439	449
Brushford	384	376	370		479	495	457 ²	486	523	535	519
Carhampton	385	381	464		568	779	816	902	981	992	865
Clatworthy	141	118	117		116	54	82	75	104	89	93 ^c
Crowcombe	408	433	433		405	422	434	412	483	477	489
Culbone	30	41	43		³						
Cutcombe	468	429	419		419	330	290	323	358	403	361
Dodington	64	83	74		⁴						
Dulverton	1526	1298	1502		1464	1393	1346 ⁵	1301	1361	1486	1408
Dunster	1380	705 ⁶	839		931	958	815	793	855	854	817
East Quantoxhead	138	174	169		151	146	131	132	116	111	104
Elworthy	95	106	85		101	82	62	83	84	60	60 ^a
Exford	412	395	454		436	453	452	409	401	429	405
Exmoor	257	290	245		237	231	181	253	203	204	156
Exton	268	325	329		304	248	194	172	221	220	243
Hawkridge	81	68	68		79	83	⁷				
Holford	143	160	161		291 ⁸	279	283	266	310	302	276 ^b
Huish Champflower	264	247	253		212	229	213	213	224	240	208 ^c
Kilton with Lilstock	86	84	64		⁹						
Kilve	167	234	268		284 ¹⁰	286	317	344	342	378	346
Luccombe	465	581	188 ¹¹		194 ¹²	189	216	179	174	179	157
Luxborough	287	240	274		243	182	153	153	206	192	195 ^d
Minehead	4353	6013 ¹³	6315		7401	7671	8063	8449	9904	11699	11981

¹ Brompton Regis CP enlarged by the abolition of Withiel Florey CP (1933)

² Brushford CP enlarged by gaining land from East Anstey CP [Devon] (1966)

- Brushford CP reduced by losing land from East Anstey CP [Devon] (1966)

³ Culbone CP abolished and incorporated into Oare CP (1933)

⁴ Dodington CP abolished and incorporated into Holford CP (1933)

⁵ Dulverton CP enlarged by gaining land from East Anstey CP [Devon] (1966)

⁶ Dunster CP reduced by losing land to Minehead CP (1916)

⁷ Hawkridge CP abolished and incorporated into Withypool CP (1933)

⁸ Holford CP enlarged by incorporation of the land of Dodington CP (1933)

- Holford CP enlarged in an exchange of land from Kilve CP (1933)

⁹ Kilton with Lilstock CP abolished and incorporated into Stringston CP (1933)

¹⁰ Kilve CP reduced in an exchange of land with Holford CP (1933)

¹¹ Luccombe CP reduced by losing land to Porlock CP (1929)

¹² Luccombe CP enlarged by incorporation of the land of Stoke Pero CP (1933)

¹³ Minehead CP enlarged by gaining land from Dunster CP (1916)

- Minehead CP enlarged by gaining land from Minehead Without CP (1916)

- Minehead CP enlarged by gaining land from Wootton Courtenay (1916)

Parish	1911	1921	1931		1951	1961	1971	1981	1991	2001	2011
Minehead Without	294	103 ¹⁴	103		85	74	71	56	55	60	60 ^f
Monksilver	156	131	125		111	101	87	113	105	109	113
Nettlecombe	263	243	264		259	201	247	262	206	199	174
Oare	114	85	65		101 ¹⁵	86	100	85	64	75	75 ^e
Old Cleeve	1376	1346	1435		1413	1429	1677	1569	1703	1764	1672
Porlock	744	965	1351 ¹⁶		1479	1305	1290	1368	1334	1438	1365 ^e
Sampford Brett	178	206	196		221	255	291	278	267	288	270
Selworthy	411	501	525		567	556	547	554	469	477	417 ^f
Skilgate	154	141	127		133	109	104	96	92	96	969
St Decumans	17										
Stogumber	790	722	695		621	568	617	632	599	608	702
Stogursey	928	886	899		860	1391	1454	1197	1203	1273	1385
Stoke Pero	32	34	34		18						
Stringston	101	92	91		145 ¹⁹	145	132	129	114	96	96 ^b
Timberscombe	314	339	399		394	359	330	380	408	476	402
Treborough	113	93	85		63	44	46	53	42	42	42 ^d
Upton	220	216	194		150	133	118	142	142	156	1549
Watchet	1846 ²⁰	1883	1936		2592	2597	2900	3074	3522	3949	3785
West Quantoxhead	154	139	184		199	366	452	297	418	390	343
Williton	1269 ²¹	1131	1204		1972	2304	2948	2472	2337	2574	2697
Winsford	403	357	493		369	362	294	340	273	314	321
Withiel Florey	66	72	67		22						
Withycombe	343	364	362		364	345	291	257	272	299	293
Withypool	178	175	222		260 ²³	252	210	231	201	234	201
Wootton Courtenay	270	240 ²⁴	278		279	265	218	262	261	280	264
TOTAL (Sum)	23,727	24,358	25,603		28,075	28,721	29,832	29,661	31,913	35,075	34,675
TOTAL (VoB)	22,754	24,109	25,574		27,949	28,906	29,824	29,661	31,651	35,075	34,675
Difference (No)	-973	-249	-29		-126	185	-8	0	-262	0	0
Difference (%)	4.28	1.03	0.11		0.45	0.98	0.03	0.00	0.83	0.00	0.00

Notes:

- No Census conducted in 1941
- Total (sum) = total of individual Parish figures
- Total (VoB) = Total for West Somerset district as provided via Vision of Britain
- Difference (%) calculated by using difference figure divided by Total (VoB)
- Census 2011 data is not available for seven of the Parishes in West Somerset – see comment below

¹⁴ Minehead Without CP reduced by losing land to Minehead CP (1916)

¹⁵ Oare CP enlarged by incorporation of the land from Culbone CP (1933)

¹⁶ Porlock CP enlarged by gaining land from Luccombe CP (1929)

¹⁷ St. Decumans CP abolished to create Watchet CP and Williton CP (1902)

¹⁸ Stoke Pero CP abolished and incorporated into Luccombe CP (1933)

¹⁹ Stringston CP enlarged by incorporation of the land from Kilton and Lilstock CP (1933)

²⁰ Watchet CP created from land from St. Decumans CP (1902)

²¹ Williton CP created from land from St. Decumans CP (1902)

²² Withiel Florey CP abolished and incorporated into Brompton Regis CP (1933)

²³ Withypool CP enlarged by incorporation of the land from Hawkridge CP (1933)

²⁴ Wootton Courtenay CP reduced by loss of land to Minehead CP (1916)

Comment:

The population figures from the 2011 Census for seven West Somerset Parishes are not available via the ONS Neighbourhood Statistics web-site facility as they fall below the public disclosure confidentiality threshold. The data for the Parishes affected (on the web-site) have been incorporated into one of their neighbours. The Parishes affected are shown by a raised alphabetical character in the table above, and the 'pairings' are as follows;

- *a* = Elworthy is included with Brompton Ralph
- *b* = Stringston is included with Holford
- *c* = Clatworthy is included with Huish Champflower
- *d* = Treborough is included with Luxborough
- *e* = Oare is included with Porlock
- *f* = Minehead Without is included with Selworthy
- *g* = Skilgate is included with Upton

This means that the data for both the missing and 'host' Parish are incorrect. The population figures provided for the affected 'missing' Parishes have been estimated based on the corresponding figure from the 2001 Census (the web-based Neighbourhood Statistic tables are likewise suppressed) adjusted to take account of any new residential development that may have occurred in the respective Parishes in the intervening years. These have been deducted from the ONS based Census figure for the 'host' Parish to give a more representative resident population figure for the latter.

Sources:

University of Portsmouth et.al.; A Vision of Britain Through Time: Places: Units and Statistics: Population: Percentage Aged over 65; Joint Information Systems Committee (JISC); 2009. (data-set at, www.visionofbritain.org.uk) 1901 – 1961 data only)

Williton Rural District Council; Population Data from Census Returns: 1801 – 1951; Williton Rural District Council; 1960? 1901 – 1951 data only

Office of Population Censuses and Surveys; Census 1971 England and Wales: Report for the County of Somerset as constituted on 1st April 1974; H.M.S.O.; 1975. 1971 data only

Office of Population Censuses and Surveys; OPCS Monitor - Census 1981: Ward and Civil Parish Monitor – Somerset (Reference CEN 81 WCP 36); Government Statistical Service; 1984. 1971 (Parish) and 1981 data only

Office of Population Censuses and Surveys; 1991 Census County Report: Somerset (Part 1); H.M.S.O.; 1992. and, Price, M.; 1991 Census Data for Parishes in West Somerset (from SASPAC); Somerset County Council; 1993. 1991 data only

Office for National Statistics; Census 2001: Neighbourhood Statistics – West Somerset: Parishes; Office for National Statistics; 2004 (data-set at, www.statistics.gov.uk) 2001 data only

Parish	1801	1811	1821	1831	1841	1851	1861	1871	1881	1891	1901
Luxborough	332	344	387	381	485	512	521	535	417	346 ¹⁵	314
Minehead	1168	1037	1239	1481	1489	1542	1582	1605	1774	2071 ¹⁶	2511 ¹⁷
Minehead Without										(272)	269 ¹⁸
Monksilver	260	233	306	322	308	311	304	287	264	188 ¹⁹	143
Nettlecombe	329	328	372	325	358	353	327	344	295	269 ²⁰	260
Oare	64	57	66	70	59	57	60	60	61	80	77
Old Cleeve	1040	1074	1251	1347	1351	1550	1529	1689	1670	1447 ²¹	1348
Porlock	600	633	769	830	892	854	835	777	765	708 ²²	655
Sampford Brett	180	185	194	197	238	246	280	257	217	216 ²³	178
Selworthy	418	458	483	558	505	489	437	407	410	513 ²⁴	467
Skilgate	226	201	226	227	271	266	214	235	219	177	161
St. Decumans	1602	1659	1865	2120	2660	2783	3196	3244	3233	3073 ²⁵	3251
Stogumber	1285	1214	1281	1294	1384	1456	1398	1330	1242	955 ²⁶	835
Stogursey	1168	1208	1362	1496	1467	1472	1455	1489	1262	1116 ²⁷	1034
Stoke Pero	63	61	81	61	84	68	51	63	49	55	38
Stringston	121	130	131	128	143	159	144	140	141	125 ²⁸	97
Timberscombe	356	388	409	453	476	442	434	378	357	382 ²⁹	300
Treborough	132	111	113	105	138	142	183	195	150	126	120

¹⁵ Luxborough CP reduced by losing land to enlarge Withiel Florey CP (1882)

¹⁶ Minehead CP reduced by losing Knowle Old Lodge to Wootton Courtenay CP (1883)

¹⁷ Minehead CP reduced by losing land to create Minehead Without CP (1894)

¹⁸ Minehead Without CP created from land from Minehead CP (1894)

¹⁹ Monksilver CP reduced by losing part of Silverdown to Stogumber CP (1882)

- Monksilver CP reduced by losing part of Domford to Old Cleeve CP (1884)

- Monksilver CP reduced by the loss of land to Stogumber PC (1884)

²⁰ Nettlecombe CP reduced by the loss of Warmoor to St. Decumans CP (1882)

- Nettlecombe CP enlarged by gaining Hayne and Kingsdown from St. Decumans CP (1883)

²¹ Old Cleeve CP enlarged by gaining Washford from St. Decumans CP (1882)

- Old Cleeve CP enlarged by gaining Barton and, Cox's Close from Withycombe CP (1882)

- Old Cleeve CP enlarged by gaining part of Domford from Monksilver CP (1884)

- Old Cleeve CP enlarged by gaining Timwood from St. Decumans CP (1886)

- Old Cleeve CP enlarged by gaining land from Withycombe CP (1886)

²² Porlock CP reduced by losing Bossington to Selworthy CP (1884)

²³ Sampford Brett CP reduced by losing Kagleys to Stogumber CP (1882)

- Sampford Brett CP enlarged by gaining of Weston/Torweston from Stogumber PC (1885)

²⁴ Selworthy CP enlarged by gaining East Lynch from Timberscombe CP (1883)

- Selworthy CP enlarged by Bossington from Porlock CP (1884)

²⁵ St. Decumans CP enlarged by gaining Warmoor from Nettlecombe CP (1882)

- St. Decumans CP reduced by losing Washford to Old Cleeve CP (1882)

- St. Decumans CP reduced by losing Hayne and Kingsdown to Nettlecombe CP (1882)

- St. Decumans CP reduced by losing Timwood to Old Cleeve CP (1886)

²⁶ Stogumber CP enlarged by gaining part of Silverdown from Monksilver CP (1882)

- Stogumber CP enlarged by gaining Kagleys from Sampford Brett CP (1882)

- Stogumber CP enlarged by gaining land from Monksilver CP (1884)

- Stogumber CP reduced by losing Halsway to Bicknoller CP (1885)

- Stogumber CP reduced by losing Weston/Torweston to Sampford Brett CP (1885)

- Stogumber CP reduced by losing land to Elworthy CP (1886)

²⁷ Stogursey CP reduced by loss of Steart Island to Huntspill [Sedgemoor] (1885)

²⁸ Stringston CP reduced by losing Danesbro' and, Perry Hill to Dodington CP (1883)

- Stringston CP reduced by losing Alfoxton to Holford CP (1886)

²⁹ Timberscombe CP reduced by losing Stetfold Rocks to Cutcombe PC (1883)

- Timberscombe CP reduced by losing East Lynch to Selworthy CP (1883)

- Timberscombe CP enlarged by gaining Beasley Combe and, Croydon from Carhampton CP (1886)

- Timberscombe CP enlarged by gaining Cuffs from Dunster CP (1886)

Parish	1801	1811	1821	1831	1841	1851	1861	1871	1881	1891	1901
Upton	232	241	297	344	358	344	314	348	278	247	190
Watchet											<i>(1880)</i>
West Quantoxhead	192	187	225	222	232	250	223	244	278	248	195
Williton											<i>(1371)</i>
Winsford	503	486	518	524	581	604	574	545	485	418	358
Withiel Florey	83	86	86	89	113	104	164	219	262	114 ³⁰	109
Withycombe	283	283	319	332	318	329	349	337	279	365 ³¹	348
Withypool	144	146	204	212	257	259	307	259	253	197 ³²	146
Wootton Courtenay	345	372	411	426	418	411	378	392	329	299 ³³	266
TOTAL (sum)	18,887	18,905	21,289	22,845	24,838	25,695	25,724	25,419	23,962	22,093	21,582
TOTAL (VoB)	19,127	18,188	21,468	23,076	24,948	25,735	25,540	25,344	25,149	22,028	22,388
Difference (No)	240	283	179	231	110	40	184	-75	1,189	-65	806
Difference (%)	1.26	1.47	-0.83	-1.00	-0.44	-0.15	0.72	0.30	4.73	0.30	3.60

Notes:

- Difference in totals may be caused by retrospective re-apportioning due to Parish boundary changes
- Figures in brackets and *red italics* are excluded from totals to avoid double counting
- Total (sum) = total of individual Parish figures
- Total (VoB) = Total for West Somerset district as provided via Vision of Britain
- Difference (%) calculated by using difference figure divided by Total (VoB)

Sources:

University of Portsmouth et.al.; A Vision of Britain Through Time: Places: Units and Statistics: Population: Percentage Aged over 65; Joint Information Systems Committee (JISC); 2009. (data-set at, www.visionofbritain.org.uk) 1801 – 1901 data (excluding 1861) only

Williton Rural District Council; Population Data from Census Returns: 1801 – 1951; Williton Rural District Council; 1960? 1801 – 1901 data only

Coke, Charles Anthony; Population Gazetteer of England and Wales and the Islands in the British Seas Showing the Number of Inhabitants of Every Parish and Place According to the Census of 1861 (Derived from the Official returns of the Census); Harrison & Sons; 1864.

³⁰ Withiel Florey CP enlarged by gaining land from Luxborough CP (1882)

³¹ Withycombe CP reduced by losing Barton and, Cox's Close to Old Cleeve CP (1882)

- Withycombe CP enlarged by gaining Rodhuish from Carhampton CP (1884)

- Withycombe CP reduced by losing land to Carhampton CP (1886)

- Withycombe CP reduced by losing land to Old Cleeve CP (1886)

³² Withypool CP enlarged by gaining Near Worth Hill from Hawkridge CP (1885)

³³ Wootton Courtenay CP enlarged by gaining Knowle Old Lodge from Minehead CP (1883)

Table 3: Parish Dwelling Stock 1831 - 2011

Parish	1831	1841	1851			1881	1891	1901	1911	1921	1931		1951	1961		1981	1991	2001	2011
Bicknoller	46	65	46			75	79 ¹	75	70	64	87		101	126		130	171	192	195
Brompton Ralph	79	97	99			101	94 ²	90	77	74	78		65	64		56	75	88	83 ^a
Brompton Regis	153	171	188			172	155 ³	138	(133)	134	140		156 ⁴	147		139	165	225	229
Brushford	66	67	50			69	70	70	(81)	82	90		135	155		185 ⁵	218	266	267
Carhampton	114	137	143			143	91 ⁶	87	(94)	92	119		176	247		346	399	486	467
Clatworthy	50	54	58			49	43	42	28	27	28		27	21		24	35	(45)	47 ^c
Crowcombe	94	134	119			103	110	102	92	99	110		118	123		145	178	219	230
Culbone	12	8	6			8	8	8	7	9	9 ⁷								
Cutcombe	123	150	168			132	122 ⁸	105	106	100	103		113	106		110	129	183	177
Dodington	20	17	18			18	18 ⁹	18	18	17	19 ¹⁰								
Dulverton	258	290	305			292	297 ¹¹	330	(324)	327	364		421	460		539 ¹²	636	856	848
Dunster	215	229	246			265	260 ¹³	271	346	168 ¹⁴	213		246	279		287	372	454	592
East Quantoxhead	52	56	58			54	52	46	45	47	50		50	52		50	49	56	50
Elworthy	33	37	36			36	38 ¹⁵	28	28	25	23		25	25		23	33	(42)	42 ^a
Exford	89	98	102			109	106	95	(94)	95	110		124	130		127	160	212	223

¹ Bicknoller CP enlarged by gaining Halsway from Stogumber CP (1885)

² Brompton Ralph CP reduced by losing Brompton Cottage to Tolland CP [Taunton Deane] (1882)

³ Brompton Regis CP reduced by losing Halscombe to Dulverton CP (1884)

⁴ Brompton Regis CP enlarged by the abolition of Withiel Florey CP (1933)

⁵ Brushford CP enlarged by gaining land from East Anstey CP [Devon] (1966) - Brushford CP reduced by losing land from East Anstey CP [Devon] (1966)

⁶ Carhampton CP reduced by losing Rodhuish to Withycombe CP (1884) - Carhampton CP reduced by losing Beasley Combe and Croydon to Timberscombe CP (1886)

- Carhampton CP enlarged by gaining land from Withycombe CP (1886)

⁷ Culbone parish abolished in 1933 and incorporated into an enlarged Oare

⁸ Cutcombe CP enlarged by gaining Stetfold Rocks from Timberscombe CP (1883) - Cutcombe CP enlarged by gaining land from Luccombe CP (1886)

⁹ Dodington CP enlarged by gaining Danesbro' and Perry Hill from Strington CP (1883) - Dodington CP enlarged by gaining Newhall from Holford CP (1884)

- Dodington CP enlarged by gaining Batchwell from Holford CP (1886)

¹⁰ Dodington Parish abolished 1933 and incorporated into an enlarged Holford (1933)

¹¹ Dulverton CP enlarged by gaining Halscombe from Brompton Regis CP (1884)

¹² Dulverton CP enlarged by gaining land from East Anstey CP [Devon] (1966)

¹³ Dunster CP reduced by losing Cuffs to Timberscombe CP (1886)

¹⁴ Dunster CP reduced by losing land to land Minehead CP (1916)

¹⁵ Elworthy CP enlarged by gaining land from Stogumber CP (1886)

Parish	1831	1841	1851			1881	1891	1901	1911	1921	1931		1951	1961		1981	1991	2001	2011
Exmoor	31	28	71			63	59	59	(56)	57	52		55	58		62	63	95	79
Exton	65	66	72			83	74	75	(71)	72	81		84	70		64	88	122	118
HawkrIDGE	14	18	17			19	17 ¹⁶	18	(15)	15	15 ¹⁷								
Holford	40	38	40			41	46 ¹⁸	46	35	37	43		79 ¹⁹	92		91	114	129	129 ^b
Huish Champflower	68	87	92			75	74 ²⁰	75	(59)	60	62		59	64		70	91	108	94 ^c
Kilton with Lilstock						27 ²¹	28	27	19	20	21 ²²								
Kilve	45	48	52			51	49	49	45	51	63		86 ²³	102		115	138	186	185
Luccombe	108	115	115			103	104 ²⁴	109	118	138	51 ²⁵		59 ²⁶	60		58	68	80	80
Luxborough	80	93	99			89	82 ²⁷	63	65	59	68		75	75		58	75	99	112 ^d
Minehead	280	286	293			368	441 ²⁸	539 ²⁹	800	1158 ³⁰	1593		2198	2610		3546	4310	5391	5743
Minehead Without								67 ³¹	66	23 ³²	23		24	19		21	22	(28)	28 ^f
Monksilver	53	60	62			60	54 ³³	55	39	35	37		31	33		46	52	58	58

¹⁶ HawkrIDGE CP reduced by losing Near Worthy Hill to Withypool CP (1885)

¹⁷ HawkrIDGE CP abolished and incorporated into Withypool CP (1933)

¹⁸ Holford CP reduced by losing Newhall to Dodington CP (1884) - Holford CP reduced by losing Batchwell to Dodington CP (1886)

- Holford CP enlarged by gaining Alfoxton from Stringston CP (1886)

¹⁹ Holford CP enlarged by incorporation of the land of Dodington CP (1933) - Holford CP enlarged in an exchange of land from Kilve CP (1933)

²⁰ Huish Champflower CP enlarged by gaining Chitcombe and, Withy from Chipstable CP [Taunton Deane] (1884)

²¹ Kilton with Lilstock CP created (1866)

²² Kilton with Lilstock CP abolished and incorporated into Stringston CP (1933)

²³ Kilve CP reduced in an exchange of land with Holford CP (1933)

²⁴ Luccombe CP reduced by losing land Cutcombe CP (1886)

²⁵ Luccombe CP reduced by losing land to Porlock CP (1929)

²⁶ Luccombe CP enlarged by incorporation of the land of Stoke Pero CP (1933)

²⁷ Luxborough CP reduced by losing land to enlarge Withiel Florey CP (1882)

²⁸ Minehead CP reduced by losing Knowle Old Lodge to Wootton Courtenay CP (1883)

²⁹ Minehead CP reduced by losing land to create Minehead Without CP (1894)

³⁰ Minehead CP enlarged by gaining land from Dunster CP (1916) - Minehead CP enlarged by gaining land from Minehead Without CP (1916)

- Minehead CP enlarged by gaining land from Wootton Courtenay (1916)

³¹ Minehead Without CP created from land from Minehead CP (1894)

³² Minehead Without CP reduced by losing land to Minehead CP (1916)

³³ Monksilver CP reduced by losing part of Silverdown to Stogumber CP (1882) - Monksilver CP reduced by losing part of Domford to Old Cleeve CP (1884)

- Monksilver CP reduced by the loss of land to Stogumber PC (1884)

Parish	1831	1841	1851			1881	1891	1901	1911	1921	1931		1951	1961		1981	1991	2001	2011
Nettlecombe	57	65	63			66	68 ³⁴	68	61	62	65		66	67		66	82	90	91
Oare	13	11	12			14	16	16	18	15	16		28 ³⁵	29		18	26	(33)	33 ^e
Old Cleeve	269	284	309			395	362 ³⁶	352	339	335	407		403	462		617	718	878	890
Porlock	155	171	189			189	163 ³⁷	172	188	212	347 ³⁸		419	473		539	629	817	833 ^e
Sampford Brett	32	49	44			47	48 ³⁹	44	47	44	54		76	99		115	122	137	144
Selworthy	95	97	106			95	116 ⁴⁰	117	112	123	143		168	197		186	200	234	223 ^f
Skilgate	46	52	54			50	47	39	(32)	32	37		36	33		38	33	(42)	42 ^g
St Decumans	(422)	478	499			608	655 ⁴¹	730 ⁴²											
Stogumber	255	278	274			275	239 ⁴³	232	202	186	191		193	203		228	254	302	331
Stogursey	303	323	322			318	314 ⁴⁴	295	248	245	259		271	338		439	485	588	632
Stoke Pero	15	15	16			12	12	12	7	9	7 ⁴⁵								
Stringston	25	27	26			21	24 ⁴⁶	24	21	18	20		41 ⁴⁷	38		45	47	(61)	61 ^b
Timberscombe	88	91	87			88	102 ⁴⁸	90	81	79	105		127	134		148	182	224	229
Treborough	21	25	29			29	25	29	23	21	19		18	17		19	17	(22)	22 ^d

³⁴ Nettlecombe CP reduced by the loss of Warmoor to St. Decumans CP (1882) - Nettlecombe CP enlarged by gaining Hayne and Kingsdown from St. Decumans CP (1883)

³⁵ Oare CP enlarged by incorporation of the land from Culbone CP (1933)

³⁶ Old Cleeve CP enlarged by gaining Washford from St. Decumans CP (1882) - Old Cleeve CP enlarged by gaining Barton and, Cox's Close from Withycombe CP (1882)

- Old Cleeve CP enlarged by gaining part of Domford from Monksilver CP (1884) - Old Cleeve CP enlarged by gaining Timwood from St. Decumans CP (1886)

- Old Cleeve CP enlarged by gaining land from Withycombe CP (1886)

³⁷ Porlock CP reduced by losing Bossington to Selworthy CP (1884)

³⁸ Porlock CP enlarged by gaining land from Luccombe CP (1929)

³⁹ Sampford Brett CP reduced by losing Kagleys to Stogumber CP (1882) - Sampford Brett CP enlarged by gaining of Weston/Torweston from Stogumber PC (1885)

⁴⁰ Selworthy CP enlarged by gaining East Lynch from Timberscombe CP (1883) - Selworthy CP enlarged by Bossington from Porlock CP (1884)

⁴¹ St. Decumans CP enlarged by gaining Warmoor from Nettlecombe CP (1882) - St. Decumans CP reduced by losing Washford to Old Cleeve CP (1882)

- St. Decumans CP reduced by losing Hayne and Kingsdown to Nettlecombe CP (1882) - St. Decumans CP reduced by losing Timwood to Old Cleeve CP (1886)

⁴² St. Decumans CP abolished to create Watchet CP and Williton CP (1902)

⁴³ Stogumber CP enlarged by gaining part of Silverdown from Monksilver CP (1882) - Stogumber CP enlarged by gaining Kagleys from Sampford Brett CP (1882)

- Stogumber CP enlarged by gaining land from Monksilver CP (1884) - Stogumber CP reduced by losing Halsway to Bicknoller CP (1885)

- Stogumber CP reduced by losing Weston/Torweston to Sampford Brett CP (1885) - Stogumber CP reduced by losing land to Elworthy CP (1886)

⁴⁴ Stogursey CP reduced by loss of Steart Island to Huntspill [Sedgemoor] (1885)

⁴⁵ Stoke Pero CP abolished and incorporated into Luccombe CP (1933)

⁴⁶ Stringston CP reduced by losing Danesbro' and, Perry Hill to Dodington CP (1883) - Stringston CP reduced by losing Alfoxton to Holford CP (1886)

⁴⁷ Stringston CP enlarged by incorporation of the land from Kilton and Lilstock CP (1933)

⁴⁸ Timberscombe CP reduced by losing Stetfold Rocks Cutcombe PC (1883) - Timberscombe CP reduced by losing East Lynch to Selworthy CP (1883)

- Timberscombe CP enlarged by gaining Beasley Combe and, Croydon from Carhampton CP (1886) - Timberscombe CP enlarged by gaining Cuffs from Dunster CP (1886)

Parish	1831	1841	1851			1881	1891	1901	1911	1921	1931		1951	1961		1981	1991	2001	2011
Upton	67	75	78			64	63	56	(49)	50	51		44	37		48	59	75	889
Watchet									452 ⁴⁹	446	538		780	894		1185	1371	1786	1828
West Quantoxhead	34	51	49			53	47	40	39	38	47		63	90		120	148	165	184
Williton									285 ⁵⁰	263	311		427	637		905	977	1163	1275
Winsford	(87)	99	106			96	95	90	(82)	83	105		108	113		121	125	171	169
Withiel Florey	(15)	17	18			50	26 ⁵¹	20	(15)	15	14 ⁵²								
Withycombe	63	64	68			58	90 ⁵³	83	76	87	84		96	113		107	117	147	140
Withypool	(45)	51	54			60	57 ⁵⁴	51	(43)	43	52		79 ⁵⁵	83		71	90	128	130
Wootton Courtenay	69	76	85			74	76 ⁵⁶	72	63	61 ⁵⁷	79		93	102		106	120	161	150
TOTAL	(4364)	4848	5043			5267	5216	5319	(5414)	5552	6603		8043	9277		11413	13443	16844	17571

Sources:

- University of Portsmouth et.al.; A Vision of Britain Through Time: Places: Units and Statistics: Population: Percentage Aged over 65; Joint Information Systems Committee (JISC); 2009. (data-set at, www.visionofbritain.org.uk) 1901 – 1961 data only (exc. 1939)
- Williton Rural District Council; Population Data from Census Returns: 1801 – 1951; Williton Rural District Council; 1960? 1801 – 1951 data only
- Office of Population Censuses and Surveys; OPCS Monitor - Census 1981: Ward and Civil Parish Monitor – Somerset (Reference CEN 81 WCP 36); Government Statistical Service; 1984. 1971 & 1981 data only
- Price, M.; 1991 Census Data for Parishes in West Somerset (from SASPAC); Somerset County Council; 1993.
- Office for National Statistics; Census 2001: Neighbourhood Statistics – West Somerset: Parishes; Office for National Statistics; 2004 (data-set at, www.statistics.gov.uk)

⁴⁹ Watchet CP created from land from St. Decumans CP (1902)

⁵⁰ Williton CP created from land from St. Decumans CP (1902)

⁵¹ Withiel Florey CP enlarged by gaining land from Luxborough CP (1882)

⁵² Withiel Florey CP abolished and incorporated into Brompton Regis CP (1933)

⁵³ Withycombe CP reduced by losing Barton and, Cox's Close to Old Cleeve CP (1882) - Withycombe CP enlarged by gaining Rodhuish from Carhampton CP (1884) - Withycombe CP reduced by losing land to Carhampton CP (1886) - Withycombe CP reduced by losing land to Old Cleeve CP (1886)

⁵⁴ Withypool CP enlarged by gaining Near Worth Hill from Hawkridge CP (1885)

⁵⁵ Withypool CP enlarged by incorporation of the land from Hawkridge CP (1933)

⁵⁶ Wootton Courtenay CP enlarged by gaining Knowle Old Lodge from Minehead CP (1883)

⁵⁷ Wootton Courtenay CP reduced by loss of land to Minehead CP (1916)

Notes:

- No data available at Parish level for years 1861, 1871 and, 1971
- No Census carried out in 1941
- Figures in brackets () and *italics* are estimates
- 2011 Census figures in *italics* and raised alphabetical character are 'paired' Parish data. Census data for seven West Somerset Parishes are not available via the ONS Neighbourhood Statistics web-site facility as they fall below the public disclosure confidentiality threshold. The data for the Parishes affected have been incorporated into one of their neighbours. The Parishes affected are shown by a raised alphabetical character in the table above, and the 'pairing' are as follows;
 - *a* = Elworthy is included with Brompton Ralph
 - *b* = Stringston is included with Holford
 - *c* = Clatworthy is included with Huish Champflower
 - *d* = Treborough is included with Luxborough
 - *e* = Oare is included with Porlock
 - *f* = Minehead Without is included with Selworthy
 - *g* = Skilgate is included with Upton

This means that the data for both the missing and 'host' Parish are incorrect. The dwelling figures provided for the affected 'missing' Parishes have been estimated based on the corresponding figure from the 2001 Census (the web-based Neighbourhood Statistic tables are likewise suppressed) adjusted to take account of any new residential development that may have occurred in the respective Parishes in the intervening years. These have been deducted from the ONS based Census figure for the 'host' Parish to give a more representative dwelling stock figure for the latter.
- Census Neighbourhood Statistic tables for 2001 and 2011 show a combined figure for the larger Parish only.

Table 4: WSC LPA PARISH CENSUS DATA 2011, 2012 DWELLING STOCK AND, 2032 PROJECTIONS

	2011			2012			LPA			Village	Town		2032		
Parish	Pop.	Stock	H/hold	Add ¹	Stock	Pop.	%	Stock	Pop.	10%	Alloc.	W/fall	Stock	H/hold	Pop.
Bicknoller	371	195	1.90	-	195	371	100	195	371	20			215	1.80	387
Brompton Ralph	227	83	2.73	-	83	227	100	83	227	8			91	2.70	246
Brompton Regis	449	229	1.96	-	229	449	0							1.90	
Brushford	519	267	1.94	-	267	519	100	267	519	27			294	1.90	559
Carhampton	865	467	1.85	-	467	865	100	467	865	54			521	1.80	938
Clatworthy	93	(47)	1.98	-	(47)	93	100	47	93	5			52	1.90	99
Crowcombe	489	230	2.13	-	230	489	100	230	489	27			257	2.10	540
Cutcombe	361	177	2.04	(23)	200	408	0							2.00	
Dulverton	1408	848	1.66	(14)	862	1431	5	43	72	4			47	1.60	75
Dunster	817	592	1.38	-	592	817	40	236	327	24			260	1.30	338
East Quantoxhead	104	50	2.08	-	50	104	100	50	104	5			55	2.00	110
Elworthy	60	(42)	1.43	-	42	60	50	21	30	2			23	1.40	32
Exford	405	223	1.82	-	223	405	0							1.80	
Exmoor	156	79	1.98	-	79	156	0							1.90	
Exton	243	118	2.06	-	118	243	0							2.00	
Holford	276	129	2.14	-	129	276	100	129	276	13			142	2.10	298
Huish Champflower	208	94	2.21	-	94	208	100	94	208	9			103	2.20	227
Kilve	346	185	1.87	1	186	348	100	186	348	19			215	1.80	387
Luccombe	157	80	1.96	-	80	157	0							1.90	
Luxborough	195	112	1.74	-	112	195	0							1,70	
Minehead	11981	5743	2.09	7	5750	12018	100	5750	12018	>	760	570	7080	2.00	14160
Minehead Without	60	(28)	2.14	-	28	60	0							2.10	
Monksilver	113	58	1.95	-	58	113	50	29	57	3			32	1.90	61
Nettlecombe	174	91	1.91	-	91	174	0							1.90	
Oare	75	(33)	2.27	-	33	75	0							2.20	

¹ Figure inside brackets = ENPA development 2011/2 taken from WSC Building Control records and, WSC Affordable Housing Group monitoring records.

Parish	2011			2012			LPA			Village	Town		2032		
	Pop.	Stock	H/hold	Add.	Stock	Pop.	%	Stock	Pop.	10%	Alloc.	W/fall	Stock	H/hold	Pop.
Old Cleeve	1672	890	1.88	2(1)	893	1679	90	804	1511	80			884	1.80	1591
Porlock	1365	833	1.66	-	833	1365	0							1.60	
Sampford Brett	270	144	1.87	-	144	270	100	144	270	14			158	1.80	284
Selworthy	417	223	1.87	-	223	417	0							1.80	
Skilgate	96	(42)	2.29	-	42	96	100	42	96	4			46	2.20	101
Stogumber	702	331	2.12	1	332	704	100	332	704	33			365	2.10	767
Stogursey	1385	632	2.19	1	633	1386	100	633	1386	63			696	2.10	1462
Stringston	96	(61)	1.57	-	61	96	100	61	96	6			67	1.50	101
Timberscombe	402	229	1.76	-	229	402	0							1.70	
Treborough	42	(22)	1.91	-	22	42	0							1.90	
Upton	154	88	1.75	-	88	154	100	88	154	9			97	1.70	165
Watchet	3785	1828	2.07	67	1895	3923	100	1895	3923	>	300	150	2335	2.00	4670
West Quantoxhead	343	184	1.86	1	185	344	100	185	344	19			204	1.80	367
Williton	2697	1275	2.11	-	1275	2697	100	1275	2697	>	420	140	1821	2.10	3824
Winsford	321	169	1.90	(1)	170	323	0							1.80	
Withycombe	293	140	2.09	-	140	293	80	112	234	11			123	2.00	246
Withypool	201	130	1.55	-	130	201	0							1.50	
Wootton Courtenay	264	150	1.76	-	150	264	0							1.70	
WS LPA only	27616	13318	2.07	81	13399	27730	80.5	13399	27419	(457) 600	1480	860	17192	1.86	32035
ENP (Somerset)	7059	4253	1.66	39	4292	7120	19.5			200			4492	1.68	7565
WS TOTAL	34675	17571	1.97	120	17691	34850	100.0			(800)	(1480)	(860)	20830	1.90	39600

Sources:

- Office for National Statistics; Census 2011: Neighbourhood Statistics – West Somerset: Parishes; Office for National Statistics; 2013 data-set at, (www.statistics.gov.uk)
- Housing Vision; Strategic Housing Market Assessment for the Northern Peninsula – December 2008; Northern Peninsula Strategic Housing Market Partnership; 2008
- Department for Communities and Local Government; DCLG Live Tables – Live Table 406: House Projections by District, England 1991 – 2033; Department for Communities and Local Government; 2010 (data-set at, www.communities.gov.uk)

Notes:

A methodology for calculating future housing stock and population has been developed to cover the plan-period and the West Somerset Local Planning Authority (WS LPA) area. It is based on a combination of the 2011 Census data, housing completion records and, the current proposals for the next 20 years for residential development in West Somerset outside of the Exmoor National Park contained in the West Somerset (new) Local Plan Preferred Strategy. All figures derived from calculations have been 'rounded-up' to the nearest whole number unless otherwise stated in the methodology below. This should result in numbers that err on the high side of what may happen, based on the assumption that there are no unknown additional factors that need to be taken into account.

Methodology

- 2011 data is derived from Census 2011 Key Statistics for District-level data and Small Area Statistics (Neighbourhood Statistics) via the ONS web-site for Parish level data – dwelling figures in brackets are estimates as the data is suppressed due to the small numbers involved.
- Except where known development has been recorded, parishes with estimates for stock and population, it is assumed that these are unchanged from 2001 estimates.
- 2012 stock data is derived from adding the Parish-level housing completions data for the period 01APR11 – 31MAR12 to the 2011 Census figure (the 2011 Census count date was 29th March 2011). The completions data has been taken from WSC Building Regulations completions records and WSC Affordable Housing Group monitoring records as appropriate. The Exmoor National Park (inc. 'split-Parishes') completions data is shown in parenthesis in that column.
- West Somerset Local Plan to 2032 Revised Preferred Strategy (June 2013) was prepared with a housing requirement figure for 2012 – 2032, of 2,900 dwellings for those parts of West Somerset outside of the Exmoor National Park (see Policy SC2: Housing Provision). The WS LPA total stock figure for 2032 is based on this level of completions. *NB. 'Total' components of other contributing columns (see below) may not add up to this figure.*
- Household size (H/hold) figure from 2011 Census derived from dividing parish population figure by parish stock figure. The parish stock figure includes; vacant, 2nd-home and, holiday-home stock and will (slightly) understate the household size.
- LPA (%) = An approximation of the proportion of the Parish stock within the West Somerset Local Planning Authority area (i.e. outside of the Exmoor National Park)
- LPA (Stock) = A calculation of the stock in each West Somerset Parish that is outside of the Exmoor National Park in 2012.
- Village (10%) = The potential addition to the Parish stock over the period to 2032 using the 10% assumption that underpin Policy SV1: Development at Other Settlements, set out in the (new) Local Plan Preferred Strategy with 2012 stock figure as a 'base'. Total in italic parenthesis is literal, whilst other is an allowance including further 'exceptions'.
- Town (Alloc.) = Proposed minimum amount of development to be identified on 'strategic sites' for each of the key settlements, Minehead, Watchet and, Williton for the period up to 2032 as set out in Policy SC2A: Strategic Development Distribution, set out in the (new) Local Plan Revised Preferred Strategy – June 2013.
- Town (W/fall) = Based on past trends, an annualised average of smaller windfall development (<20 dwellings per site) that has occurred in each key settlement during the period 1991 – 2011 and its historical distribution amongst these settlements, have been projected forward for the 20 year period of the (new) Local Plan
- 2032 (Stock) = 2012 LPA (Stock) + Village (10%) or [Town (Alloc.) + Town (W/fall)] as appropriate, for Parishes/split-Parishes outside the Exmoor National Park only.
- 2032 (Stock) figure for West Somerset (WS TOTAL) includes an additional 200 dwellings for the Somerset part of the Exmoor National Park for the period 2012 - 2032
- 2032 (H/hold) = 2011 Census equivalent to 2 decimal places rounded-down to nearest single decimal place. Where the original figure was already a single decimal place equivalent (e.g. 2.30) this has been rounded-down by a whole 1/10th (e.g. 2.30 in 2011 is 2.20 in 2032). This is to reflect long-term trends in household size which show that these are continuing to decline. Account has been taken of this trend beginning to 'bottom-out' so the projected 2032 population figure may be over-stated.
- 2032 (Pop.) = 2032 (Stock) x 2032 (H/hold), rounded up to the nearest whole person - WS Total has been rounded to the nearest hundred.
- WS LPA 2032 (H/hold) = sum of 2032 (Pop.) for Parishes divided by 2032 (Stock)
 - Northern Peninsula SHMA estimated average household size for West Somerset by 2026 to be 1.99. Using this and the estimated stock levels for the West Somerset LPA area and Local Authority area, this would give projected populations in 2032 of 35,206 and 44,230 respectively.
 - DCLG Live Tables include the 2008-based household projections to 2033 suggest a stock figure for West Somerset (District) of 20,000.
- ENP (Somerset) = sum of equivalent data for Somerset parishes and split parishes within the Exmoor National Park

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Table 5: HOUSING COMPLETIONS IN WEST SOMERSET LPA AREA 1976/77 – 2013/14

Year	Minehead	Watchet and Williton	Rural remainder	Total
1976/77	43	46	82	171
1977/78	66	68	22	156
1978/79	102	26	51	179
1979/80	55	22	30	107
1980/81	47	31	7	85
1981/82	108	7	1	116
1982/83	109	7	13	129
1983/84	70	19	1	90
1984/85	51	11	3	65
1985/86	58	18	25	101
1986/87	31	34	42	107
1987/88	34	5	48	87
1988/89	42	8	49	99
1989/90	160	22	84	266
1990/91	102	15	50	167
1991/92	70	10	16	96
1992/93	86	46	32	164
1993/94	103	18	20	141
1994/95	70	16	14	100
1995/96	59	36	24	119
1996/97	19	28	8	55
1997/98	25	43	25	93
1998/99	42	31	17	90
1999/2000	29	36	32	97
2000/01	25	1	59	85
2001/02	48	64	31	143
2002/03	101	0	2	103
2003/04	162	13	5	180
2004/05	69	39	11	119
2005/06	98	47	45	190
2006/07	94	105	23	222
2007/08	36	53	33	122
2008/09	30	38	41	109
2009/10	26	9	20	55
2010/11	12	24	4	40
2011/12	7	66	8	81
2012/13	21	27	19	67
2013/14	60	16	8	84
Total	2370	1105	1005	4480

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Report Number: WSC 6/15
 Presented by: Toby Clempson
 Author of the Report: Toby Clempson Principal Planning Officer – Policy
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Report to a Meeting of: Local Development Panel

To be Held on: 6th January 2015

Date Entered on Executive Forward Plan N/a
 Or Agreement for Urgency Granted:

DRAFT WEST SOMERSET LOCAL PLAN TO 2032 INFRASTRUCTURE DELIVERY PLAN

1. PURPOSE OF REPORT

- 1.1 To approve the West Somerset Local Plan to 2032 Infrastructure Delivery Plan, attached at Appendix 1, which together with a revised Planning Obligations Supplementary Planning Document and masterplans for the Key Strategic Development sites, to be prepared, will assist with the implementation of the Local Plan's strategy.

2. CONTRIBUTION TO CORPORATE PRIORITIES

- 2.1 Whilst the Infrastructure Delivery Plan does not itself directly contribute towards the Council's Corporate Priorities, its preparation is a key part of the preparation of the Council's Local Plan, a statutory duty for local planning authorities and is an essential contributor to the adoption of a sound Local Plan.

3. RECOMMENDATIONS

- 3.1 To approve the Draft West Somerset Local Plan to 2032 Infrastructure Delivery Plan attached at Appendix 1, as part of the Publication / Submission documentation for the West Somerset Local Plan to 2032.

4. RISK ASSESSMENT (IF APPLICABLE)

Risk Matrix

Description	Likelihood	Impact	Overall
The Council fails to comply with the requirement to prepare an infrastructure delivery plan as part of the justification for the Local Plan, increasing the risk of an unsound finding from the Inspector on Examination.	Possible (3)	Major (4)	Medium (12)
<i>Preparation and publishing of an infrastructure delivery plan as an essential part of the Local Plan's evidence base.</i>	Low (2)	Major (4)	Medium (8)

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

5. BACKGROUND INFORMATION

- 5.1 Paragraph 182 of the National Planning Policy Framework sets out the tests of soundness which the Inspector applies on examination of the plan, namely that the Plan should be positively prepared, justified, effective and consistent with national policy. An Infrastructure Delivery Plan sets out the infrastructure situation in the Local Plan area and explains how the Plan's strategy will affect the existing provision and how any new infrastructure which is necessary will be provided.
- 5.2 Given the relatively small scale of development proposals forming the Local Plan's strategy, the provision of the necessary infrastructure for the West Somerset Local Plan to 2032 will be dealt with on a site by site basis through S106 agreements. The provision of revised supplementary guidance on the use of planning obligations, and the development of masterplans for the Key Strategic Sites will also work to help deliver the strategy.

6. FINANCIAL/RESOURCE IMPLICATIONS

- 6.1 The Infrastructure Delivery Plan itself is in essence a descriptive document which sets out an outline of the area's existing infrastructure and how any additional infrastructure which is needed to deliver the Local Plan's strategy will be provided. Staff time for negotiation of planning agreements will be undertaken by existing officers therefore at no additional cost, the cost of any infrastructure required will be borne by site developers / landowners.

7. COMMENTS ON BEHALF OF SECTION 151 OFFICER

- 7.1 The preparation of an Infrastructure Delivery Plan supports the likelihood of the Local Plan being found sound on examination through helping to demonstrate that it has been positively prepared and is justified as per Paragraph 182 of the National Planning Policy Framework.

8. EQUALITY & DIVERSITY IMPLICATIONS

- 8.1 **Members need to demonstrate that they have consciously thought about the three aims of the Public Sector Equality Duty as part of the decision making process.** The three aims the authority **must** have due regard for are:
- 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

9. CRIME AND DISORDER IMPLICATIONS

- 9.1 None.

10. CONSULTATION IMPLICATIONS

- 10.1 The Council's Infrastructure Delivery Plan is part of an ongoing process of dialogue with infrastructure providers about how the Local Plan's development strategy will fit within the District's existing infrastructure and provide necessary enhancements for it.

11. **ASSET MANAGEMENT IMPLICATIONS**

11.1 None.

12. **ENVIRONMENTAL IMPACT IMPLICATIONS**

12.1 None.

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.

14. **LEGAL IMPLICATIONS**

14.1 Failure to provide an Infrastructure Delivery Plan (IDP) as part of the Local Plan Publication and Submission documentation increases the likelihood of the Local Plan being found unsound. Preparation of a Local Plan is a statutory duty of the Council, the failure to prepare an IDP would undermine the ability of the Council to fulfil this duty.

APPENDIX 1



DRAFT WEST SOMERSET LOCAL PLAN TO 2032 INFRASTRUCTURE DELIVERY PLAN

December 2014



West Somerset Local Plan to 2032

Infrastructure Delivery Plan

December 2014

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Appendix 1 Infrastructure providers to whom requests for information were sent

Appendix 2 Sample letter to infrastructure providers and form requesting information

Appendix 3 SCC traffic monitoring information points

Appendix 4 Education and Library services submission from Somerset County Council.

Appendix 5 Saved 2006 West Somerset District Local Plan Open Space, Sport and Recreation policies.

1. Introduction

1.1 This Infrastructure Delivery Plan (IDP) provides a resource which outlines the existing provision of and infrastructure implications of the development in the West Somerset Local Plan to 2032 strategy. The document relates to the area covered by the Local Plan for the West Somerset LPA area which comprises the parts of West Somerset District lying outside the Exmoor National Park. The IDP is an evolving document and will be updated as appropriate to present the most up-to-date picture.

Background

1.2 Paragraph 162 of the NPPF states that: *Local planning authorities should work with other authorities and providers to:*

- *assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and*
- *take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.*

1.3 The IDP forms part of the evidence base which underpins the WSLP to 2032 and is submitted for Examination alongside it.

1.4 With the very significant exception of the Hinkley Point C new nuclear project (the ten year build period of which is likely to be completed during the plan period) there is very little new infrastructure planned within the Local Plan area during the plan period as part of the management strategies of infrastructure providers. Apart from the nuclear power station construction site itself, which lies entirely within West Somerset District close to its eastern edge, the specific infrastructure construction projects within West Somerset are limited to a park and ride car park between Washford Cross on the A39 and Watchet, at Smithyard and the construction of a roundabout at the A39 Washford Cross junction itself. Apart from the communities in the vicinity of the construction site, the impacts on the LPA area are likely to mainly affect traffic movement on the road system, the operation of the housing market, with the c5000 workers onsite during the peak workforce period, as well as a varying range of economic effects.

1.5 The Key Strategic Sites allocated within the Local Plan are of insufficient scale to require the planning in advance of major infrastructure items to facilitate their delivery, independent of the development itself. The implementation of each of the Key Strategic Sites will proceed with the negotiation of an appropriate S106 agreement to secure a range of mitigation measures such as the provision of affordable housing, local highway works, surface water and foul drainage management measures, green infrastructure provision, and other appropriate matters.

1.6 The IDP sets out a picture of existing infrastructure services within the area. The infrastructure requirements of the Key Strategic Sites allocated for development in the Local Plan will be planned for through a masterplanning process which will identify the necessary provision on a site by site basis.

1.7 At the time of drafting, the Council does not intend to progress a Community Infrastructure Levy (CIL) for its LPA area due to the limited range of infrastructure provision which has been identified by the infrastructure providers. However, from April 2015 it will no longer be possible to pool more than five S106 contributions for any individual purpose. Accordingly, the Council will need to carefully consider its use of S106, particularly in respect of the larger, strategic sites so that appropriate contributions can still be secured.

1.8 The Council is committed to communicating with stakeholders and infrastructure providers through formal consultation, meetings and correspondence as appropriate. Stakeholders and infrastructure providers are kept informed of the progress of new policy documents including proposals that may impact on their services, together with being involved in master planning exercises for sites where appropriate.

Document Structure

1.9 The IDP briefly outlines the current infrastructure provision situation within the area.

1.10 Information has been sought from key infrastructure providers, Council partners, and other organisations on several occasions since preparation of the Local Plan was started (see schedule of infrastructure providers contacted for information at Appendix 1 and a sample of the letter and information request form sent out to them at Appendix 2). The infrastructure needs have been established insofar as has been possible, from individual infrastructure providers, both through questionnaire survey and also through their Local Plan consultation exercise responses.

1.11 The Council's infrastructure partners include:

- Homes and Communities Agency
- Environment Agency
- Highways Agency
- Heart of the South west LEP
- Minerals and waste planning policy officer - SCC
- Waste Planning Policy Manager - SCC
- Somerset County Council Property Services
- Somerset Supporting People Partnership.
- Flood Risk Manager – SCC
- Somerset and Avon Constabulary.
- Devon and Somerset Fire and Rescue Authority
- IDB River Parrett Internal Drainage Board.
- Mono Consultants Ltd.
- NHS commissioning bodies
- British Telecom PLC
- Commpro Communications
- T-Mobile (UK) Ltd
- O2 (UK) Ltd
- Orange Personal Communications
- Vodafone Ltd
- EDF Energy
- National Grid
- Western Power Distribution
- Wales and West Utilities
- RWE npower renewables
- British Transco
- South West Water
- Wessex Water
- Network Rail
- West Somerset Railway PLC
- First Buses
- Webberbus Ltd.
- Sustrans

1.12 The infrastructure providers' responses to the Council's requests for details of the implications of the plan's proposals for their services has been varied, some have replied

stating that their infrastructure would be able to accommodate the amount of growth proposed, others have not replied.

2. The Situation in Key Infrastructure Areas

Transport

Road Network

2.1 The Highways Agency (HA) is responsible for the national Strategic Road Network (SRN), primarily the motorways and major trunk roads. There are no such roads within the Local Plan area, however the HA maintains an interest in any potential indirect impact upon the SRN from development within the area.

2.2 Somerset County Council (SCC) is responsible for the maintenance of all the roads within the Local Planning Authority area (except for privately owned roads). SCC has funding available to support the general maintenance of roads, bridges and various minor improvements to the transport infrastructure.

2.3 Somerset County Council's 'Future Transport Plan' sets out the County Council's transport policy for the next 15 years. It describes the challenges to be faced and the policies and investments that will help to tackle these challenges. It covers the period between 2011 and 2026 and replaces Somerset's Second Local Transport Plan, which finished in March 2011.

2.4 As part of the County Council's accessibility work during the previous five year transport plan, they looked at the areas of Somerset that have the lowest level of accessibility to key services, such as healthcare, employment and education. The County Council has also identified the services that are the most inaccessible by public transport.

2.5 The results of the analysis indicate that acute hospitals, adult evening learning and Jobcentre Plus are the least accessible services in Somerset. West Somerset is amongst the areas having the lowest level of accessibility in the County. However, some of the areas considered are currently covered by Demand Responsive Transport and Community Transport.

2.6 The Highways Authority has indicated that in order to assess whether the Local Plan's proposals are likely to result in critical capacity thresholds being exceeded for the Highways and Transport service it would be necessary to carry out an assessment of the traffic that is likely to be generated by the proposed development and its future impact on the West Somerset highway network. Somerset County Council has indicated that it would expect West Somerset District Council to undertake this work. The County Council has advised that it can provide traffic data collected by Automatic Traffic Counters at a number of sites in West Somerset shown on the map and list attached at Appendix 3.

Buses

2.7 Buses within the LPA area are mainly operated by 'Webberbus' and 'First in Devon, Cornwall & Mid-Somerset'. A range of services link Minehead, Watchet and Williton and a number of smaller communities with Taunton and Bridgwater, whilst the southern part of the LPA area is served by a route between Tiverton and Minehead.

Rail

2.8 There are no national rail network lines or stations within the Local Plan area, the nearest being the West of England Main Line stations at Taunton and Bridgwater, which provide direct access to London, the Midlands, the North of England / Scotland, Wales and Devon and Cornwall to the south. These stations can be accessed via the bus services from Minehead along the A39 and A358. The southern parts of the Local Plan area offers more convenient access to the national rail network at Tiverton Parkway station.

2.9 The West Somerset Railway (a successful steam heritage railway) does however link the Plan area's larger settlements and a number of its villages (there being eight stations and an unstaffed halt within the District). This preserved, standard gauge branch line's train services link Bishops Lydeard, a short distance outside Taunton, to Minehead by rail for much of the year. The line is a key piece of economic infrastructure relating to the area's tourism industry rather than a public transport facility although local residents' railcards are available. Taunton station is currently linked to Bishops Lydeard station by bus services.

2.10 There are aspirations to extend some of the main line rail services between Cardiff and Taunton to Bishop's Lydeard station where passengers could transfer to the heritage railway trains across the platform. On a number of occasions this railway has been used to provide access for main line, bulk stone carrying trains to Watchet and Minehead to supply coastal defence strengthening projects, removing a large number of HGV movements from the local highway network.

2.11 Proposals for development on the Doniford Road on the east side of Watchet should provide for the potential realignment of the railway line further inland should coastal erosion make this necessary. The railway is also at risk from coastal erosion between Blue Anchor and Minehead, proposals for managed realignment of the coast in future will need to take account of the need to protect the railway line.

Energy

2.12 National Grid owns the strategic electricity transmission network within the District, providing electricity supplies from generating stations to local distribution companies in the Local Plan area. It has no high pressure gas transmission system assets within the District however. The company has indicated that the specific development proposals within the West Somerset Local Plan to 2032 are unlikely to have a significant effect upon National Grid's gas and electricity transmission infrastructure. It is unlikely that any extra growth will create capacity issues for National Grid given the scale of these gas and electricity transmission networks. The existing networks should be able to cope with additional demands.

2.13 The electricity distribution company in the area is Western Power Distribution. WPD has indicated that it has an obligation to provide electricity connections within its Licence area. Connections being provided in accordance with its connection charging statements. The high-level electricity infrastructure in the West Somerset area does have the capacity to accommodate the Local Plan's proposed level of growth over the period to 2026, however, the local 11,000V networks in the precise areas of development may require extending or reinforcing to meet the proposed demand. This can only be examined on an individual basis, usually at the time of initial layout proposals when individual developers approach WPD.

2.14 The gas distribution company within West Somerset is Wales and West utilities.

Gas is not available in all parts of the LPA area, and this is a significant issue in relation to fuel poverty and quality of life.

2.15 No strategic deficiencies in delivering energy have been highlighted and no capacity issues have been identified which would constrain the growth planned through the life of the Local Plan.

Water and Drainage

2.16 Key to the Infrastructure Delivery Plan (IDP), the Strategic Housing Market Assessment has identified a figure of 2,900 dwellings to be provided primarily in the established towns of Minehead, Watchet and Williton. The Environment Agency has welcomed the positioning of new infrastructure around the established towns and villages. The Agency does not anticipate any significant threat to the critical capacity thresholds of water supply or treatment services that cannot be addressed successfully through the development management process. Somerset County Council is currently in the process of taking on its new responsibilities for administering flood risk management for development sites.

Water Supply

2.17 Water Supply within most of the Local Plan area is provided by Wessex Water, there are in addition a number of private boreholes.

2.18 Minehead (MD2) - The design of development proposals must take account of the trunk water mains and service reservoir on the site which must be protected. Land may need to be reserved for future expansion of the reservoir site. Further measures may be needed to boost the pressure of water supplies on higher ground within the site.

2.19 Watchet (WA2) - Water supply mains cross this development land. Development proposals will need to accommodate statutory easement widths associated with these mains. It is likely that off-site reinforcement will be required to provide a satisfactory water supply for development proposals. This can be requisitioned from Wessex Water

2.20 Williton (WI2) - A long off site connecting main may be required to provide a satisfactory water supply. This can be requisitioned from Wessex Water.

Flood Risk Management

2.21 The Environment Agency is supportive of the strategic development sites in Minehead/Alcombe, Watchet and Williton being located within flood zone 1 in line with the sequential approach required by the NPPF. The EA has been actively involved in the preparation of both the Council's Level 1 and Level 2 Strategic Flood Risk Assessments, and have approved the final documents. The West Somerset Catchment Flood Management Plan covers the coastal part of the LPA area and includes the three main settlements of Minehead Watchet and Williton.

2.22 The Environment Agency has indicated that it would welcome the opportunity to discuss the Council's approach to the Draft Coastal Change Management Areas, in the light of the fact that there is no reasonable prospect of providing improved sea defences at this time. Future discussions should include the identification and provision of appropriate flood risk related infrastructure, to manage flood risk effectively and use opportunities offered by new development to reduce the causes and impacts of flooding, in accordance with NPPF (para.

100). This process could also serve to inform any future CIL charging rate calculation, when determining the most appropriate means of infrastructure funding.

2.23 A significant challenge associated with the Draft Shoreline Management Plan's proposals for managed realignment between Minehead and Blue Anchor is that no work has been carried out either to identify potential alignments for re-defined coastal defences, or to design them. It should however be emphasised that the Shoreline Management Plan's proposed realignment of sea defences in this area is not necessitated by development pressure, or any development proposed as part of the Local Plan's strategy. Therefore as the situation currently stands, it is not considered that this is something that could or should be paid for through S106 or CIL.

Waste Water

2.24 Sewage Treatment - Wessex Water, which covers most of the Plan area for waste water purposes, has recently completed a strategic review of sewage treatment in West Somerset for the next asset management plan period to 2020. No capacity improvements will be required to upgrade Minehead or Watchet over this period, however significant maintenance work will be taking place to replace existing plant and apparatus at Minehead.

2.25 Minehead (MD2) Foul water drainage - Development proposals are located at the boundaries of the existing public sewer network and there is insufficient capacity for a development of this scale in the local network. The downstream sewer catchment drains to a large pumping station, there will be a limited amount of spare capacity to accept the initial phase of development and beyond this threshold downstream improvements will be required to prevent sewer flooding. Network modelling will be required to determine the scope and extent of capacity improvements or a satisfactory point of connection.

2.26 Watchet (WA2) Foul water drainage - Public foul sewers cross the development land, however network modelling will be required to confirm a suitable point of connection to the public sewer and the downstream improvements.

2.27 Williton (WI2) Foul water drainage - The foul system drains northwards through the town and beyond to Doniford pumping station and is then pumped onwards to Watchet STW. Local sewers will not provide sufficient capacity and a long off site sewer will be required to drain development proposals. This can be requisitioned from Wessex Water. Further appraisal work will be necessary to determine the scope and extent of downstream capacity improvements. It is likely that limited capacity is available to drain a small number of properties in the first phase of development.

2.28 Developer Contributions may be necessary to fund improvements to infrastructure where capacity issues exist. Once allocations are firmed up, more assessment of capacity can be made.

2.29 South West Water provides foul drainage facilities for the settlements of Brushford & Battleton (Dulverton) in the southern part of the Local Plan area. SWW has indicated that reasonable growth of the scale of the scale envisaged by the Local Plan within these two settlements can be accommodated within its existing infrastructure.

Surface Water Drainage

2.30 For Minehead, Watchet and Williton - Surface water drainage will be required to satisfy flood risk measures under the NPPF and discharges will be restricted to greenfield run off rates. Disposal to land drainage systems will be required, no surface water connections will be permitted to the foul sewer.

Land Drainage

2.31 The Parrett Internal Drainage Board includes an area of the low lying coastal landscape between Dunster Marsh and Minehead.

Waste Management

2.32 As part of the Somerset Waste Partnership, the Council is subject to the provisions of the adopted Somerset Waste Core Strategy which considers the infrastructure provided for waste management within the whole of Somerset including West Somerset. Discussions with the Somerset Waste Partnership as to how new housing could increase waste arisings and impact on waste collection and disposal costs will be necessary. Then further decisions can be made on any potential contributions required by developers, residences or commerce/industry to cover these future costs.

Education

Rural schools

2.33 There are schools in most of the larger villages, however, it will be increasingly difficult for some rural primary schools to remain viable as pupil numbers continue to fall County-wide. The long-term fall in the birth rate, the lack of sufficient affordable housing in the villages and declining rural employment opportunities may all have a significant impact on school populations. Rural schools are able to provide a focus within communities where facilities and services may otherwise be relatively difficult to access. The Local Plan to 2032 has a strategy for additional housing in the larger villages to help address this issue.

Urban schools:

2.34 These are:

- West Somerset Community College
- Minehead Middle School
- Minehead First School
- Minehead St Michael's First School
- Dunster First School
- Williton St Peter's First School
- Old Cleeve First School
- Williton Danesfield Middle School
- Watchet Knights Templar First School

2.35 Whilst many of the more rural schools in the District have low rolls and spare capacity, many of the urban schools are at or will be over capacity either now or in the long term, without taking into account anticipated development to deliver the objectives of the Local Plan. The First Schools are under particular pressure.

2.36 The County Council suggests that the number of school places that will be required to meet the demand generated by the 2900 dwellings proposed in the Local Plan is as set out below:

- First Schools (Ages 5-9): 30 pupils per 210 dwellings: $2900/210 \times 30 = 414$ pupils
- Middle Schools (Ages 9-13): 30 pupils per 262 dwellings: $2900/262 \times 30 = 322$ pupils
- College (Ages 13-18): 30 students per 262 dwellings: 322 students

2.37 The combined capacity of the First Schools above is 1042 with the rolls in 2018 expected to total 1066, leaving a forecast shortfall of 24 spaces. This would be further compounded by the 334 places being required to meet the needs of new development of the c.2341 dwellings anticipated for delivery in or near these settlements.

2.38 The combined capacity of the Middle Schools is 1140, with rolls in 2018 expected to total 922, so whilst 218 places may be available, this would still not be adequate to take 322 additional pupils arising from all new dwellings.

2.39 The College is also expected to have some spare capacity, this is likely to be eroded through extra demand generated by the new development. Furthermore, the Government has introduced measures to ensure that all young people participate in education and training until at least the age of 19 through its '14-19 Machinery of Government'. This has entailed much of the responsibility for the delivery of further education to be transferred from the Learning and Skills Council to the County Council. It also means the introduction of a 'National Entitlement' since 2013. Further education may be vocational, part- or full-time, and may be partially provided 'off-site', but the numbers of young people that West Somerset College catered for could grow accordingly.

2.40 Developer contributions will therefore be sought by the County Council to meet the shortfall in places created by new development where necessary at a range of educational tiers in the relatively urban parts of the District. The notional cost per place is as follows:

Primary tier	- £12,257 per place
Secondary tier	- £18,469 per place

See Appendix 4 for additional detail.

Early Years

2.41 The Childcare Act 2006 states that Somerset County Council must, as far as reasonably practicable, ensure that there are sufficient childcare places available to enable parents to work or access training that will allow them to gain work. Delivery of childcare is tendered to existing high quality providers who may wish to extend their business, or where provisions are on school site, the school governors may take over the governance of the pre-school as a traded service.

2.42 Somerset County Council's Early Years Commissioning Team provides details for the current level of provision within the county for pre-school provision and makes an assessment of future need based on growth projections. The West Somerset Local Plan to 2032 proposes 2,900 new dwellings to be delivered between 2012 and 2032. This is an average of 145 new dwellings per year. Approximately 240 children aged 0-2 and 160 children aged 3-4 are expected to arise from these new dwellings by 2032. The level of shortfall or excess of

childcare places varies between the main settlements in the Local Plan area, see Appendix 4 for additional details of early years provision.

2.43 Developer contributions should therefore be sought where necessary to mitigate any shortfall in childcare places that would arise as a result of new development. Using the same statistical analysis from which school pupil forecasts are derived, the Local Authority anticipates that each 100 new dwellings are likely to result in about six children aged three-four requiring statutory childcare and one child aged two. On the assumption that each child would attend either a morning or an afternoon session, each 100 dwellings would generate the equivalent need for three-and-a-half full-time childcare places to be provided. The Basic Need Cost Multiplier can be used as guidance as to the cost of providing each place and is currently £12,257.

Children's Centres

2.44 Children's Centres provide a single access point to a range of services and information for children under 5 and their families. Sure Start Children's Centres are at the heart of government strategy to deliver better outcomes for young children and their families, building on the success of Sure Start Local Programmes, Early Excellence Centres and Neighbourhood Nurseries to extend the benefits to all families. Children's Centres in West Somerset provide the following services:

- Information, guidance and advice for families
- Co-ordination of support for families within and outside children's centres
- Flexible, quality childcare (may not be on site)
- Support into work and training.
- Promotion and support for healthy lifestyles

2.45 There are three Children's Centres in the LPA area, at Alcombe, Watchet and Williton, with a fourth centre at Dulverton in the Exmoor National Park which serves the southern part of the LPA area. The Children's Centre at Wiveliscombe in Taunton Deane also serves part of the south-eastern fringe of the LPA area. All Children's Centres, bar Williton, offer childcare on site and have been included in the childcare supply figures.

Health Services

2.46 **Hospitals:** Hospital services are provided by the Somerset Partnership NHS Foundation Trust. There are two hospitals within the LPA area:

- Minehead Community Hospital, Luttrell Way, Minehead, TA24 6DF, a recently opened facility which has a Minor Injuries Unit and 19 inpatient beds; and,
- Williton Community Hospital, North Road, Williton, Taunton, TA4 4RA. The hospital has 20 inpatient beds.

2.47 **Medical Practices:** General Practitioner services within the West Somerset LPA area are provided by the NHS Somerset Clinical Commissioning Group. Member medical practices can align themselves with one of nine federations. The West Somerset LPA area is divided between the West Somerset Federation and the Bridgwater Bay Health Federation.

2.48 GP practices within the LPA area are located as follows:

- Harley House Surgery, 2 Irnham Road, Minehead, Somerset, TA24 5DL
- Irnham Lodge Surgery, Townsend Road, Minehead, Somerset, TA24 5RG
- Watchet Surgery, 55 Swain Street, Watchet, TA23 0AG
- Williton Surgery, Robert Street, Williton, Taunton, TA4 4QE
- Brendon Hills Surgery, Torre, Washford, Watchet, Somerset, England, TA23 0LA

2.49 GP practices outside of the LPA area but also serving it are located as follows:

- Exmoor Medical Centre, Oldberry House, Fishers Mead, Dulverton, TA22 9EN
- Dunster Surgery, 3 Park Street, Dunster, Somerset, TA24 6SR
- Porlock Medical Centre, Porlock, TA24 8PJ
- Quantock Medical Centre, Banneson Road, Nether Stowey, Bridgwater, Somerset, TA5 1NW
- Lister House Surgery, Croft Way, Wiveliscombe, Taunton, Somerset, TA4 2BF

2.50 Somerset Primary Care Trust indicated in their 2009 response that there were currently no strategic deficiencies in medical provision for the area and that existing GP services were adequate to meet the requirements of inhabitants of the first 1000 dwellings to be provided through the Local Plan. After that however, the negotiation of generic contributions towards future provision of GP services on the basis of a suggested contribution of £200 per person was requested.

2.51 A number of private and NHS Dentists are found in Minehead Watchet and Williton, it is understood that capacity exists for additional dental patients.

Emergency Services

Police

2.52 The Avon and Somerset Constabulary is responsible for policing within West Somerset. The force has indicated that it cannot answer the question as to how much additional development could take place before additional policing infrastructure would have to be provided. They have more office space capacity subject to refurbishment, but any increase in crime and disorder would be gradual, so it would be difficult to say at what stage additional staff would be required.

2.53 There would be some impact on policing resources from developing 2,500 dwellings, but very difficult to establish detailed requirements needed to respond to this. The distribution of any additional staff would depend on the distribution of the new development.

2.54 In terms of cost requirements, the Association of Chief Police Officers has developed a 'Tool kit' to assist police authorities in negotiating appropriate financial contributions from development towards police infrastructure. An indication was given that more detail would be forthcoming in due course. A large new police facility is planned for M5 Junction 24 including CID offices, cells, meeting rooms and offices.

Fire

2.55 Devon and Somerset Fire and Rescue Service provides the fire and rescue service across West Somerset District. There are fire stations provided at Minehead and Williton within the LPA area, and also stations at Wiveliscombe and Dulverton which help to cover the southern and south eastern parts of the area.

The service has indicated that it is confident that it has sufficient capacity to serve at least an additional 2500 dwellings across the LPA area

2.56 The Fire Service are invited to be involved on the consultation of all new policy documents and are official consultees on particular relevant planning applications.

Ambulance

2.57 The South Western Ambulance Service NHS Foundation Trust operates within the Local Plan area, and is responsible for providing emergency, urgent and non-urgent ambulance and transport services and out-of-hours unscheduled care services.

2.58 The Dorset and Somerset Air Ambulance also operates across the Local Plan area.

2.59 No strategic deficiency has been highlighted in relation to emergency services.

Leisure and Community Facilities:

Hall and pitch based facilities:

2.60 **Sports Halls:** The West Somerset Leisure Centre in Minehead shares many of its facilities with the West Somerset Community College. This includes the sports hall (the only four badminton court sized hall in the LPA area). Sharing the facilities limits their use to the wider community / general public to outside school hours. The other facilities, most of which are shared with the College, are: squash courts, gyms (one dedicated and one shared), athletics track, MUGAs (multi-use games areas), tennis / netball courts; and; an artificial grass pitch / synthetic turf pitch. Whilst there is sufficient demand to warrant an additional large hall, this is unlikely to prove either feasible or viable. As an alternative up to four additional small halls, perhaps in locations such as Watchet and Williton, capable of providing for badminton use could be provided to allow more varied use of the large hall in Minehead.

2.61 **Small Halls:** There are 25 small halls (i.e. village, community, secondary and primary school halls) within the LPA area, the majority being at least large enough for a single badminton court. These satisfy a variety of uses and are an important sport and recreation facility in rural areas. There is some shortfall of provision in the east and south of the LPA area.

2.62 Synthetic turf pitches (STP) / Artificial Grass Pitches (AGP);

There is a single AGP at Minehead Leisure Centre, accommodating much of the LPA area's need for such a facility.

2.63 **Indoor bowling facilities:** There are two indoor bowls clubs within the LPA area, one at Minehead with three rinks, and one at Watchet with a single rink.

Non-pitch facilities:

2.64 Multi-use games areas (MUGAs): There is a good level of provision of MUGAs in the LPA area.

2.65 outdoor tennis / netball courts (there are no indoor tennis courts within the LPA area): there is a good supply of outdoor tennis courts within most of the LPA area, the exception being the southern part of the area where ideally an additional tennis court and perhaps a small MUGA would be desirable.

2.66 Outdoor bowling greens / rinks: Existing provision at Minehead, Watchet and Williton is considered to be adequate at present.

Minehead Eye:

2.67 This facility helps to cater for a range of youth leisure facilities within the LPA area's main centre of population.

2.68 Allotments: There is a continuing interest in the provision of more allotments within the LPA area.

Other Community Facilities

Library Service Issues

2.69 There are three libraries within the Local Plan area: at Minehead, Watchet and Williton, the service is proved by Somerset County Council. The County Council will seek financial contributions to enhance existing library service provision to accommodate the additional demands placed upon it by the growing community.

2.70 The level of contributions that will be sought will be based on the International Federation of Library Associations (IFLA) standard of 42sq.m of library floorspace for each 1000 head of population, forecast household size and the cost per square metre of library building.

2.71 Contributions may not be used to fund actual construction works as developer finance that would be forthcoming would unlikely to be sufficient to construct a new branch library in its entirety. They may be used though, for example, to extend mobile library provision; facilitate a local community access point; building capacity through improved electronic lending facilities; or increased stock.

2.72 In the case of Minehead, however, the present library is of an insufficient size to adequately serve the existing population and a new site should be identified through the Local Plan if at all possible, preferably in the centre of the town.

2.73 West Somerset is also served by mobile library services.

Green Infrastructure

2.74 The provision of open spaces for recreation and sport - combined with wildlife habitats and other green spaces and the incorporation in developments of environmental assets such as green roofs and sustainable drainage systems, both within the District and in adjoining authorities, make an important contribution to the quality of life, and helps mitigate the impact

of development on the local community and biodiversity. In addition, as Green Infrastructure (GI) can provide social, economic and environmental benefits to those who live and work in the District it is important for GI to be integrated into developments that are planned for the District over the life of the Local Plan. Green Infrastructure should be linked up to the wider network to connect habitats and improve environmental networks.

2.75 The West Somerset Local Planning Authority area contains many nationally and internationally designated nature conservation sites, including Locally identified Local Wildlife Sites (LWF) add to biodiversity interest in the District. There is a need to ensure the network is protected, and impacts from development managed. The potential impact of individual development sites will be addressed in connection with the Local Plan, taking advice from key stakeholders who are experts in the field.

2.76 There is a varied and comprehensive supply of public open space provided within the Local Plan area, comprising equipped and informal play spaces, sports facilities, greens, parks & gardens and allotments. Many of these spaces are managed by parish and town councils, together with schools, clubs, the District Council and private landowners. The planned provision of new public open spaces and improvements to existing spaces will be negotiated and provided through individual planning consents, however, significant development sites will need to demonstrate from early planning stages a strategic approach to embedding GI benefits in a scheme and how it will connect to the wider environment.

2.77 Pending the drafting of revised development management policies, the Council's approach for the provision of open space, sport and recreation facilities for new development is set out in the recreation policies from the Saved Adopted West Somerset District Local Plan of 2006. The policies are included in this document at Appendix 5.

2.78 As an example, the public open space provision for the Key Strategic Sites allocated in the Local Plan would need to provide a total of 9 hectares of public open space.

3. Phasing of Development

3.1 The Infrastructure Delivery Plan supports the Local Plan strategy by setting out, in so far as is possible, what infrastructure is needed to enable the development of the Local Plan's Key Strategic Sites to take place and how it will be funded. 'Infrastructure' in this context means everything required to support the development including:

- Surface water and flood risk management measures
- green space and play area requirements
- affordable housing provision,
- school places,
- biodiversity measures,
- new roads and
- pedestrian / cycle facilities.

Transport Assessments

3.2 All new development is required to address its own transport implications and those which are likely to have significant transport implications, are required to prepare Transport Assessments (TA), which determine whether the impact of the development on transport is acceptable. A TA is a comprehensive and systematic process that sets out transport issues

relating to a proposed development. It identifies what measures will be taken to deal with the anticipated transport impacts of the scheme and to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport.

3.3 Allocations in the West Somerset Local Plan to 2032 are not to be phased (released in blocks) as this could act to choke off the supply of housing. There are however two longer term development sites allocated under policy LT1 at Porlock Road, Minehead and Cleeve Hill, Watchet.

Known infrastructure improvements

3.4 The only planned infrastructure improvements are those directly associated with the Hinkley Point C new nuclear project, namely the provision of a roundabout at the Washford Cross junction between the A39 and the B3190, and a workers' park and ride facility nearby on the B3190 at Smithyard. Infrastructure to support the delivery of the Local Plan's strategy will be provided for by developers on a site by site basis.

B3191 at Cleeve Hill, Watchet

3.5 The issue of coastal erosion adversely affects the B3191 Watchet to Blue Anchor road at Cleeve Hill on the western outskirts of Watchet. The road has already been re-aligned in the past, and it is understood that continuing erosion of the immediately adjacent cliffs is likely to render the current alignment untenable. The provision of a replacement alignment for the B3191 is an integral part of the Local Plan's proposed long term development site at Cleeve Hill, Watchet proposed by policy LT1.

4. Settlement summaries

Main Centre:

4.1 **Minehead / Alcombe** – This town together with the adjacent settlement of Alcombe is the largest, most self-contained settlement within the LPA area, and is therefore the best placed to accommodate the highest level of growth (see Local Plan policies MD2 and LT1). The town is well served by an appropriate level of healthcare, education facilities and retail services. It is linked to Taunton and Bridgwater by relatively good bus services during the daytime and early evening. The additional infrastructure provision necessary to support the proposed development at the town would be negotiated on a site by site basis through a S106 agreement including affordable housing provision, any essential highway works, public open space, educational and health contributions.

Rural Service Centres:

4.2 **Watchet** - is the larger of the two Rural Service Centres, one of the next tier of settlements that provides access to employment, services and homes. It is also served by buses between Bridgwater, Taunton and Minehead.

4.3 **Williton** – is the smaller of the two Rural Service Centres. Watchet and Williton are closely related settlements, although being quite separate in their identity and character, they lie within walking distance of each other on opposite sides of a ridge which makes them visually separate.

5. Conclusion:

5.1 This Infrastructure Delivery Plan outlines the existing provision of infrastructure within the LPA area and also describes the way in which the infrastructure requirements needed to deliver the Local Plan strategy will be provided.

5.2 The Local Plan and the IDP have been prepared in consultation with service and infrastructure providers, and no major constraints to the delivery of the Local Plan's proposals have been identified.

5.3 The IDP is a working document that will be kept up to date as decisions are made and additional information is established. It is inherent in the evolving mechanisms for securing monies for infrastructure from developers that this IDP will need to be kept under review, as will the potential future need to develop a Community Infrastructure Levy for West Somerset.

5.4 The IDP is not intended to highlight constraints, but to flag issues around capacity that may be addressed in policy development to ensure development is accommodated sustainably.

Infrastructure providers contacted in November 2009 and July 2013.	
(Non responders were also sent reminder letters).	
The Highways Agency	Somerset County Council Property Services
The Environment Agency	Somerset County Council Transport Policy Manager (LTP) subsequently changed to Spatial Planning Manager (FTP).
Somerset Primary Care Trust	Somerset County Council, Minerals & Waste Planning Policy
South West Strategic Health Authority	Minehead Police Station
Devon and Somerset Fire and Rescue Authority	EDF Energy
Avon and Somerset Constabulary	National Grid
Network Rail	South West Water Peninsula House
SUSTRANS	Wessex Water
West Somerset Railway Plc	Wales and West Utilities
First Buses	RWE npower renewables
Webberbus Ltd	British Transco
Mono Consultants Ltd.	Western Power Distribution
British Telecom PLC	Orange Personal Communications
Commpro Telecommunications, Northern Office	Vodafone Ltd
Mobile Operators Association (MOA)	O2 (UK) Ltd
T-Mobile (UK) Ltd	
Additional Infrastructure providers contacted in July 2013.	
Heart of the South West Local Enterprise Partnership.	Homes and Communities Agency
Somerset Supporting People Partnership.	Somerset County Council flood risk manager

APPENDIX 2

**SAMPLE INFRASTRUCTURE DELIVERY PLAN MAILOUT LETTER AND QUESTIONNAIRE
NOVEMBER 2009.**

Name and address

Our Ref: TWC/IDP/1

Direct Lines: Martin Wilsher

01984 635334

Toby Clempson 01984 635284

E-mail: LDF@westsomerset.gov.uk

12th November 2009

Dear

Re: Infrastructure Delivery Plan for the West Somerset Local Development Framework Core Strategy – request for information about infrastructure capacity

I am writing to request information to assist the preparation and implementation of the Local Development Framework Core Strategy for the parts of West Somerset District lying outside the Exmoor National Park (see Core Strategy Extent Map attached).

The preparation of the LDF Core Strategy is a statutory duty for local authorities. West Somerset District's Core Strategy will provide a long-term development strategy for the area, setting out policies and proposals for new development including housing, shopping and employment in the context of its outstanding natural and historic environment.

The latest draft of the Regional Spatial Strategy for the South West requires that a total of 2,500 new dwellings are provided for in the parts of West Somerset outside the Exmoor National Park during the period to 2026, some 125 additional dwellings per year. It is likely that a significant proportion of these additional dwellings will have to be provided at the three largest settlements within the area: Minehead, Williton and Watchet (without prejudice to any decision the District Council may make concerning this matter).

In order to support the adoption of sound LDF Core Strategies, Government Guidance¹ requires that local authorities prepare an Infrastructure Delivery Plan (IDP) in order to demonstrate the deliverability of the Strategy's proposals within the appropriate timescale. The IDP must set out the infrastructure requirements necessary to deliver and service the development required within the District, and must also state who will provide it and when. The Core Strategy is likely to be found unsound at Examination unless it contains a credible Infrastructure Delivery Plan supporting the delivery of the proposed strategy.

I am therefore requesting information from you as one of a range of important infrastructure providers working in a variety of areas including:

- energy supply
- water supply
- waste water treatment
- solid waste management
- telecommunications

- transport
- flood defences
- schools and other educational facilities
- medical facilities
- sporting and recreational facilities and
- open spaces
- fire and rescue
- police

This letter is intended as an initial contact with you in your role as an infrastructure provider. It is hoped this will start an ongoing dialogue of mutual benefit serving to better coordinate the needs of development with infrastructure in West Somerset.

Planning legislation provides for the development of planning policies to seek financial contributions to meet the infrastructure requirements arising from new development. This is currently achieved by means of Section 106 legal agreements linked to individual planning applications. The Planning Act 2008 has introduced the concept of an optional 'Community Infrastructure Levy' which would enable standard charges to be imposed upon various types of new development. The proceeds from this Levy would be spent on local and sub-regional infrastructure to support the development of the area. Whilst this Council has yet to make a decision on whether it would wish to introduce such a Levy, the information requested in this letter could be used to inform its development. In any event it will assist in the negotiation of Section 106 Agreements.

I would be grateful if you could complete the enclosed form and information requested by Monday 21st December, 2009, ideally in electronic form to the following e-mail address:

LDF@westsomerset.gov.uk

Or by post to:

The Local Development Framework Team,
West Somerset Council,
West Somerset House,
Killick Way,
Williton,
Somerset.
TA4 4QA.

Should it not be possible to answer all of the questions on the response form it would be helpful to have what information you are able to provide at this stage.

If you feel you are not the most appropriate contact within your organisation, I would be most grateful if you could pass this letter on to the right person. In the meantime, should you require further information, please do not hesitate to contact me.

Yours Sincerely,

Toby Clempson

Principal Planning Officer, Local Development Framework.

WEST SOMERSET LOCAL DEVELOPMENT FRAMEWORK : INFRASTRUCTURE PLANNING : REQUEST FOR INFORMATION QUESTIONNAIRE

Please complete this form and return it to the Council by Monday 21st December 2009. Your responses will be used to help inform the production of an Infrastructure Delivery Plan for the part of West Somerset District lying outside the Exmoor National Park.

If you need to attach additional sheets please do so clearly stating which question the information relates to. If you wish to submit the information in an alternative format please ensure that you attach a copy of this questionnaire with your contact details completed.

If you require further information to allow you to make a full response please contact the Local Development Framework Team on 01984 635284, or 01984 635334 or e-mail LDF@westsomerset.gov.uk

Contact Details:

Your contact Details:			
Title:	MR	Name:	
Organisation:			
Address:			
Postcode:			
Email address:			
Telephone:			

If you have appointed someone to act on your behalf please enter their details here:

Agent contact Details:			
Title:		Name:	
Organisation:			
Address:			
Postcode:			
Email address:			
Telephone:			

Please respond to the following questions:

1. What strategy or programme document(s) does your organisation produce and use to set out its objectives and priorities for service/ infrastructure delivery and what time period does it cover?
2. Please could you provide us with either a paper or electronic copy of the document? (or relevant section of the document)

3. What is your current infrastructure capacity situation within West Somerset District?
(Please tick the appropriate box and answer any relevant supplementary questions)

☐ Capacity currently exists for at least an additional 2500 dwellings within the area shown on the Core Strategy extent plan during the period 2006 to 2026 (including other development needed to support the provision of this level of housing – eg: shops, schools etc.)

- 3a. Would your existing infrastructure also be able to provide for 5 Hectares of new industrial development within the part of West Somerset shown on the Core Strategy extent plan?

☐ There is sufficient existing capacity within your infrastructure to provide for part, but not all, of an additional 2500 dwellings within the area shown on the Core Strategy extent plan during the period 2006 to 2026

- 3b. In this case, how many additional dwellings could be provided for in the part of West Somerset shown on the Core Strategy extent plan with your existing infrastructure?

☐ There is insufficient existing capacity within your infrastructure to provide for any additional dwellings within the area shown on the Core Strategy extent plan without further investment in your infrastructure

- 3.c What additional infrastructure would be required to provide for an additional 2500 dwellings over the period to 2026?

- 3d. Where would this have to be provided?

/Cont.

- 3e. Assuming the 2500 dwellings were provided at an average 125 per year, when would the additional infrastructure have to be provided?

3f. Please give an indication of the approximate scale of cost involved. It is understood that such costs may not be easily identified, in that case any degree of guidance which can be given would be helpful.

3g. Would the distribution of the additional development affect how much additional infrastructure was needed? – if yes, please indicate which settlements / locations would be most at risk.

4. Do you currently have plans to invest in new or upgrade existing infrastructure during the period to 2026?

If yes:

4a. What facilities / infrastructure are you intending to provide?

4b. When will implementation take place?

4c. Where will it be located?

Area	Please Tick appropriate box	Location
Within West Somerset generally.	<input type="checkbox"/>	
Specific Locations within the District (please give details)	<input type="checkbox"/>	

/Cont.

4d. How much will each project cost (approximately)?

4e. How would it be funded e.g. by your organisation, grants, developer contributions?

4f. Which agencies / organisations would need to be involved in its delivery?

5. Has your organisation made any preparations/plans in relation to protecting key infrastructure you manage from risk of flooding? (if yes, please give brief details).

6. Are there any critical infrastructure thresholds affecting the services you provide within the Core Strategy area which would be breached by the level of development proposed? (if so please give brief details)

7. Do you have any comments to make about plans for the provision of your services post 2026?

8. Please provide any relevant additional comments

Please return this form, with any supporting documentation, via one of the addresses below:

email: LDF@westsomerset.gov.uk

fax: 01984 633022

post: Local Development Framework Team
West Somerset Council, West Somerset House,
Killick Way, Williton, Somerset. TA4 QA

APPENDIX 3

Somerset County Council has indicated that it can provide traffic data collected by Automatic Traffic Counters at a number of sites in West Somerset listed here and shown on the map below:

Road	Data from:	Location
A39	2007	Culbone Stables
A39	2007	East of Headon Cross
A39	2007	Ellicombe
A39	2007	Dragons Cross
A39	2007	Mamsey Bridge
A39	2007	Holford
A39	2007	Periton Road Minehead
A39	2007	Carhampton
A39	2010	Fore Street Williton
A358	2007	Bicknoller
A396	2007	South of Dulverton
A396	2007	Avill Farm
A396	2007	North of Dunster
B3190	2007	Raleghs Cross
B3190	2007	North of 5 Bells
B3190	2011	Sticklepath
B3223	2007	Red Deer Farm
B3223	2011	North of Dulverton
B3323	2007	North of Simonsbath
B3224	2007	West of Handy Cross
B3324	2007	Goosemoor
B3324	2007	West of Wheddon Cross
B3358	2007	West of Simonsbath
B3188	2011	Woodford
CI3	2011	Seaward Way

In assessing the capacity of the local network particular attention should be paid to junctions where peak period delays are liable to occur and it is likely that it will be necessary to collect further data at any such junctions.

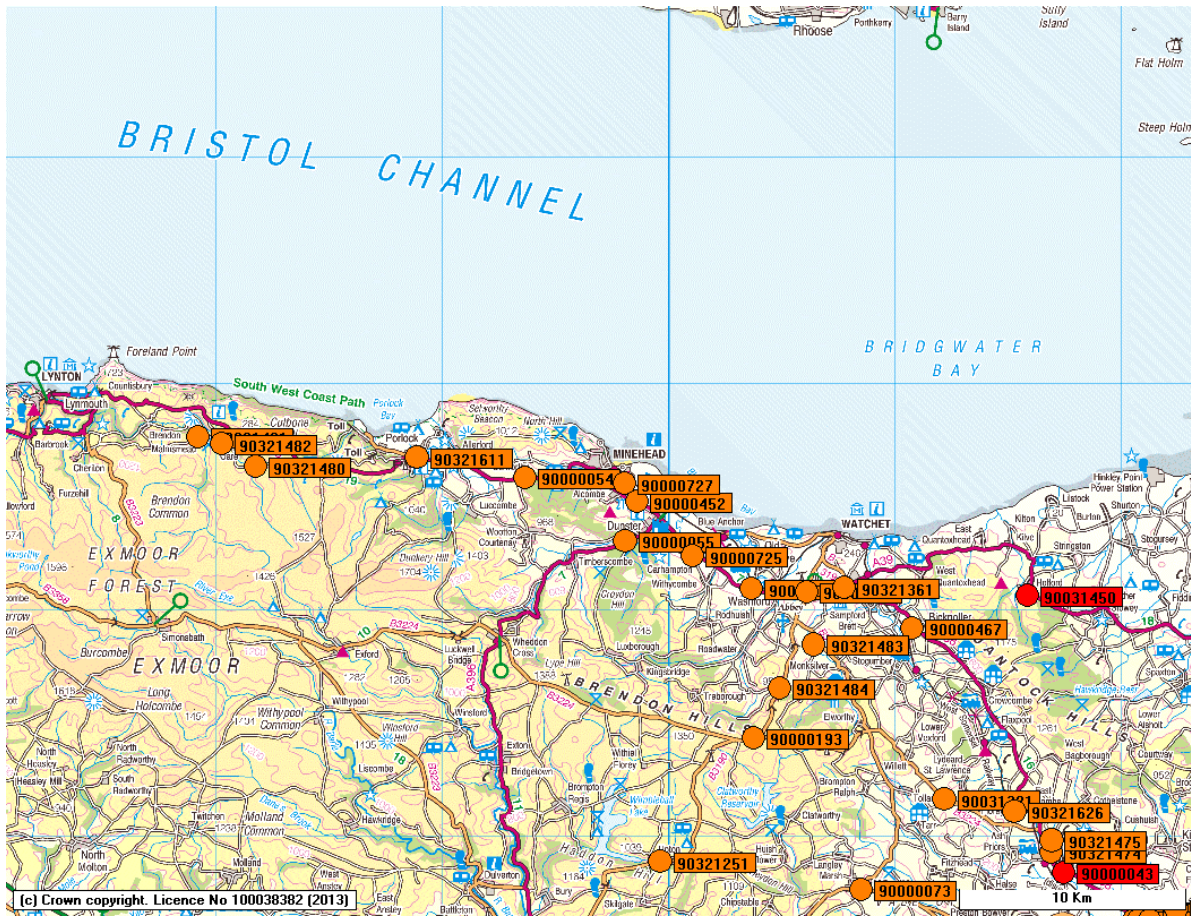


Fig. 1. Map showing Somerset County Council traffic count locations.

West Somerset Local Plan - Education and Library services submission from Somerset County Council, 2014.

Educational Issues in West Somerset:

The Somerset Children's Trust was set up in 2005 under the provisions of the Children Act 2004. Its purpose is to bring together all services for children and young people in Somerset.

The Somerset Children's Trust is a local area partnership which is a statutory body, led by Somerset County Council, which brings together the key agencies responsible for commissioning and delivering services to children, young people and their families in Somerset. Some of these agencies have a statutory duty to co-operate.

The Somerset Children's Trust members share a common vision, which is that: "Somerset will be a place where our children and young people:

- Are safe, healthy and cared for
- Are treated fairly and equally
- Achieve their full potential both in and out of school
- Build self esteem and aim high
- Have better employment opportunities
- Benefit from family wellbeing and local prosperity
- Have integrated support to meet their needs and experience seamless transitions between services"

The 'Somerset Children and Young People's Plan' (SCYYP) sets out the priorities of the Somerset Children's Trust. The three key aims in the SCYYP are:

- Raise Achievement & Aspirations
- Keep Children Safe & Healthy
- Tackle Inequalities & Narrow the Gaps

Key priorities in the Plan that would be relevant to the development of the District Council's Local Plan include ensuring children and young people are ready for school and have access to high quality early years, primary and secondary education.

Rural schools

The education service is currently very accessible with schools in most villages. However, it will be increasingly difficult for some rural primary schools to remain viable as pupil numbers continue to fall County-wide. The long-term fall in the birth rate, the absence of affordable housing in the villages and declining rural employment opportunities may all have a significant impact on school populations. Rural schools are able to provide a focus within communities where facilities and services may otherwise be relatively difficult to access.

The continued concentration of new family housing developments in towns will do nothing to slow the decline in rural school populations and, in some cases, could accelerate that decline as young people move away from the villages to satisfy their housing and employment needs.

Somerset County Council has developed a Small Schools Policy to enable the strategic management of schools with fewer than 50 pupils on roll (currently and forecast), and to assist those schools in seeking practical ways through Federation to lessen the impact of falling numbers.

Urban schools

The Net Capacities (NC); and present and forecast pupil rolls (NOR) for each of the more urban schools in West Somerset are set out below:

	NC	NOR 2013	2016	2018
West Somerset Community College	1509	1192	1066	1022
Minehead Middle School	648	540	502	522
Minehead First	318	274	<u>300</u>	<u>321</u>
Minehead St Michael's First	150	<u>140</u>	<u>150</u>	<u>153</u>
Dunster First	150	134	139	<u>140</u>
Williton St Peter's First	120	<u>125</u>	<u>137</u>	<u>150</u>
Old Cleeve First	90	<u>125</u>	<u>135</u>	<u>133</u>
Williton Danesfield Middle	492	315	355	400
Watchet Knights Templar First	214	171	184	177

(Figures underlined close to or over capacity)

Many of the urban schools are therefore at or over capacity either now or in the long term, without taking into account anticipated development. The First Schools are under particular pressure.

The majority of the new dwellings in the District proposed within the Draft Local Plan are likely to be located in the above relatively urban locations (2341 out of a total of 2900). The total number of school places that will be required to meet the demand generated by this number of all new dwellings is set out below:

First Schools (Ages 5-9): 30 pupils per 210 dwellings: $2900/210 \times 30 = 414$ pupils
 Middle Schools (Ages 9-13): 30 pupils per 262 dwellings: $2900/262 \times 30 = 322$ pupils
 College (Ages 13-18): 30 students per 262 dwellings: 322 students

The combined capacity of the First Schools above is 1042 with the rolls in 2018 expected to total 1066, meaning a forecast shortfall of 24 spaces. This would be further compounded by the 334 places being required to meet the needs of new development of 2341 dwellings expected in or near these settlements.

The combined capacity of the above Middle Schools is 1140, with rolls in 2018 expected to total 922, so whilst 218 places may be available, this would still not be adequate to take 322 additional pupils arising from all new dwellings.

The College is expected to have some spare capacity, but this is likely to be eroded through extra demand generated by new development. Furthermore, the Government has introduced measures to ensure that all young people participate in education and training until at least the age of 19 through its '14-19 Machinery of Government'. This has entailed much of the responsibility for the delivery of further education to be transferred from the Learning and Skills Council to the County Council. It also means the introduction of a 'National Entitlement' since 2013. Further education may be vocational, part- or full-time, and may be partially provided 'off-site', but the numbers of young people that West Somerset College catered for could grow accordingly.

Developer contributions will therefore be sought by the County Council to meet the shortfall in places created by new development where necessary at a range of educational tiers in the relatively urban parts of the District. The notional cost per place is set out below.

Primary tier - £12,257 per place

Secondary tier - £18,469 per place

Early Years

The Childcare Act 2006 states that Somerset County Council (SCC) must, as far as reasonably practicable, ensure that there are sufficient childcare places available to enable parents to work or access training that will allow them to gain work. The Local Authority must also ensure that there are sufficient early education places for all eligible children within their area (Childcare Act 2006, Education Act 2011).

Somerset County Council's Early Years Commissioning Team provides details for the current level of provision within the county for pre-school provision and makes an assessment of future need based on growth projections. The West Somerset Local Plan to 2032 (pg. 10, section 4.4, bullet 3.5) notes that around 2,900 new dwellings are required between 2012 and 2032. This is an average of 145 new dwellings per year.

Approximately 240 children aged 0-2 and 160 children aged 3-4 are expected to arise from these new dwellings by 2032.

All children aged 3-4 are entitled to 15 hours per week of funded childcare from the start of term following their third birthday until they start school. Take-up of this entitlement is very high (>96%). From September 2014, the 40% most financially disadvantaged 2-year olds also became entitled to 15 hours per week of early education. Currently, there are approximately 115 eligible two-year olds in West Somerset though this number is expected to rise, particularly in the urban areas.

In West Somerset, there are around 1,450 pre-school children. Overall, there are sufficient childcare places for children aged 0-5, but these are focused in the Minehead/Alcombe area with many areas (including Watchet and Williton facing shortages in childcare places.

Town	Childcare Supply (0-5)	Childcare Demand (0-5)	Increase in demand	Projected Shortfall
Minehead	183	149	42	-8
Watchet	50	60	17	-27
Williton	38	43	23	-28

Minehead currently has an excess of childcare places. Currently, no additional pre-school provision is required, though an additional provision may be required to accommodate children arising from new housing. Currently, an additional provision would not be required though there may be a need if one of the existing provisions should close.

Watchet currently has insufficient childcare places and some families leave the area to access childcare elsewhere. A new pre-school childcare provision will be required to accommodate children arising from the anticipated new housing, though the ideal timescale for creation of a new provision is unclear, depending on when the majority of the new houses are built.

Williton currently has marginally insufficient childcare places and will also require an additional childcare provision to accommodate children arising from new housing by 2032. Again, the timescales are unclear.

There is no maximum size for a pre-school. The minimum size should be considered in terms of sustainability. For West Somerset, we would recommend 24 places for a new pre-school. The maximum number of children that a nursery can accommodate is determined by the floor space available. The floor space requirement by age of the child is set out in the Early Years Foundation Stage (EYFS) Statutory Framework. Premises should be DDA compliant. It is recommended that new provisions should be sited either within or as near as possible to new housing developments to serve working parents arising from these dwellings. Co-location with new schools would be the preferred option.

Delivery of childcare services built on new school sites is initially offered to the successful Academy trust. Otherwise, an open tender process is conducted for the management of the new provision. SCC is the provider of last resort.

Ideally, childcare should be located within short walking distance of the child's home. West Somerset is a very rural area so this is only practical in the more urban areas. Co-location with any new primary school sites is the favoured approach to establishing new childcare as it is more convenient and sustainable for working parents with older children at the school (single drop-off). It also eases the transition between pre-school and school, improving outcomes for children by better integration of delivery of the Early Years Foundation Stage (EYFS) for pre-school children and the Reception year.

The majority of childcare provision in Somerset is within the private and voluntary sectors. Consequently, SCC has little influence on whether providers remain open or closed, but still retains the statutory duty to ensure that sufficient places are available.

Developer contributions should therefore be sought where necessary to mitigate any shortfall in childcare places that would arise as a result of new development. Using the same statistical analysis from which school pupil forecasts are derived, the Local Authority anticipates that each 100 new dwellings are likely to result in about six

children aged three-four requiring statutory childcare and one child aged two. On the assumption that each child would attend either a morning or an afternoon session, each 100 new dwellings would generate the need for three-and-a-half full-time childcare places to be provided. The Basic Need Cost Multiplier can be used as guidance as to the cost of providing each place and is currently £12,257.

Library Service Issues

The County Council will seek financial contributions where appropriate to enhance existing library service provision to accommodate the additional demands placed upon it by the growing community.

The level of contributions that will be sought will be based on the International Federation of Library Associations (IFLA) standard of 42sq.m of library floorspace for each 1000 head of population, forecast household size and the cost per square metre of library building.

Contributions may not be used to fund actual construction works as developer finance that would be forthcoming would unlikely to be sufficient to construct a new branch library in its entirety. They may be used though, for example to facilitate a local community access point; building capacity through improved electronic lending facilities; or increased stock.

In the case of Minehead, however, the present library is of an insufficient size to adequately serve the existing population and a new site may need to be identified through the Local Plan if at all possible, preferably in the centre of the town.

December 2014

**Corporate Planning Officer
Somerset County Council.**

SAVED 2006 WEST SOMERSET DISTRICT LOCAL PLAN OPEN SPACE, SPORT AND RECREATION POLICIES.

The following open space and recreation policies are from the saved, adopted 2006 West Somerset District Local Plan. They are included here for reference in relation to the provision of open space, sport and recreation facilities, setting out as they do, the approach currently used by the Council in these matters pending the drafting of revised Development Management policies.

POLICY R/1: Formal Sports Facilities

The Local Planning Authority will permit the development of existing and new formal sports facilities provided they:-

- (i) are of a size and scale appropriate to its setting
- (ii) do not significantly affect the amenity of neighbouring properties;
- (iii) are well located in relation to the highway and offer safe and convenient access by bus, cycle or on foot;
- (iv) allow for suitable access and parking facilities.

POLICY R/3: Outdoor Play-Space

Development of areas of outdoor playing space as shown on the Proposal Map will only be permitted for recreation or sports facilities associated with the playing space, provided that an equivalent and equally convenient area is laid out and made available by the applicant for the same open space purpose.

POLICY R/4: Playing Pitch Improvements

The development of a playing pitch or extensions or improvements to existing facilities will be permitted where:

- (i) The development is located within or adjacent to an existing settlement;
- (ii) A degree of use of the provision by the wider community is secured; and,
- (iii) It would not be visually intrusive.

When the development is located outside development limits only small scale buildings and hard-surfaced areas ancillary to the primary open recreational use of the land will be permitted.

POLICY R/5: Public Open Space and Large Developments

Public open space will be sought in residential developments for 25 dwellings or more in the ratio of one hectare per 173 dwellings or part thereof.

Having regard to the type of dwellings, the location and size of scheme, extent of existing provision in the locality, this open space can include the following elements:

- (i) Amenity and informal areas - to include well lit space with seating and surfacing to meet the particular needs of the elderly and disabled;
- (ii) Children's play space - fenced, with play equipment suitable for pre and early school children and safe surfacing. Play areas should be separated from other facilities for older children and away from situations where they may be subject to potential abuse and vandalism;
- (iii) Sports playing field - to include playing fields for organised sports where the scale of development is sufficiently large to justify provision.

Open space must be well related and easily accessible to the dwellings, served by good quality pedestrian and cycle routes, and provide clear access to service and emergency vehicles.

Where it is necessary conditions and/or agreements attached to planning permissions will set out measures to ensure an adequate provision.

Agreements may include contributions towards the provision of or improvement to open space elsewhere when this would be in the public interest.

POLICY R/6: Public Open Space and Small Developments

Having regard to the types of dwelling, the location and size of the scheme, extent of existing provision in the locality, open space will be sought to the amount of, pro rata, 1 hectare per 173 dwellings or part thereof for residential development for less than 25 dwellings. Open space can include the following elements:-

- (i) Amenity and informal areas - to include well lit space with seating and servicing to meet the particular needs of the elderly and disabled.
- (ii) Children's play space - fenced, with play equipment suitable for pre and early school children and safe surfacing. Play areas should be separated from other facilities for older children and away from situations where they may be subject to potential abuse and vandalism.

Open space must be well related and easily accessible to the dwellings, served by good quality pedestrian and cycle routes, and provide clear access to service and emergency vehicles.

Where it is necessary conditions and/or agreements attached to planning permissions will set out measures to ensure an adequate provision.

Agreements may include contributions towards the provision of or improvement to facilities elsewhere when it is impossible to make provision on site.

POLICY R/7: Amenity Open Space

Development of land identified on the Settlement Inset Maps as important Amenity Open Space will only be permitted where:

- (i) Development within such areas would provide facilities which would enhance informal recreation provision of the site; or
- (ii) Development of the site would provide a positive social or economic development which would outweigh the loss of the Open Space; or

- (iii) Development would provide a suitable equivalent and equally convenient area laid out and made available by the applicant for the same Open Space purpose and in all cases.
- (iv) Development would not detract from landscape/town or village scape, nature conservation or wildlife amenity.

POLICY R/8: Allotments

Proposals which would result in the partial or complete loss of allotments will only be permitted if suitable alternative allotment provision of equal or greater community benefit is to be provided and made available prior to the commencement of development.

POLICY R/9: Water Sports

Development of mooring and launching facilities in coastal or inland water locations will be permitted where the proposal, including ancillary facilities and access arrangements, does not have an adverse effect on landscape, wildlife or nature conservation interests and on flooding, water quality and navigational regimes.

POLICY R/10: Equestrian Establishments

Development proposals for horse riding establishments and private stables will be permitted where:

- (i) For riding establishments they are compatible with Policies relating to landscape conservation and will not adversely affect nature conservation interests,
- (ii) Activities will not adversely affect highway safety and facilities will be well sited in relation to the bridleway network,
- (iii) The reuse of existing buildings, where appropriate, have been assessed in preference to new building,
- (iv) There will be adequate land within the curtilage of the site for stabling, grazing and exercising of horses,
- (v) The siting, scale, design and materials of any new buildings will have regard to their rural setting and will not result in a unacceptable proliferation of buildings in one locality,
- (vi) The provision of adequate land for the safe storage and disposal of animal waste exists.

POLICY R/11: Golf Courses and Driving Ranges

Development proposals for golf courses and driving ranges will be permitted provided that:

- (i) The development will not harm the landscape and character of Exmoor National Park, The Quantock Hills AONB or wider countryside;
- (ii) Traffic generated by users will not have an unacceptable impact on the local environment nor be detrimental to highway safety;
- (iii) The development is accessible by a choice of means of transport;

- (iv) Existing buildings will be incorporated into the design of the proposal, and new buildings will be built of a scale and design compatible to their rural setting;
- (v) Any built development will be restricted to facilities that are essential or ancillary to the golf course;
- (vi) The development will not have an adverse effect on wildlife or nature conservation interests;
- (vii) The development will not involve the loss of best and most versatile agricultural land subject to the provisions of Policy A/2;
- (viii) The proposals will not interfere with public rights of way.

** A legal agreement will be sought to ensure that the first 9 holes are constructed and in use prior to the occupation of the clubhouse.*

POLICY R/12: Informal Recreation Facilities

Development proposals which would facilitate and enhance informal recreational activities and access related to the enjoyment and interpretation of the countryside will be permitted where they would:-

- (i) Be integrated with the Public Rights of Way system or public transport network;
- (ii) Not adversely affect the character of the area; and
- (iii) Not be likely to have an adverse effect on other land uses in the vicinity.

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Report Number: WSC 9/15
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Report to a Meeting of: Local Development Panel

To be Held on: 6th January 2015

Date Entered on Executive Forward Plan N/a
Or Agreement for Urgency Granted:

DRAFT WEST SOMERSET LOCAL PLAN TO 2032, DUTY TO CO-OPERATE STATEMENT.

1. PURPOSE OF REPORT

- 1.1 To approve the Duty to Co-operate Statement in respect of the Draft West Somerset Local Plan to 2032, attached at Appendix 1, in fulfilment of Section 33A of the Planning & Compulsory Purchase Act 2004, as inserted by section 110 of the Localism Act. This provision places a duty on local authorities and relevant statutory bodies to co-operate on strategic planning issues in the preparation of certain statutory planning policy documents including Local Plans. The Duty to Co-operate Statement describes how this has been done.

2. CONTRIBUTION TO CORPORATE PRIORITIES

- 2.1 Whilst the Local Plan Duty to co-operate statement does not itself directly contribute towards the Council's Corporate Priorities, its preparation is a legal requirement for the preparation of the Council's Local Plan, a statutory duty for local planning authorities.

3. RECOMMENDATIONS

- 3.1 To approve the Draft West Somerset Local Plan to 2032 Duty to Co-operate Statement attached at Appendix 1, as part of the Publication / Submission documentation for the West Somerset Local Plan to 2032.

4. RISK ASSESSMENT (IF APPLICABLE)

Risk Matrix

Description	Likelihood	Impact	Overall
The Council fails to comply with the requirement to fulfil the duty to co-operate during the preparation of the Local Plan, resulting in an unsound finding from the Inspector on Examination.	Possible (3)	Major (4)	Medium (12)

<i>Preparation and publishing of a duty to co-operate statement as an essential part of the Local Plan's supporting documentation.</i>	Low (2)	Major (4)	Medium (8)
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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 and after the mitigation measures have been actioned.

5. BACKGROUND INFORMATION

- 5.1 The Duty to Co-operate was introduced in the Localism Act 2011 in order to meet the need for cross-boundary planning of strategic matters affecting more than one local planning authority area through the preparation of Local Plans following the removal of the Regional Strategies from the planning system.
- 5.2 The National Planning Policy Framework (para 181) states that 'local planning authorities will be expected to demonstrate evidence of having successfully co-operated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination.'
- 5.3 The statement of compliance with the duty to co-operate is published and then submitted along with the Draft Local Plan, it describes how the Council has fulfilled the duty by co-operating appropriately with the relevant organisations as part of the plan preparation process.
- 5.4 Failure to demonstrate that the duty has been properly applied during the preparation of a Local Plan is likely to render the document unsound.

6. FINANCIAL/RESOURCE IMPLICATIONS

- 6.1 The demonstration of fulfilment of the duty to co-operate in a Duty to Co-operate Statement is an essential part of progressing the Local Plan to adoption, there are no immediate financial or resource implications of the statement's preparation.

7. COMMENTS ON BEHALF OF SECTION 151 OFFICER

- 7.1 The preparation of the Duty to Co-operate Statement is of critical importance in successfully progressing the Local Plan towards adoption. It is necessary in order to support the likelihood of the Local Plan being found sound on examination, and thereby enabling the Council to fulfil its statutory duty to prepare a local plan.

8. EQUALITY & DIVERSITY IMPLICATIONS

- 8.1 **Members need to demonstrate that they have consciously thought about the three aims of the Public Sector Equality Duty as part of the decision making process.** The three aims the authority **must** have due regard for are:
- 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

9. CRIME AND DISORDER IMPLICATIONS

9.1 None.

10. CONSULTATION IMPLICATIONS

10.1 The Duty to Co-operate Statement is a description of the Council's ongoing dialogue with the statutory duty to co-operate partners during the preparation of the Local Plan. There are no additional consultation implications of its preparation.

11. ASSET MANAGEMENT IMPLICATIONS

11.1 None.

12. ENVIRONMENTAL IMPACT IMPLICATIONS

12.1 None.

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.

14. LEGAL IMPLICATIONS

14.1 Failure to demonstrate how the Council has satisfied the duty to co-operate during the preparation of the Local Plan is likely to result in it being found unsound at examination.

APPENDIX 1



WEST SOMERSET LOCAL PLAN TO 2032 DUTY TO CO-OPERATE STATEMENT

December 2014



West Somerset Local Plan to 2032

Duty to Co-operate Statement

December 2014

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Appendix 1 Letter and response form sent to ‘Duty to Co-operate partners’.

West Somerset Council Draft Duty to Co-operate Statement December 2014

Background

1. STATUTORY REQUIREMENTS & REGULATIONS

Section 33A of the Planning & Compulsory Purchase Act 2004, as inserted by section 110 of the Localism Act, places a duty on local authorities and relevant statutory bodies to co-operate on strategic planning issues. This Duty requires ongoing, constructive and active engagement on the preparation of development plan documents.

This requires West Somerset Council to co-operate with other local planning authorities and bodies prescribed in regulation 4(1) of the Town and Country Planning (Local Planning) (England) Regulations 2012 to maximise the effectiveness of development plan preparation, so far as it relates to a strategic matter. A strategic matter is defined as “sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas” (section 33A (4) (a)).

2. NPPF GUIDANCE – SETTING OUT THE DUTY TO CO-OPERATE

The National Planning Policy Framework (NPPF) (paragraph 156) provides guidance on the strategic matters which may relate to the duty to co-operate provided that they satisfy the above S33A (4) (a) definition in the local context, these include:

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape

The Council and relevant statutory agencies are required to engage constructively, actively and on an ongoing basis on strategic planning matters. The engagement required includes ‘considering whether to consult on and prepare, and enter into and publish, agreements on joint approaches’ to development plan preparation and the accompanying evidence base so far as it relates to a strategic matter (Section 33a sub section 6a).

The NPPF clarifies this further stating that:

‘Co-operation should be a continuous process of engagement from initial thinking through to implementation, resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected levels of development.’ (Paragraph 181).

The Duty to Co-operate Bodies:

The 2012 Local Planning Regulations identify the following public bodies with which the Council must co-operate under these provisions:

- Environment Agency
- English Heritage
- Office of the Rail Regulator
- Highways Agency
- Natural England
- Integrated Transport Authorities
- Civil Aviation Authority
- Highways Authorities
- Homes and Communities Agency
- Marine Management Organisation
- NHS Clinical Commissioning Groups

West Somerset Council must also engage closely with the Heart of South West Local Enterprise Partnership (HoSW LEP), in terms of strategic matters in emerging development plans and especially where key development proposals are reliant on public infrastructure funding to assist deliverability (Planning and Compulsory Purchase Act 2004 S.33A (9) and Town and Country Planning Regulations 2012 4(2)).

The Council is also required to co-operate with Local Nature Partnerships and have regard to their activities in relation to Local Plan preparation. Local Nature Partnerships involve a broad range of organisations who aim to deliver improvements to the local natural environment. The Duty to Co-operate requires local authorities to work collaboratively to deliver a strategic approach to encouraging biodiversity.

Consultation with Duty to Co-operate bodies

The NPPF (para 181) states that ‘local planning authorities will be expected to demonstrate evidence of having successfully co-operated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination.’

This Statement of Compliance with the ‘Duty to Co-operate’ will be submitted alongside the West Somerset Local Plan to 2032, it describes how the Council has co-operated with relevant organisations as part of the plan preparation process (see summary included below at Table 1).

3. LOCAL CONTEXT

West Somerset Local Plan area Context

The West Somerset Local Plan area consists of those parts of the District which lie outside the Exmoor National Park. The area lies mainly between the southern shore of the Bristol Channel and the sparsely populated uplands of Exmoor to the south and west, the Quantock Hills to the east and Brendon Hills to the south east. The Local Plan area, despite being predominantly rural, contains about two thirds of the District’s population, but only a third of its land area (the remainder of the District being within the National Park LPA area).

Transport links to the neighbouring Districts are limited and relatively inconvenient, helping to contribute towards the high level of self-containment within the area. West Somerset has come to be regarded as distinctly more remote from the main M5 and A303 transport corridors with their relatively high concentrations of population and economic activity, than the other Districts in Somerset.

The A39 runs from the M5 at Bridgwater, through the coastal strip to Minehead and the small coastal towns beyond. The A358 links the M5 at Taunton with the A39 at Williton, and the A396 links the Dunster / Minehead area with Tiverton to the south. In strategic terms then, Minehead is situated in a relatively remote coastal cul-de-sac.

Minehead, despite being relatively small in terms of population, is the main service centre for a large part of the Exmoor National Park LPA area. However, some of the villages in the eastern and southern fringes of the West Somerset LPA area tend to look away from Minehead, towards Bridgwater, Taunton or Tiverton for their main services and employment.

The housing markets of the northern parts of the South Western Peninsula, including parts of North Cornwall, North Devon and West Somerset, share many characteristics. For this reason a Strategic Housing Market Assessment was prepared for the area as a whole in partnership with the other Local Planning Authorities. West Somerset LPA area is also part of the Taunton and South Somerset Housing Market Area, and so was also included in that SHMA as well.

There is a relatively low waged economy within the Local Plan area, relying heavily on tourism and social care. This gives rise to an outflow of young to middle-aged adults seeking employment elsewhere either commuting or by moving to take up work.

Hinkley Point C new nuclear power station is located within the north eastern part of the LPA area, this is a major National Strategic Infrastructure Project which has strategic, cross-boundary implications which have required active co-operation from the local authorities involved to co-ordinate a joint approach to management of the attendant issues.

Neighbouring Local Planning Authorities (See Map 1 below):

- The Exmoor National Park Authority is the neighbouring Local Planning Authority to the west and south west.
- North Devon District Council has a small length of common boundary with the detached southern part of the Local Plan area, including Brushford and part of Dulverton Parish.
- Mid Devon District Council also borders parts of the southern edge of the LPA area.
- Taunton Deane Borough Council lies to the south east, and
- Sedgemoor District Council to the north east.

Somerset County Council is the Minerals and Waste Local Planning Authority for the area. There are no major centres of population close to the Local Plan area within any of these neighbouring Local Planning Authority areas, and no strategic transport routes pass through the West Somerset LPA area. West Somerset LPA's three main settlements are all located in the relatively remote western part of the District's coastline.

West Somerset Local Plan preparation

West Somerset Council adopted its previous Local Plan (the West Somerset District Local Plan) in April 2006, and many of the policies in that plan have been saved by the Secretary of State. Since that time the Council has been preparing a Core Strategy / Local Plan under the 2004 Planning and Compulsory Purchase Act and subsequently the Localism Act 2011. This process of policy development and review has involved a significant degree of historic co-operation with the neighbouring LPAs.

Map 1: West Somerset Local Planning Authority Area in relation to its neighbouring LPA areas.



4. WHAT ARE THE STRATEGIC CROSS-BOUNDARY PLANNING POLICY ISSUES?

Having identified the key issues for the plan to address through use of the evidence base and a process of community and stakeholder engagement, the Council developed strategic objectives and justified policies for the LPA area. As this process has developed, the evidence and policy development work have informed the identification of the cross-boundary strategic issues relevant to the Duty to Co-operate's requirements.

The limited range of choice of strategy options within West Somerset's LPA area arises to a large extent from its geography, with thinly populated upland areas surrounding its main settlements and giving rise to a challenging transport and communications context as described above. The main centres of population within the LPA area, lying as they do at some distance from the M5 corridor, are of limited attractiveness to larger employers requiring easy access from the motorway / trunk road network for operation purposes. This issue has given rise to a relative lack of pressure for development within West Somerset, and in particular for large scale development. These factors have resulted in there being few strategic, cross-boundary issues requiring active co-operative action under the duty to co-operate requirements within the emerging Local Plan.

5. IDENTIFICATION OF THE DUTY TO CO-OPERATE ISSUES

An initial exercise to identify strategic cross boundary issues resulted in the following being identified:

- Hinkley Point C impacts – a major national infrastructure project being planned for implementation within the north-eastern boundary of the LPA area,
- Biodiversity networks – by their nature, not constrained by administrative boundaries,
- Minehead as a sustainable service centre for Exmoor National Park communities – this is chiefly addressed through maintaining or enhancing Minehead's commercial and service functions, wholly within the control of West Somerset Council as LPA
- Flood risk and coastal management – whilst these are cross boundary issues, they have largely been addressed through the Joint commissioning of the Strategic Flood Risk Assessment and are in the hands of the Environment Agency and Defra,

These matters were the subject of a letter sent to all the duty to co-operate bodies in January 2013 (attached at Appendix 1), in which it was suggested that of these four issues, Hinkley Point C and flood risk / coastal management were the only two which might warrant active cross boundary co-operation.

Housing provision was not included in the list of issues at the time, it then being considered that the issue was being appropriately addressed from a Duty to Co-operate point of view through the joint production of strategic housing market assessments.

Since then, partly through discussions with neighbouring LPAs, it has become clear that in addition to planning and liaison over the Hinkley Point new nuclear proposal, the issue of housing evidence / provision is the other main duty to co-operate issue relevant to the area.

The housing issue has arisen because of two different factors:

- A. In the case of the West Somerset Local Plan to 2032 it has not been possible for Officers to set out a strategy which will see the entire objectively assessed affordable housing need being met. This is because the need identified by the Strategic Housing Market Assessment includes 60% of total housing requirement being provided as affordable housing. Given that viability considerations in the area provide a maximum affordable housing component of 35% on the strategic development allocations, it is quite impossible to deliver 60% of the whole housing need as affordable housing.
- B. Secondly, further to an ongoing series of regular officer meetings between the two LPAs, West Somerset Council has recently been approached by Exmoor National Park with a request for West Somerset to accommodate the Park's open market housing requirement. Although all possibilities have been thoroughly examined the Council has not been able to agree to this request. The housing target proposed in the West Somerset Local Plan to 2032 already significantly exceeds the historic long-term average achieved for housing delivery in the LPA area and it is questionable whether increasing the housing requirement further would result in a justified and deliverable plan with an achievable housing target. It would be inappropriate for the Council to deviate from the justification underpinning the strategic housing requirement established in the Revised Preferred Strategy consultation.

The co-operative working which has taken place in respect of these issues can be summarised as follows:

A. Hinkley Point C New Nuclear Project:

Planning to prepare for / mitigate the impacts of the Hinkley Point C new nuclear project. This National Infrastructure Project has warranted a very substantial process of joint

working between the host authority – West Somerset Council – and Sedgemoor District Council, Taunton Deane Borough Council and Somerset County Council together with other government and private sector parties. This has included working through the Somerset Nuclear Environment Group, and also, latterly the Planning Obligations Board. These bodies have met regularly in order to help the project to be implemented with minimum adverse impact to the local area and its population and maximising the benefits. The work carried out has included the preparation of a Supplementary Planning Document for the project, and the negotiation of the Community Impact Mitigation Fund for the purpose of mitigating the impacts of the Site Preparation Works which have been permitted. The management of traffic and movement of materials and impact on the wider economy and housing market have all been the subject of substantial joint working during the evolution of the Local Plan. These have involved a mixture of high level officer, and member forums which have had substantial outcomes, preparing the way for the final investment decision and potential implementation. This co-operation will continue throughout the build period which is likely to continue until the latter part of the Local Plan period.

B. Co-operation with the Exmoor National Park Authority:

There has been a considerable amount of co-operation involving regular meetings with the Exmoor National Park Authority over cross-boundary issues relating to housing requirements and development strategy, and also over the appropriate way to treat development in proximity to the National Park within the West Somerset LPA area. West Somerset and Exmoor National Park Planning Policy officers have met regularly to discuss matters arising from the assessment of housing requirements for their respective areas and the parallel emergence of the two local plans. The Exmoor National Park Authority has requested that West Somerset should accommodate the National Park's open market housing requirements. The request is not considered to be appropriate since the housing target proposed in the West Somerset Local Plan to 2032 already exceeds the historic long-term average achieved in the area and it is questionable whether adjusting the figures upwards would result in a deliverable plan with an achievable housing target. Amendments have however been proposed in the West Somerset Local Plan to 2032 requiring appropriate design treatment of development close to the National Park boundary at Minehead as a result of the co-operative working, and joint work has also constructively addressed the relative roles and functions of settlements on both sides of the National Park boundary.

C. Co-operation with Taunton Deane and Sedgemoor District Council:

In the light of the Council's inability to meet the full affordable housing element of the objectively assessed housing need for the area as described above, approaches were made to both Taunton Deane Borough Council and Sedgemoor District Council to ascertain whether either authority could accommodate an element of the affordable housing need. Whilst neither authority has been able to accept the housing need, as all Somerset Local Authorities are part of the Choice Based Lettings System 'Homefinder Somerset' there can be some assurance that those in greatest housing need within West Somerset could still access accommodation in other parts of the County should they wish to do so and their need be greater than other applicants. In setting the strategic housing requirements for the West Somerset Replacement Local Plan officers have attempted to maximise the delivery of affordable housing.

6. JOINT EVIDENCE BASE STUDIES

West Somerset Council has also jointly commissioned a number of evidence base studies which together make up a substantial part of the evidence base for the Core Strategy / Local Plan. These include:

Strategic Housing Market Assessment

Two Strategic Housing Market Assessments have been prepared covering the West Somerset LPA, one carried out with the other Somerset planning authorities (Taunton Deane Borough Council, Sedgemoor District Council and South Somerset District Council and the other with those on the north coast of the south west peninsula in north Devon and north Cornwall with whom West Somerset shares a number of important characteristics.

The Taunton and South Somerset SHMA was commissioned by the Somerset Strategic Housing Officers Group in December 2007. The work has been taken forward and managed by a Project Team of housing and planning officers from the four districts. The Project Team appointed Fordham Research to undertake the study.

At various stages throughout the project, the views of a wide range of stakeholders were sought. In the later stages of the project, developers, builders, housing associations and other agencies came together with the local authorities to form the Taunton and South Somerset Housing Market Partnership. The Partnership considered the comments that were made on draft reports during consultation in autumn 2008, and decided on the final content of the reports.

Two SHMAs were prepared because the District falls within two separate Housing Market Areas. These studies were prepared to better understand the operation and structure of the housing market within West Somerset and the housing demand, need and supply within the area in order to plan for the future. The SHMA identifies the level of self-containment demonstrated in the HMA areas.

The SHMAs also show that the stock of dwellings within the Plan area is biased towards larger detached homes and with a very high level of outright owner occupation. There is also a significant mismatch between the prices of the houses in the market and the average local wage, which have a high relative factor of x14. The SHMA provides an evidence base for the development of housing policies within the West Somerset Local Plan. Unsurprisingly, in the light of the above, the SHMAs highlighted a serious shortfall in the level of affordable housing provision compared to local need.

Gypsy and Traveller Accommodation Assessment

The Somerset Gypsy and Traveller Accommodation Assessment (GTAA) was prepared jointly by the Somerset Local Authorities (although without the Exmoor National Park Authority). Subsequently, the Somerset district councils jointly commissioned an update of the GTAA from De Montfort University to assess the need for residential and transit pitches for the gypsy and travelling community in the county. The GTAA working group involves representatives from each of the districts and a representative from the Somerset Strategic Housing Officer Group and the Somerset Equality and Diversity Group. The GTAA has provided the necessary evidence base for the Gypsy and Traveller pitch/plot requirements to inform the Site Allocations and Development Management Plan.

The West Somerset SHLAA

The SHLAA studies in Somerset have been prepared to an agreed common methodology endorsed by the Somerset Housing Market partnership (SHMP), which also signed off each LPA's study once complete. SHMP included representatives from West Somerset, Taunton Deane, South Somerset and Sedgemoor District Councils, as well as Somerset County Council.

There were also private housebuilder and registered social housing provider representatives on the group. In each case a panel including the latter parties carried out each of the SHLAA studies.

Strategic Flood Risk Assessment

The Strategic Flood Risk Assessment (Level 1) was commissioned jointly between West Somerset Council and the Exmoor National Park Authority. The SFRA Level 1 identifies the extent of the Environment Agency's flood risk zones across both local planning authority areas in order to allow the application of the sequential test, and is intended to help enable a common approach to flood risk management across the two areas.

The SFRA Level 2 was commissioned solely by West Somerset Council because the Exmoor National Park Authority does not propose any major development within its LPA area.

7. INFRASTRUCTURE PLANNING AND CO-OPERATION

West Somerset Council has prepared an infrastructure delivery plan setting out the infrastructure implications of the Local Plan's strategy, through working with Somerset County Council (as the Highway Authority, Education Authority and Lead Local Flood Authority) to consider the infrastructure implications arising from the Local Plan to 2032.

This work has proved challenging, chiefly because of the modest scale of strategic development sites within the Local Plan strategy. The delivery of the strategy is not dependent on any specific large-scale infrastructure projects, and none of the infrastructure providers within the area have any significant infrastructure projects planned for the area during the plan period. Essentially, the infrastructure requirements of each development will be addressed on a site by site basis as for any planning proposal of comparable scale to include items such as: affordable housing, appropriate highway works, surface water management measures, any necessary sewerage enhancements, educational and biodiversity provision etc.

The Council will continue to review the most appropriate means of securing developer contributions, and in particular whether or not to seek approval for a Community Infrastructure Levy instead of relying on S106 agreements.

Two major infrastructure issues which fall outside the area of what is required to deliver the Local Plan strategy, but which affect development, transport and land use within the area are firstly the Hinkley Point C new nuclear project, a NSIP, and secondly, the development of the coastal management works necessary to implement the proposals of the Shoreline Management Plan 2. The final draft of Shoreline Management Plan 2 currently includes a policy approach of 'managed realignment' of the coastal defences between Minehead and Blue Anchor, and in the Stolford – Wall Common area, however the work to determine what form (and alignment) these proposals should take remains to be carried out. The Local Plan includes the indicative realignment lines set out in SMP2.

Whilst the Council has continued to raise the issue of the need for improvements to the main roads into West Somerset these have not resulted in any raising of priority

8. CO-OPERATION WITH NEIGHBOURING AUTHORITIES

Somerset Strategic Planning Conference (SSPC)

SSPC was formed in 2001 to consider strategic land use and transport matters across Somerset. This group involves all Somerset local authority officers and members. An officer

working group was also established to consider the need for joint cross boundary evidence based studies. The duty to co-operate requirements have been incorporated into the SSPC work. Officer meetings take place quarterly and member meetings have been taking place every six months. Participation has also taken place in specific Duty to Co-operate meetings to consider cross-boundary strategic planning issues and the commissioning of joint evidence base studies.

Somerset Duty to Co-operate Group

The Council participated during 2012 and 2013 in this joint Somerset member and officer group meeting six monthly to progress the operation of the Duty to Co-operate and the development of DTC protocols.

Somerset County Council

WSC officers have worked with Somerset County Council to consider the feasibility of the proposed Key Strategic Development sites in the Local Plan in term particularly of safe access from the existing highway network.

Mid Devon District Council

Engagement with Mid Devon District Council has taken place regarding their emerging Local Plan including a strategic employment site adjacent to the M5 at Junction 27. WSC officers raised concerns about the initial proposal for a strategic employment site at Junction 27 in Mid Devon.

9. STRATEGIC ISSUES AND PARTNERSHIP WORKING

Somerset Strategic Housing Partnership

The SSHP was formed in 2004 to bring together key stakeholders from all housing and related fields (including health and social care) to:

- Share ideas and experience and work towards a greater understanding of the housing needs and aspirations of the sub-region's diverse population;
- Raise awareness of the issues affecting the sub-region and lobby for additional funding;
- Work together to improve the standards of new and existing housing within the sub-region; and
- Ensure the provision of appropriate, affordable homes, in the right locations, for future generations.

The partnership comprises the five housing authorities, representation from Registered Providers, Somerset County Council and NHS Somerset and reports into the Somerset Health and Wellbeing Board.

This partnership has already delivered a number of key Somerset wide projects:

- Homefinder Somerset Choice Based Lettings scheme
- Overarching Somerset Vision for Strategic Housing and Somerset Housing Strategy Framework
- Skills mapping exercise to establish where the strengths and weaknesses lie within the partnership.
- Financial Inclusion Strategy
- Youth Housing Strategy
- A foundation document for the Housing, Health, Care and Support Strategy for Older People

- A multi-agency approach to the Gypsy & Traveller Accommodation Assessment (GTAA)
- Somerset Tenancy Strategy (in conjunction with key social landlords within the Homefinder Somerset partnership)
- Somerset Homelessness Strategy (in preparation)
- Cost and Performance Analysis project for housing authority partners

The Somerset Growth Plan

The Somerset Local Authorities, business representative organisations and other key stakeholders have developed a Somerset Growth Plan. The Growth Plan outlines Somerset's plans to promote growth between now and 2020. The Plan also served to inform the Heart of SW LEP's Strategic Economic Plan.

The Plan was endorsed by the Somerset Chief Executives and Leaders Group on 17th January 2014.

The Countywide Regeneration Directors group are responsible for developing the investment projects and proposals into delivery plans. This group is also considering how the Somerset authorities can develop collaborative governance for the Plan. This group has a district representative that sits on the Heart of SW LEP Board (this is currently a Sedgemoor District Council representative).

Hinkley Point C Development

As the host authority for this complex, large scale infrastructure project West Somerset Council has been deeply involved in co-operation over planning for its delivery and the management of impacts on the community. The Council has been involved in the Socio-Economic Advisory Group and the Hinkley Strategic Delivery Forum with Sedgemoor District Council, Taunton Deane Borough Council, North Somerset and relevant Section 110 bodies (eg Highways Agency, Environment Agency and LEP) to consider the strategic impact of the Hinkley Point C development. Check this, we were probably involved in more than this

Somerset Levels and Moors Flood Action Plan

Following the significant flooding events in Somerset in late 2013 and early 2014 the Somerset authorities in partnership with the Environment Agency and a number of other interested groups developed the Somerset Levels and Moors Flood Action Plan to guide water and land management policies and investment on Somerset's Levels and Moors.

10. A DESCRIPTION OF THE ENGAGEMENT UNDERTAKEN WITH THE S110 DUTY TO CO-OPERATE BODIES DURING THE PREPARATION OF THE WEST SOMERSET LOCAL PLAN TO 2032.

During the Local Plan preparation process West Somerset Council has undertaken a substantial amount of engagement and discussion with its neighbouring local planning authorities, particularly Sedgemoor District Council and the Exmoor National Park Authority, also Somerset County Council, as well as other public organisations to ensure that there is an appropriate level of co-operation over planning policy matters.

West Somerset Strategic Partnership:

The initial stages of plan production were carried out in the context of the Somerset Strategic Partnership and the West Somerset Strategic Partnerships' West Somerset Sustainable Community Strategy (WSSCS) and the Somerset Local Area Agreement. These partnerships facilitated the input of a wide range of groups, for example, the West Somerset Strategic Partnership including (in addition to West Somerset Council):

- Avon and Somerset Constabulary
- Local chambers of trade
- The Exmoor National Park Authority
- Somerset County Council
- West Somerset Business Network
- West Somerset Voluntary Sector Forum
- Forum 21
- Somerset Primary Care Trust
- Minehead Town Council
- Watchet, Williton and Quantock Area Panel
- Dunster Area Panel
- Exmoor Area Panel
- Magna West Somerset Housing Association
- Butlins

The WSSCS set out a vision for the area's future development and enhancement, and the Core Strategy / Local Plan took its objectives as a starting point as a means of helping to realise this vision for the area's future. The Planning Policy Team made presentations to the WSSP about the issues and options in the emerging Core Strategy, answered questions and engaged in debate about these matters.

Local Development Framework Officer Group meetings

West Somerset Council participates in regular Somerset Local Development Framework Officer Group meetings, which includes officers from:

- Taunton Deane Borough Council,
- Sedgemoor District Council,
- South Somerset District Council,
- Mendip District Council and
- Exmoor National Park Authority in addition to
- Somerset County Council's Highways, Estates and Economy functions together with
- a representative from the West of England Partnership.

These meetings of lead planning policy officers were used to discuss cross boundary strategic issues affecting more than one local authority, such as transport, waste, environment and biodiversity and provision for gypsies and travellers.

There have been additional on-going discussions with the Exmoor National Park Authority particularly to discuss the relationship of the service centre town of Minehead with the adjacent sparsely populated areas within Exmoor. Engagement continues concerning particularly the development of the two adjacent local plans and housing requirements.

Co-operation with Other Statutory Bodies

Environment Agency

West Somerset Council officers have worked with the Environment Agency on the preparation of the strategic flood risk assessment documents underpinning the Local Plan. Liaison has also taken place on the development of the Shoreline Management Plan 2 for the North Devon and West Somerset coast and its strategic proposals for coastal management.

WSC continues to work closely with the EA and other key partners on the Somerset Levels and Moors Flood Action Plan.

English Heritage

English Heritage have confirmed that they are not aware of any strategic cross-boundary issues relating to their work that requires consideration as part of the WSC Local Plan and duty to co-operate requirements. The Historic Environment Issues Paper prepared by the Somerset

County Heritage Service as part of the evidence base was prepared with the involvement of English Heritage.

Office of the Rail Regulator

There are no main line railways within West Somerset.

Highways Agency

The Local Plan strategy has been monitored by the Highways Agency so that it can assess any potential highway impact of the Plan's proposals, alongside the anticipated changes and on the wider strategic route network.

Natural England

Have been involved in the process through the Habitat Regulations Assessment mechanism.

NHS Commissioning Bodies

Initially this role was performed with the Primary Care Trust for the area. Significant joint working took place through the Active Environments initiative between health professionals, sports centre managers and others involved in physical activities together with the planning policy team. Advancing the cause of public health through planning policy was one of the key aims of the initiative.

The health infrastructure requirements are outlined in the Infrastructure Delivery Plan update.

Homes and Communities Agency

WSC works with the Homes and Communities Agency chiefly through its membership of the:

1. Somerset Strategic Housing Officer Group
2. West Somerset Affordable Housing Group
3. County Enablers Meeting

The HCA will continue to be consulted on future development plan reviews.

Marine Management Organisation

Contact has been made with the Marine Management Organisation, which has not as yet made any specific input to the Local Plan process.

Heart of South West Local Enterprise Partnership

The Heart of the South West Local Enterprise Partnership (LEP) was established in June 2011 under the leadership of the private sector supported by the local authorities from Devon, Plymouth, Somerset and Torbay and the areas' District Councils.

WSC officers have been involved in the LEP Infrastructure Working Group to inform the development of the LEP Strategic Economic Plan submitted to Government in March 2014.

The Somerset local authorities, business representative organisations and other key stakeholders have developed a Somerset Growth Plan. The Growth Plan outlines Somerset's plans to promote growth between now and 2020 and also informed the Heart of SW LEP's Strategic Economic Plan. The Countywide Regeneration Directors group is considering how the Somerset authorities can develop collaborative governance for the Plan and a district representative (currently Sedgemoor DC) sits on the Heart of the South West LEP Board.

Local Nature Partnership

The Somerset Local Nature Partnership was established in 2012.

The Somerset Wildlife Trust (a key partner on the LNP) in partnership with Somerset County Council are developing a mapping system that identifies the current ecological infrastructure in Somerset. The work identifies existing areas and features of importance for protected and priority species and habitats as well as new opportunities for biodiversity and the linkages required to ensure connectivity between the ecological networks. For ecological networks to be effective, they need to be implemented strategically, rather than on a piecemeal basis and the LNP are promoting the Somerset Ecological Networks mapping information to promote the inclusion of policies in development plans across all the local planning authorities in Somerset.

The Somerset Ecological Networks mapping information was not available to support the inclusion of a specific Ecological Networks policy in the Local Plan, however a policy which acknowledges the importance of ecological networks and seeks to protect them has been drafted for the plan with the assistance of the County Council's Ecologist.

11. CONCLUSION: HAS THE DUTY TO CO-OPERATE BEEN SATISFIED?

- **How has the duty been met?** – By a mixture of regular partnership meetings and processes, statutory consultations, seminars and joint evidence procurement.
- **What sub-regional assessments have been done in consultation with others?** - The Council has participated in the commissioning of:
 - two joint Strategic Housing market Assessments, one comprehensive update and a further piece of joint work to take account of the 2012 based household projections.
 - Worked with other Somerset local planning authorities and both private sector and housing association partners to carry out Strategic Housing Land Availability Assessments for the districts within Somerset using a common methodology.
 - The Level 1 Strategic Flood Risk Assessment was jointly commissioned with the Exmoor National Park Authority.
 - In addition a joint Hinkley Point C Local Impact Report has been prepared in partnership with Sedgemoor District Council and Somerset County Council
 - A Gypsy and Traveller Accommodation Assessment, and update have been carried out jointly with the other Somerset Local Planning Authorities.
- **Can identified needs be met within the area?** – it is not possible for the West Somerset Local Plan to meet the full Objectively Assessed Need of housing for the area due to the very high proportion (60% of the total) of affordable housing which is demonstrated to be required and the impracticality of delivering this proportion in the light of viability considerations. Discussions regarding this issue have taken place with neighbouring LPAs, neither Taunton Deane nor Sedgemoor have been able to formally accommodate the request through planning policy documents.
- Will the cooperation deliver the right outcome? – as set out in this document, the geographic context of West Somerset limits the potential for cross-boundary co-operation over strategic issues to a considerable extent. The partnership working described in this document has contributed significantly to producing the best achievable outcome.

- There has been co-operation with the Somerset Primary Care Trust (PCT) regarding GP services and public health policy,
- The response to the Hinkley Point C project has been the most significant area of joint working which the Council has been involved in, quite properly in view of the very significant cross-boundary impacts the construction of the new nuclear power station is likely to have.

West Somerset Council is not aware of any fundamental objections to the overall soundness of the Local Plan by district or county councils in or adjoining West Somerset (as reflected in public representations or subsequent discussions).

The tables below summarise how West Somerset Council has cooperated with other authorities and public bodies in the preparation of the West Somerset Local Plan.

Table 1. Core Strategy – Summary of Co-operation

Organisation	Nature of Co-operation
The Homes and Communities Agency	Statutory consultations involvement in Affordable Housing Group and other housing management partnership groups
Environment Agency	Statutory consultation <ul style="list-style-type: none"> ○ Involvement in the Strategic Flood Risk Assessment ○ Discussions regarding infrastructure provision ○ Shoreline Management Plan 2 process.
Marine Management Organisation	Statutory consultations
The Civil Aviation Authority	Statutory consultation
Office of Rail Regulation	Statutory consultations
English Heritage	Statutory consultation – involvement in the preparation of the Historic Environment Issues Paper with Somerset county Council's Heritage Service.
Natural England	Statutory consultation – involvement in HRA process
Local Enterprise Partnership	Statutory consultations <ul style="list-style-type: none"> ○ West Somerset Council participates in the LEP's infrastructure theme working group.
Local Nature Partnership	Statutory consultations and correspondence.
Primary Care Trust / NHS Commissioning bodies	Statutory consultation <ul style="list-style-type: none"> ○ Discussions regarding infrastructure provision
Somerset County Council	Continuous informal discussion and statutory consultations <ul style="list-style-type: none"> ○ Engagement at LDF Officers Group ○ Engagement at Somerset Planning Policy Officer Liaison meetings ○ Participation in Hinkley Point joint working process ○ Joint evidence studies – Somerset SHMA

	<ul style="list-style-type: none"> ○ Historic Environment Issues Paper ○ Discussions regarding infrastructure provision
Devon County Council	Statutory consultations
Sedgemoor District Council	<p>Continuous informal discussion and statutory consultations</p> <ul style="list-style-type: none"> ○ Engagement at LDF Officers Group ○ Engagement at Somerset Planning Policy Officer Liaison meetings ○ Participation in Hinkley Point joint working process ○ Participation in Hinkley Point Supplementary Planning Document process. ○ Joint evidence studies – Somerset SHMA ○ Discussions regarding infrastructure provision ○ Formally written to Portfolio Holder to request affordable housing requirement be met.
Taunton Deane Borough Council	<p>Continuous informal discussion and statutory consultations</p> <ul style="list-style-type: none"> ○ Engagement at LDF Officers Group ○ Engagement at Somerset Planning Policy Officer Liaison meetings ○ Participation in Hinkley Point joint working process ○ Joint evidence studies – Somerset SHMA ○ Discussions regarding infrastructure provision ○ Formally written to Portfolio Holder to request affordable housing requirement be met.
North Devon District Council	Statutory consultations as well as a series of meetings together with Torridge District Council and the Exmoor National Park Authority to liaise on SHMA preparation and housing requirement issues.
Mid Devon District Council	Statutory consultations as well as meetings which have taken place together with other neighbouring LPAs of Mid Devon regarding potential impact of major development proposals within their District and the emerging Mid Devon Local Plan.
Exmoor National Park Authority	<p>Continuous informal discussion and statutory consultations</p> <ul style="list-style-type: none"> ○ Engagement at LDF Officers Group ○ Engagement at Somerset Planning Policy Officer Liaison meetings ○ Joint evidence studies – SFRA level 1 ○ Discussions regarding affordable housing provision ○ Formally responded through Portfolio Holder to request from Park to meet market housing element of ENP Objectively Assessed Housing Need arising.

APPENDIX 1

Letter and response form sent to ‘Duty to Co-operate partners’ January 2013.

9th January 2013

Dear,

Re: West Somerset Local Plan to 2032 - Section 33A of the Planning and Compensation Act 2004 and Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 – Duty to Co-operate.

I am writing to you, as an organisation subject to the new duty to co-operate, in connection with the implementation of the duty, which is set out in S.33A of the Planning and Compensation Act 2004, Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and also through the provisions of the National Planning Policy Framework (the NPPF).

It is recognised that much valuable co-operative working and partnership activity has already taken place between the duty to co-operate bodies (and many other parties) during the plan preparation process so far. This is in addition to the more formal consultation exercises which have punctuated the frontloading period.

In order to continue this work in compliance with the new duty, I am writing with the aim of identifying, discussing and hopefully agreeing on, the strategic cross-boundary issues which affect both of our organisations.

The terms of the legislation and guidance require that the specified organisations should:-

- engage constructively, actively and on an ongoing basis in relation to planning of sustainable development, and;
- consider whether to enter into agreements on joint approaches or prepare joint local plans (if a Local Planning Authority).

The duty applies to planning for cross-boundary strategic matters in relation to the preparation of local and Marine Plans, and other activities that prepare the way for these activities.

The strategic issues identified in the National Planning Policy Framework are as follows:-

- The provision of homes and jobs,
- Retail, leisure and commercial development,
- Infrastructure for transport, telecoms, waste, water, flood-risk, coastal change, minerals & energy,
- Health, security, community & cultural infrastructure,
- Climate change mitigation and adaptation, and;
- Conservation & enhancement of the natural & historic environment, including landscape.

Context of the Local Plan area:

The West Somerset Local Plan area is comparatively isolated from the nearest major centres of population to the east and south, these being Taunton, Bridgewater and Tiverton. The thinly populated Exmoor National Park to the west and south, and the Bristol Channel to the north, make up approximately two thirds of the Local Plan area boundary. The main centres of population in the Local Plan area (Minehead, Watchet and Williton) are not on a strategic transport route and there is currently no prospect of significant investment to change this situation. It is suggested that this context means that there are relatively few strategic issues which require a collaborative cross-boundary approach. The issues outlined below for which

such an approach is considered appropriate are already the subject of cross-boundary partnership working. I enclose an outline plan of the Local Planning Authority Area.

Suggested West Somerset cross-boundary 'strategic' issues to be addressed:

We believe that the following four issues to be addressed by the West Somerset Local Plan are both strategic and of a cross-boundary nature:

- **The impact of the Hinkley Point C new nuclear project,**
- **Flood risk and coastal management,**
- **Biodiversity networks,**
- **Sustainable service centre provision in Minehead, also serving the Exmoor National Park communities.**

It is suggested that the following two of these issues require active co-operation between the duty to co-operate partners:

- The impacts of the Hinkley Point C new nuclear project, which have already given rise to a joint Supplementary Planning Document prepared by West Somerset Council and Sedgemoor District Council, as well as a substantial process of co-operative working between the two district councils, Somerset County Council and other bodies including the Environment Agency in relation to the Development Consent Order and strategic impact. Joint working over the period of planning and implementation of the HPC project will need to continue for the duration of the project.
- The management of responses to coastal change, erosion and sea level rise will also require working between parties including: West Somerset Council, Somerset County Council (as local lead flood risk body), the Environment Agency, the Somerset Drainage Boards Consortium, the Marine Management Organisation and in relation to the Steart Peninsula, Sedgemoor District Council.

The other two, whilst being cross boundary strategic issues, are considered unlikely to require active collaboration between the duty to co-operate bodies in strategic planning terms.

It is suggested that there is no need to prepare any further joint planning documents to address any of these issues, and that the existing consultation and co-operation processes may be fully effective in addressing them under the terms of the duty.

Do you agree with this assessment of the cross-boundary strategic issues affecting the West Somerset Local Plan area, and whether they require active plan making co-operation in order to positively prepare an effective local plan for the area?

It is emphasised that these questions relate purely to cross-boundary issues, the co-operative working process on the full range of local plan issues within the local plan area is not the subject of this letter.

I would be grateful if you could please make your response to me at the address above on the attached sheet (with additional pages should that be necessary) by Friday 22nd February 2013.

Yours sincerely,

Toby Clempson,

Principal Planning Officer – Policy

Response section.**West Somerset Local Plan to 2032 - Section 33A of the Planning and Compensation Act 2004 and Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 – Duty to Co-operate.**

Organisation:	
name	
position	
signature	
Date	

In order to help both of our organisations fulfil the Localism Act's duty to co-operate and to help West Somerset Council positively prepare an effective local plan for its local planning authority area, please indicate below whether you / your organisation agree(s) with:

1. the summary of cross-boundary strategic issues affecting the West Somerset Local Plan area set out in the attached letter, and;
2. the way in which the letter suggests that they should be addressed.

If you do not agree with part or all of the above, could you please briefly set out why your view differs and provide your own summary of cross-boundary strategic issues affecting West Somerset's Local Plan area and the way in which you consider they should be addressed.

It is the intention that this is part of a continuing conversation between partners rather than a one-off exercise.

Response (please continue over or on additional sheets as necessary):