

CHAPTER 4 NATURAL & MAN-MADE ENVIRONMENT

4.5 THE COAST

4.5.1. Para. 4.5.3

Conditionally withdrawn objection

926	Somerset County Council
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Inspector's note

Objection 926 is conditionally withdrawn in response to PC75 which includes a fuller quotation of the Structure Plan policy relating to development for tourism. However, Policy 23 in the adopted Structure Plan Review is the appropriate policy. I shall accordingly recommend a further modification.

4.5.1.1. RECOMMENDATION

I recommend that the Plan be modified by PC75, subject to the deletion of 'Policy 25' and its replacement by 'Policy 23'.

4.5.2. para. 4.5.6

Objection

95	Council for the Protection of Rural England
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Issue

Whether the degree of protection afforded the coastal zone in this paragraph is clear.

Inspector's reasoning and conclusions

It appears to me that paragraph 4.5.6 is only a description of the coastal zone. I consider the protection of the coastal zone is fully dealt with in Policy CO/2 as modified by PC78 and the accompanying explanatory paragraphs.

4.5.2.1. RECOMMENDATION

I recommend that no modification be made in connection with this objection.

4.5.3. policy co/1

Objection

706	Environment Agency-South West Region
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Conditionally withdrawn objection

927	Somerset County Council
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Supporters

535	West Somerset Watchdogs
569	Blue Anchor Conservation Society
607	Somerset Wildlife Trust
676	Severn Estuary Strategy
1019	Old Cleeve Parish Council

Inspector's note

Objection 927 is conditionally withdrawn in response to the withdrawal of the Policy by PC76.

Issue

Whether 'unacceptably' is an overly uncertain term and whether the last part of the Policy is covered by reference to direct and indirect effects.

Inspector's reasoning and conclusion

In general, the issues dealt with by Policy CO/1 are also dealt with in Policy CO/2 and the relevant Nature Conservation and Landscape Conservation policies. Consequently, the amendment sought by the various objectors is not necessary. I consider the deletion of the Policy is appropriate on account of the definition of the coastal zone boundary on the Proposals and Inset Maps by PC76.

4.5.3.1. RECOMMENDATION

I recommend that no modification of the Plan be made in response to this objection.

4.5.4. Change No 76

Objection to PC76

2400	Environment Agency-South West Region
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Supporters of PC76

2139	English Nature
2442	Council for the Protection of Rural England

Issue

Whether Policy CO/1 should be restored in terms of the formula advocated in objection 2400.

Inspector's reasoning and conclusions

As the boundary of the Coastal Zone is to be shown on the Proposals Map and its Insets I consider Policy CO/1 is redundant. Policy CO/2 as modified by PC78 provides a comprehensive safeguard for the character of the Zone.

4.5.4.1. RECOMMENDATION

I recommend that the Plan be modified by PC76.

4.5.5. Policy co/2 and change no 78

Objections

388	Country Landowners Association
561	Bourne Leisure Group Ltd
1074	Carhampton Parish Council

Conditionally withdrawn objections

707	Environment Agency-South West Region
928	Somerset County Council

Supporters

517	English Nature
536	West Somerset Watchdogs
570	Blue Anchor Conservation Society
608	Somerset Wildlife Trust
677	Severn Estuary Strategy
1020	Old Cleeve Parish Council

Objection to PC78

2188	Bourne Leisure Group Ltd
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Supporters of PC78

2141	English Nature
2444	Council for the Protection of Rural England

Inspector's note

Objections 707 and 928 are conditionally withdrawn in response to PC78, with which I concur. The change expresses the Policy in a more positive mode and allows the assessment of the degree of adverse effects of development in the coastal zone.

Issues

Whether the Policy has appropriate regard for the needs of existing businesses including agriculture.

Whether the Policy takes account of the need to upgrade or improve holiday accommodation

Whether the coastal zone boundary in the Blue Anchor locality should include Huntingball Woods.

(iv) Whether PC78 deals satisfactorily with Issue (ii).

Inspector's reasoning and conclusions

Issue (i)

I consider Policy CO/2 as modified by PC78 does not inhibit development necessary for the purposes of business generally or more particularly of agriculture provided the specified conditions are satisfied. It is consistent with the approach to business and agricultural development in Policy 19 of the Joint Structure Plan Review and the national advice in PPG7. With regard to agriculture I also consider the matter under Policy BD/6 and PC99 in Chapter 5 of this report.

Issue (ii)

It is argued in objection 561 that Policy CO/2 should be amended to allow for outdated holiday parks to be upgraded or improved. In my view that is not inhibited by Policy CO/2 as modified by PC78. The change is consistent with the net environmental improvement which the extension of existing tourism development is required to demonstrate by Policy 23 of the adopted Joint Structure Plan Review.

Issue (iii)

I concur with PCs 77 and 257 which are not challenged and meet objection 570 by logically amending the boundary of the Coastal Zone on the Proposals Map to include Huntingball Woods.

Issue (iv)

Objection 2188 is sustained on the ground that objection 561 to Policy CO/2 is not met by PC78. However, as I explain above, I consider that PC78 adequately meets the original objection.

4.5.5.1. RECOMMENDATION

I recommend that the Plan be modified by PC78.

4.5.6. para. 4.5.18.

Conditionally withdrawn objection

929	Somerset County Council
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Supporter

676	Severn Estuary Strategy
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Inspector's note

Objection 929 is conditionally withdrawn in response to PC78 which appropriately updates the paragraph by recording the adoption of the Bridgwater and Bideford Bays Shoreline Management Plan.

4.5.6.1. RECOMMENDATION

I recommend that the Plan be modified by PC79.

4.5.7. policy co/3 and Change no 80

Conditionally withdrawn objections

711	Environment Agency-South West Region
930	Somerset County Council

Supporters

235	Stockland Drainage Board
458	West Somerset Railway Plc
571	Blue Anchor Conservation Society
679	Severn Estuary Strategy

Supporters of PC80

2401	Environment Agency-South West Region
2576	Somerset Wildlife Trust

Inspector's note

Objections 711 and 930 are conditionally withdrawn in response to PC80 which adds a rider to the Policy referring to adverse impact.

4.5.7.1. RECOMMENDATION

I recommend that the Plan be modified by PC80.

4.5.8. Policy co/4 and Change no 81

Conditionally withdrawn objection

931	Somerset County Council
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Supporters

680	Severn Estuary Strategy
609	Somerset Wildlife Trust
712	Environment Agency-South West Region
572	Blue Anchor Conservation Society

Objection to PC81

2402	Environment Agency-South West Region
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Supporter of PC81

2144	English Nature
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Inspector's note

PC81 restates Policy CO/4 in terms of criteria to which development involving coastal defences will be subject. Objection 931 is conditionally withdrawn in response to it and I welcome the change.

Issue

Whether PC81 maintains the strength and clarity of the deposit draft version of Policy CO/4.

Inspector's reasoning and conclusions

I consider the change provides a welcome clearer link with national and strategic policy guidance.

4.5.8.1. RECOMMENDATION

I recommend that the Plan be modified by PC81.

4.5.9. PARA. 4.5.22

Conditionally withdrawn objection

713	Environment Agency-South West Region
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Supporter

1022	Old Cleeve Parish Council.
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Supporter of PC82

2145	English Nature
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Inspector's note

PC82 correctly refers only to tidal flooding in Minehead, citing a 200 year design event as the basis of the Minehead Sea Defences Scheme. I welcome the clarification; objection 713 is conditionally withdrawn in response to it.

4.5.9.1. RECOMMENDATION

I recommend that the Plan be modified by PC82.