



WEST SOMERSET LOCAL PLAN TO 2032

ADOPTED - NOVEMBER 2016

Written Statement

SUSTAINABILITY

POLICY SD1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

WHEN CONSIDERING DEVELOPMENT PROPOSALS THE DECISION MAKER WILL TAKE A POSITIVE APPROACH THAT REFLECTS THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT CONTAINED IN THE NATIONAL PLANNING POLICY FRAMEWORK. IT WILL ALWAYS WORK PROACTIVELY WITH APPLICANTS JOINTLY TO FIND SOLUTIONS WHICH MEAN THAT PROPOSALS CAN BE APPROVED WHEREVER POSSIBLE, AND TO SECURE DEVELOPMENT THAT IMPROVES THE ECONOMIC, SOCIAL, HISTORIC AND NATURAL ENVIRONMENTAL CONDITIONS IN THE AREA.

PLANNING APPLICATIONS THAT ACCORD WITH THE POLICIES IN THIS LOCAL PLAN (AND, WHERE RELEVANT, WITH POLICES IN NEIGHBOURHOOD PLANS) WILL BE APPROVED WITHOUT DELAY, UNLESS MATERIAL CONSIDERATIONS INDICATE OTHERWISE.

WHERE THERE ARE NO POLICIES RELEVANT TO THE APPLICATION OR RELEVANT POLICIES ARE OUT OF DATE AT THE TIME OF MAKING THE DECISION THEN THE DECISION MAKER WILL GRANT PERMISSION UNLESS MATERIAL CONSIDERATIONS INDICATE OTHERWISE – TAKING INTO ACCOUNT WHETHER:

- ANY ADVERSE IMPACTS OF GRANTING PERMISSION WOULD SIGNIFICANTLY AND DEMONSTRABLY OUTWEIGH THE BENEFITS, WHEN ASSESSED AGAINST THE POLICIES IN THE NATIONAL PLANNING POLICY FRAMEWORK TAKEN AS A WHOLE; OR
- SPECIFIC POLICIES IN THAT FRAMEWORK INDICATE THAT DEVELOPMENT SHOULD BE RESTRICTED.

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POLICY EN1: MITIGATION OF IMPACT OF HINKLEY POINT NEW NUCLEAR PROPOSALS

PROPOSALS FOR THE MITIGATION OF IMPACTS ARISING FROM THE DEVELOPMENT OF A NEW NUCLEAR POWER STATION AT HINKLEY POINT MUST DEMONSTRATE THAT:

- THEY RESPECT THE POSITIVE ECONOMIC AND SOCIAL CHARACTERISTICS OF COMMUNITIES AFFECTED ESPECIALLY THOSE NEIGHBOURING THEM, THAT;
- ADEQUATE MEASURES ARE TAKEN TO MITIGATE THE ADVERSE CULTURAL, ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT OF THE RELATED DEVELOPMENT, (BOTH TEMPORARY AND PERMANENT AND, PREPARATORY AND ANCILLARY) ON THE COMMUNITIES AFFECTED, BOTH IN THE SHORT AND THE LONGER TERM, AND THAT;
- THEY RESPECT THE LOCAL NATURAL ENVIRONMENT IN WHICH THEY ARE LOCATED.

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SPATIAL STRATEGY

POLICY SC1: HIERARCHY OF SETTLEMENTS

1. NEW DEVELOPMENT WILL BE CONCENTRATED IN THE DISTRICT'S MAIN CENTRE, MINEHEAD/ALCOMBE, AND IN THE RURAL SERVICE CENTRES OF WATCHET AND WILLITON, THIS WILL BE ON A SCALE GENERALLY PROPORTIONATE TO THEIR RESPECTIVE ROLES AND FUNCTIONS TO THEIR OWN COMMUNITIES AND THOSE IN SURROUNDING SETTLEMENTS THAT RELY ON THEIR LARGER NEIGHBOURS FOR ESSENTIAL SERVICES AND FACILITIES.

2. LIMITED DEVELOPMENT IN THE PRIMARY VILLAGES: BICKNOLLER, CARHAMPTON, CROWCOMBE, KILVE, STOGUMBER, STOGURSEY, WEST QUANTOXHEAD AND WASHFORD, 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 WITHIN OR IN CLOSE PROXIMITY (WITHIN 50 METRES) TO THE CONTIGUOUS BUILT-UP AREA OF MINEHEAD/ALCOMBE, WATCHET, WILLITON AND PRIMARY AND SECONDARY VILLAGES WILL ONLY BE CONSIDERED WHERE IT CAN BE DEMONSTRATED THAT:
 - A. IT IS WELL RELATED TO EXISTING ESSENTIAL SERVICES AND SOCIAL FACILITIES WITHIN THE SETTLEMENT, AND;
 - B. THERE IS SAFE AND EASY PEDESTRIAN ACCESS TO THE ESSENTIAL SERVICES AND SOCIAL FACILITIES WITHIN THE SETTLEMENT, AND;
 - C. IT 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.

DEVELOPMENT ELSEWHERE IN THE OPEN COUNTRYSIDE WILL BE CONSIDERED UNDER POLICY OC1.

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POLICY SC2: HOUSING PROVISION

THE PLAN WILL DELIVER APPROXIMATELY 2,900 DWELLINGS TO PROVIDE FOR THE AREA'S HOUSING NEEDS DURING THE PERIOD TO 2032, OF WHICH A MINIMUM OF 1,450 WILL BE PROVIDED ON ALLOCATED KEY STRATEGIC SITES AT MINEHEAD/ALCOMBE, WATCHET AND WILLITON.

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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.

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POLICY SC4: AFFORDABLE HOUSING

1. WHERE RESIDENTIAL DEVELOPMENT IS PROPOSED, ON-SITE PROVISION SHOULD BE MADE FOR AFFORDABLE HOUSING TO MEET THE NEEDS OF THOSE WITH A LOCAL CONNECTION TO WEST SOMERSET WHO CANNOT AFFORD TO ACCESS THE OPEN HOUSING MARKET THROUGHOUT THE LOCAL PLANNING AUTHORITY AREA ON ALL SITES OF 11 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:
 - 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
 - B. BUILT TO THE MINIMUM HOMES AND COMMUNITIES AGENCY STANDARD SIZES FOR TYPE OF DWELLING OR LARGER
 - C. BUILT TO A MINIMUM OF HOMES AND COMMUNITIES AGENCY DESIGN CODE 3 UNLESS THIS HAS BEEN SUPERSEDED BY HIGHER CODE LEVELS DETERMINED BY THE HCA, SUCCESSOR AGENCIES AND/OR THE RELEVANT CENTRAL GOVERNMENT DEPARTMENT.
4. 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.
5. WHERE AFFORDABLE HOUSING FOR THOSE IN HOUSING NEED WITH A LOCAL CONNECTION IS JUSTIFIED AT SETTLEMENTS NOT IDENTIFIED IN POLICY SC1, 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. THE MINIMUM PROPORTION OF AFFORDABLE HOUSING TO MARKET HOUSING SHOULD BE 35% : 65%.

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POLICY SC5: 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.

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POLICY SC6: SAFEGUARDING OF VILLAGE FACILITIES

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.

POLICY MD1: MINEHEAD/ALCOMBE DEVELOPMENT

DEVELOPMENT PROPOSALS AT MINEHEAD/ALCOMBE, MUST:

- SUPPORT AND STRENGTHEN THE SETTLEMENT'S ROLE AS THE MAIN SERVICE AND EMPLOYMENT CENTRE IN WEST SOMERSET, PARTICULARLY IN TERMS OF THE DIVERSITY AND QUALITY OF ITS HISTORIC AND NATURAL ENVIRONMENT, SERVICES AND FACILITIES, AND;
- SUSTAIN AND ENHANCE THE HISTORIC ENVIRONMENT OF THE URBAN AREA;
- MAINTAIN AND ENHANCE ITS ATTRACTIVENESS AS A TOURIST DESTINATION, AND;

WHERE APPROPRIATE DEVELOPMENT PROPOSALS MUST ALSO:

- CONTRIBUTE TOWARDS RESOLVING THE FLOOD RISK ISSUES WHICH AFFECT THE SETTLEMENT INCLUDING IMPROVING THE SEA DEFENCES PROTECTING THE EASTERN END OF THE TOWN,
- GIVE APPROPRIATE TREATMENT TO THE TOWN'S SURROUNDINGS IN THE CONTEXT OF NATIONAL DESIGNATIONS INCLUDING THE EXMOOR NATIONAL PARK.

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POLICY MD2: KEY STRATEGIC DEVELOPMENT ALLOCATION AT MINEHEAD/ALCOMBE

WITHIN THE AREA IDENTIFIED ON THE POLICIES MAP SOUTH OF THE A39, HOPCOTT ROAD, MINEHEAD/ALCOMBE A MIXED DEVELOPMENT WILL BE DELIVERED SUBJECT TO AN INDICATIVE MASTERPLAN INCORPORATING:

- APPROXIMATELY 750 DWELLINGS,
- A DISTRIBUTOR ROAD THROUGH THE SITE LINKING THE DEVELOPMENT TO THE A39 AT TWO POINTS, ONE CLOSE TO EACH END OF THE SITE,
- PROVIDE SPACE FOR THE FUTURE LINKAGE OF THE DISTRIBUTOR ROAD TO THE LT1 SITE TO THE WEST, AND;
- A MINIMUM OF 3 HECTARES OF APPROPRIATE AND COMPATIBLE, NON-RESIDENTIAL USES.
- MEASURES TO PREVENT HARM TO THE SIGNIFICANCE OF HISTORIC ASSETS OF THE LATE 19TH/EARLY 20TH CENTURY VILLAS ON HOPCOTT ROAD/PERITON ROAD; LOWER HOPCOTT; PERITON & PERITON COTTAGES; GRADE II LISTED BUILDINGS AND HIGHER HOPCOTT, AND;
- WHICH PROVIDES AN APPROPRIATE DESIGN RESPONSE TO THE SITE'S PROXIMITY TO THE EXMOOR NATIONAL PARK

THE DEVELOPMENT MUST BE FACILITATED BY THE APPROPRIATE INTEGRATED PROVISION OF TRANSPORT, COMMUNITY AND FLOOD RISK MANAGEMENT INFRASTRUCTURE.

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POLICY WA1: WATCHET DEVELOPMENT

DEVELOPMENT PROPOSALS AT WATCHET, MUST:

- SUPPORT AND STRENGTHEN THE SETTLEMENT'S ROLE AS A LOCAL SERVICE AND EMPLOYMENT CENTRE FOR THE NORTH EASTERN PART OF WEST SOMERSET DISTRICT, PARTICULARLY IN TERMS OF THE RANGE AND QUALITY OF ITS SERVICES AND FACILITIES, AND
- SUSTAIN AND ENHANCE THE ATTRACTIVENESS OF THE HISTORIC CHARACTER AND HERITAGE ASSETS AS A TOURIST DESTINATION, INCLUDING THE OPERATION OF THE MARINA.

WHERE APPROPRIATE, DEVELOPMENT PROPOSALS MUST ALSO:

- CONTRIBUTE TOWARDS RESOLVING THE FLOOD RISK ISSUES WHICH AFFECT THE SETTLEMENT,
- ALLOW FOR POTENTIAL REALIGNMENT OF THE WEST SOMERSET RAILWAY WHICH MAY BE NECESSITATED BY COASTAL EROSION,
- IMPROVE LINKAGES BETWEEN THE TOWN CENTRE AND THE PARTS OF THE TOWN TO THE SOUTH OF THE RAILWAY,
- PROVIDE ADDITIONAL ALLOTMENTS FOR THE TOWN, AND;
- COMPLEMENT THE PROVISION OF EMPLOYMENT OPPORTUNITIES, SERVICES AND FACILITIES IN NEIGHBOURING WILLITON.

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POLICY WA2: STRATEGIC DEVELOPMENT ALLOCATION AT PARSONAGE FARM, WATCHET

WITHIN THE AREA IDENTIFIED ON THE POLICIES MAP AT PARSONAGE FARM, WATCHET, A MIXED DEVELOPMENT WILL BE DELIVERED INCLUDING SUBJECT TO AN INDICATIVE MASTERPLAN INCORPORATING:

- APPROXIMATELY 290 DWELLINGS,
- APPROXIMATELY 3 HECTARES OF APPROPRIATE AND COMPATIBLE, NON-RESIDENTIAL USES AT THE FARM BUILDING COMPLEX, AND;
- MEASURES TO PREVENT HARM TO THE SIGNIFICANCE OF HISTORIC ASSETS AT PARSONAGE FARM, GRADE II LISTED BUILDINGS AND THEIR SETTINGS, AND;
- PROVIDE ADDITIONAL ALLOTMENTS

THE DEVELOPMENT MUST BE FACILITATED BY THE APPROPRIATE INTEGRATED PROVISION OF TRANSPORT, COMMUNITY AND FLOOD RISK MANAGEMENT INFRASTRUCTURE TO INCLUDE WALKING AND CYCLING LINKS CONNECTING THE NEW DEVELOPMENT WITH THE TOWN CENTRE.

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POLICY W11: WILLITON DEVELOPMENT

DEVELOPMENT PROPOSALS AT WILLITON MUST:

- 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

WHERE APPROPRIATE, DEVELOPMENT MUST CONTRIBUTE TOWARDS RESOLVING THE FLOOD RISK ISSUES WHICH AFFECT THE SETTLEMENT.

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POLICY W12: KEY STRATEGIC DEVELOPMENT ALLOCATIONS AT WILLITON

WITHIN THE AREAS IDENTIFIED ON THE POLICIES MAP TO THE WEST AND NORTH OF WILLITON, MIXED DEVELOPMENT WILL BE DELIVERED SUBJECT TO AN INDICATIVE MASTERPLAN INCORPORATING:

- APPROXIMATELY 406 DWELLINGS, AND;
- APPROXIMATELY 3 HECTARES OF APPROPRIATE AND COMPATIBLE, NON-RESIDENTIAL USES.
- ENHANCEMENT OF THE DESIGNATED HERITAGE ASSET BATTLEGORE BARROW CEMETERY AND ITS SETTING SHOULD TAKE PLACE. THE SITE SHOULD BE ENHANCED TO ENSURE ITS USE AS A COMMUNAL ASSET AND CONTRIBUTE POSITIVELY TO THE COMMUNITY. THIS SHOULD BE ACHIEVED THROUGH LANDSCAPING, PUBLIC ACCESS, APPROPRIATE USE OF THE SITE AND THE IMPLEMENTATION OF A MANAGEMENT PLAN AGREED WITH HISTORIC ENGLAND.

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.

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POLICY LT1: POST 2026 KEY STRATEGIC DEVELOPMENT SITES

WITHIN THE TWO AREAS IDENTIFIED FOR LONGER TERM STRATEGIC DEVELOPMENT ON THE POLICIES MAP:

- TO THE SOUTH OF PERITON ROAD, MINEHEAD FOR WHICH ACCESS WOULD BE VIA A DISTRIBUTOR ROAD THROUGH THE SITE LINKING THE DISTRIBUTOR ROAD FOR THE MD2 SITE WITH THE SITE’S A39 FRONTAGE AND;
- TO THE WEST OF WATCHET AT CLEEVE HILL, WHERE DEVELOPMENT MUST CONTRIBUTE TO ENHANCING THE UNIQUE HISTORIC ENVIRONMENT OF THE TOWN INCLUDING MITIGATING THE EROSION OF DAW’S CASTLE AND ENCOURAGING VISITORS TO THE MONUMENT THROUGH FUNDING EXCAVATIONS AND IMPROVEMENT OF SITE MANAGEMENT, AND ALSO TO PROVIDING A NEW ALIGNMENT FOR THE B3191 TO ADDRESS THE IMPACT OF COASTAL EROSION,
- PROPOSALS FOR THE WATCHET SITE MUST SUSTAIN AND, WHERE APPROPRIATE, ENHANCE THE HISTORIC ASSETS OF DAWS CASTLE AND THE ADJACENT LIME KILNS AND THEIR SETTINGS.
- 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.
- THE MASTERPLAN FOR THE WATCHET LONG TERM SITE SHOULD INCLUDE THE USE OF SOFT LANDSCAPING, GREEN SPACES AND SYMPATHETIC DESIGN IN TERMS OF APPEARANCE TO MITIGATE HARM.

PROVISION IS MADE FOR DEVELOPMENT IN THE LATTER PART OF THE PLAN PERIOD POST 2026.

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POLICY SV1: DEVELOPMENT AT PRIMARY AND SECONDARY VILLAGES

DEVELOPMENT AT PRIMARY AND SECONDARY VILLAGES SHOULD:

- BE DESIGNED TO FORM AN INTEGRAL, HARMONIOUS ADDITION TO THE SETTLEMENT’S EXISTING CHARACTER
- HELP TO MAINTAIN OR ENHANCE THEIR EXISTING LEVEL OF SERVICE PROVISION, AND ALSO HELP TO CREATE BALANCED COMMUNITIES AT A LEVEL APPROPRIATE TO THEIR ROLE AND FUNCTION.

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POLICY OC1: OPEN COUNTRYSIDE DEVELOPMENT

THE OPEN COUNTRYSIDE INCLUDES ALL LAND OUTSIDE OF EXISTING SETTLEMENTS, WHERE DEVELOPMENT IS NOT GENERALLY APPROPRIATE. IN EXCEPTIONAL CIRCUMSTANCES DEVELOPMENT MAY BE PERMITTED WHERE THIS IS BENEFICIAL FOR THE COMMUNITY AND LOCAL ECONOMY.

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:

- SUCH A LOCATION IS ESSENTIAL FOR A RURAL WORKER ENGAGED IN EG: AGRICULTURAL , FORESTRY, HORTICULTURE, EQUESTRIAN OR HUNTING EMPLOYMENT, OR;
- IT IS PROVIDED THROUGH THE CONVERSION OF EXISTING, TRADITIONALLY CONSTRUCTED BUILDINGS IN ASSOCIATION WITH EMPLOYMENT OR TOURISM PURPOSES AS PART OF A WORK/LIVE DEVELOPMENT, OR;
- IT IS NEW-BUILD TO BENEFIT EXISTING EMPLOYMENT ACTIVITY ALREADY ESTABLISHED IN THE AREA THAT COULD NOT BE EASILY ACCOMMODATED WITHIN OR ADJOINING A NEARBY SETTLEMENT IDENTIFIED IN POLICY SC1, OR;
- IT MEETS AN ONGOING IDENTIFIED LOCAL NEED FOR AFFORDABLE HOUSING IN THE NEARBY SETTLEMENT WHICH CANNOT BE MET WITHIN OR CLOSER TO THE SETTLEMENT, OR;
- IT IS AN AFFORDABLE HOUSING EXCEPTIONS SCHEME ADJACENT TO, OR IN CLOSE PROXIMITY TO, A SETTLEMENT IN THE OPEN COUNTRYSIDE PERMITTED IN ACCORDANCE WITH POLICY SC4(5).

APPLICATIONS FOR DWELLINGS UNDER THIS POLICY THAT WOULD NOT BE LOCATED IN A SETTLEMENT IDENTIFIED IN POLICY SC1 OR ANY OTHER SETTLEMENT, WOULD BE CONSIDERED SUBJECT TO A FUNCTIONAL AND ECONOMIC TEST. WHERE PERMISSION IS GRANTED CONSIDERATION WOULD BE GIVEN TO THIS BEING INITIALLY MADE ON A TEMPORARY BASIS.

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ECONOMY

POLICY EC1: WIDENING AND STRENGTHENING THE LOCAL ECONOMY

PROPOSALS WHICH WILL MAKE THE WEST SOMERSET ECONOMY STRONGER AND MORE DIVERSE AND THAT ARE LIKELY TO INCREASE THE PROPORTION OF HIGHER PAID JOBS LOCALLY WILL BE SUPPORTED.

NEW DEVELOPMENT, REDEVELOPMENT AND, CONVERSION PROPOSALS FOR ALL TYPES OF EMPLOYMENT GENERATING ACTIVITIES WILL BE ENCOURAGED.

WHERE POSSIBLE, SUCH PROPOSALS SHOULD MAKE USE OF EXISTING EMPLOYMENT SITES, OR OF SITES WITH SIMILAR AND COMPATIBLE USES WHERE THE DEVELOPMENT PROPOSED WOULD NOT HAVE AN ADVERSE IMPACT ON THE AMENITY OF EXISTING NEIGHBOURING USES.

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POLICY EC2: MAJOR EMPLOYMENT SITE

THE EMPLOYMENT SITE AT MART ROAD, IS IDENTIFIED ON THE POLICIES MAP. WITHIN THIS SITE THERE WILL BE A GENERAL PRESUMPTION IN FAVOUR OF USES IN THE B1, B2 AND B8 USE CLASSES.

EMPLOYMENT AND SERVICE BASED LAND USES FALLING OUTSIDE THESE USE CLASSES WILL BE PERMITTED WHERE THESE CAN BE DEMONSTRATED TO MAKE A POSITIVE CONTRIBUTION TO THE OVERALL VITALITY AND VIABILITY OF THE LOCAL ECONOMY.

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POLICY EC3: GREENFIELD EMPLOYMENT GENERATING DEVELOPMENT

DEVELOPMENT PROPOSALS REQUIRING A GREENFIELD LOCATION WILL BE DIRECTED TO EXISTING IDENTIFIED AND/OR ALLOCATED SITES FOR THOSE TYPE OF USES UNLESS IT CAN BE DEMONSTRATED THAT:

- THE PROPOSED LOCATION IS ESSENTIAL TO THE BUSINESS AND THAT IT COULD NOT BE LOCATED ELSEWHERE, AND,
- IT DOES NOT ADVERSELY AFFECT THE VITALITY AND VIABILITY OF EXISTING CENTRES, AND;
- IT COMPLEMENTS EXISTING SERVICE AND FACILITY PROVISION IN THE SETTLEMENT AND SURROUNDING AREA WITHOUT GENERATING NEW UNSUSTAINABLE TRANSPORT PATTERNS.

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POLICY EC4: HOME-BASED BUSINESS ACTIVITIES

DEVELOPMENT PROPOSALS FOR NEW OR INTENSIFICATION OF EXISTING EMPLOYMENT GENERATING ACTIVITIES WITHIN RESIDENTIAL PROPERTIES, WILL BE PERMITTED WHERE THE ESSENTIALLY RESIDENTIAL CHARACTER OF THE BUILDING AND AREA IS MAINTAINED BY:

- LIMITING THE TYPE AND LEVEL OF ACTIVITY, INCLUDING THE HOURS OF WORK AND DELIVERIES, TO THAT CONSISTENT WITH THE RESIDENTIAL AMENITY OF THE AREA, AND;
- PREVENTING ANY HARMFUL INTENSIFICATION.

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POLICY EC5: SAFEGUARDING EXISTING EMPLOYMENT USES

SITES AND PREMISES WITH EXISTING COMMERCIAL ACTIVITIES WILL BE SAFEGUARDED AGAINST CHANGE OF USE TO RESIDENTIAL OR OTHER NON-EMPLOYMENT GENERATING USES UNLESS IT CAN BE DEMONSTRATED THAT:

- THE ACTIVITY IS NO LONGER APPROPRIATE OR SUSTAINABLE IN THAT LOCATION,
- THE BUSINESS IS NO LONGER VIABLE IN THAT LOCATION,
- THE BUSINESS/SITE HAS BEEN MARKETED (AT A COMPETITIVE PRICE FOR COMPARABLE USES) FOR A MINIMUM OF TWELVE MONTHS AND HAS GENERATED NO INTEREST, AND, WHERE APPROPRIATE,
- IT MUST BE DEMONSTRATED THAT ANY NEW USE PROPOSED WOULD NOT PREJUDICE ADJACENT EXISTING OR PROPOSED USES, AND;
- THE NEW USE WILL RESULT IN A REDUCTION IN UNDESIRABLE TRANSPORT MOVEMENTS TO THE LOCATION OVER MINOR ROADS LINKING IT TO THE NATIONAL PRIMARY AND COUNTY HIGHWAY PRINCIPAL ROUTE NETWORK.

CONSIDERATION WILL ALSO BE TAKEN ACCOUNT OF BUSINESSES RELOCATING FROM THE SITE/PREMISES TO MORE SUSTAINABLE LOCATIONS NEARBY.

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POLICY EC6: WORK/LIVE DEVELOPMENTS

PROPOSALS FOR WORK/LIVE DEVELOPMENTS THROUGH NEW BUILD OR CONVERSION OF EXISTING BUILDINGS WILL BE SUPPORTED WHERE:

- 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.

NEW-BUILD 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.

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POLICY EC7: TRAINING AND EDUCATIONAL PROVISION

PROPOSALS WHICH STRENGTHEN THE RANGE AND QUALITY OF TRAINING OPPORTUNITIES OFFERED WITHIN THE AREA WILL BE SUPPORTED.

DEVELOPMENT PROPOSALS THAT COMBINE EDUCATION, TRAINING AND, EMPLOYMENT FUNCTIONS AND OPPORTUNITIES IN ONE LOCATION WILL BE SUPPORTED PROVIDED THAT THEY DO NOT ADVERSELY AFFECT THE VITALITY AND VIABILITY OF EXISTING CENTRES.

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POLICY EC8: TOURISM IN SETTLEMENTS

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:

- PARKING,
- AMENITY IMPACT, AND;
- ACCESSIBILITY,

SUBJECT TO THE PROVISIONS OF CLAUSES A TO E OF POLICY SC1.

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POLICY EC9: TOURISM OUTSIDE OF SETTLEMENTS

TOURISM DEVELOPMENTS OUTSIDE SETTLEMENTS WILL ONLY BE SUPPORTED WHERE IT CAN BE DEMONSTRATED THAT;

- THE PROPOSED LOCATION IS ESSENTIAL TO THE BUSINESS AND THAT IT COULD NOT BE LOCATED ELSEWHERE, AND;
- IT DOES NOT ADVERSELY AFFECT THE VITALITY AND VIABILITY OF THE NEIGHBOURING SETTLEMENTS, AND;
- IT COMPLEMENTS EXISTING TOURISM SERVICE AND FACILITY PROVISION IN NEIGHBOURING SETTLEMENTS AND SURROUNDING AREA WITHOUT GENERATING NEW UNSUSTAINABLE TRANSPORT PATTERNS.

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POLICY EC10: GATEWAY SETTLEMENTS

TOURISM DEVELOPMENT PROPOSALS WHICH ENHANCE MINEHEAD'S ROLE AS A GATEWAY CENTRE FOR VISITING EXMOOR AND WATCHET AND WILLITON'S ROLE AS GATEWAY SETTLEMENTS FOR THE QUANTOCK HILLS AND THE BRENDON HILLS WILL BE SUPPORTED.

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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.

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POLICY EC12: MINEHEAD PRIMARY RETAIL AREA AND CENTRAL AREAS FOR ALCOMBE, WATCHET AND WILLITON

1. WITHIN THE MINEHEAD PRIMARY RETAIL AREA, AS DEFINED ON THE POLICIES 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 POLICIES 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.

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TRANSPORT, COMMUNITY & HEALTH

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.

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POLICY TR2: REDUCING RELIANCE ON THE PRIVATE CAR

DEVELOPMENT SHOULD BE LOCATED AND DESIGNED TO MAXIMISE THE ATTRACTIVENESS OF MODES OF TRANSPORT OTHER THAN THE PRIVATE CAR WHERE APPROPRIATE, PARTICULARLY WHERE:

- IT COMPLEMENTS EXISTING SERVICE AND FACILITY PROVISION IN THE SETTLEMENT AND SURROUNDING AREA WITHOUT GENERATING NEW UNSUSTAINABLE TRANSPORT PATTERNS (AS A CONSEQUENCE), AND;
- DOES NOT GENERATE SIGNIFICANT ADDITIONAL TRAFFIC MOVEMENTS OVER MINOR ROADS TO THE NATIONAL PRIMARY AND COUNTY HIGHWAY ROUTE NETWORK.

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POLICY CF1: MAXIMISING ACCESS TO HEALTH, SPORT, RECREATION AND, CULTURAL FACILITIES

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.

THE UNNECESSARY LOSS OF VALUED SERVICES AND FACILITIES SHOULD BE PREVENTED, PARTICULARLY WHERE THIS WOULD REDUCE THE COMMUNITY'S ABILITY TO MEET ITS DAY TO DAY NEEDS.

WHERE A DEVELOPMENT PROPOSAL WOULD RESULT IN THE LOSS OF SUCH FACILITIES, EQUIVALENT OR GREATER REPLACEMENT FACILITIES SERVING THE SAME AREA MUST BE PROVIDED AS PART OF THE PROPOSALS.

THE APPROPRIATE PROVISION OF FORMAL SPORTS FACILITIES AND/OR INFORMAL PUBLIC AMENITY OPEN-SPACE/PLAY-SPACE WILL BE REQUIRED AS AN INTEGRAL PART OF NEW DEVELOPMENT.

=====

POLICY CF2: PLANNING FOR HEALTHY COMMUNITIES

IN ORDER TO HELP ADDRESS THE CAUSES OF ILL HEALTH AND MAXIMISE THE BENEFIT WHICH SPATIAL PLANNING CAN PROVIDE IN SHAPING HEALTHY COMMUNITIES, DEVELOPMENT PROPOSALS SHOULD BE DESIGNED IN ORDER TO MAXIMISE THE ATTRACTIVENESS OF WALKING AND CYCLING AS MEANS OF MAKING JOURNEYS TO LOCAL SERVICES AND FACILITIES, AND ALSO TO ENCOURAGE RECREATIONAL WALKING AND CYCLING. PROVISION FOR DISABILITY ACCESS IS ALSO TO BE ENCOURAGED.

A HEALTH IMPACT ASSESSMENT WILL BE REQUIRED FOR ALL STRATEGIC DEVELOPMENT PROPOSALS.

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CLIMATE CHANGE

POLICY CC1: CARBON REDUCTION – NON-WIND ENERGY GENERATING SCHEMES

ENERGY GENERATING DEVELOPMENT PROPOSALS (OTHER THAN THOSE FOR WIND TURBINES) WILL BE SUPPORTED WHERE:

- THEY RESPECT THE LOCAL NATURAL ENVIRONMENT IN WHICH THEY ARE LOCATED;
- THEY RESPECT THE LOCAL HISTORIC ENVIRONMENT AND THE SIGNIFICANCE OF ANY DESIGNATED AND IDENTIFIED POTENTIAL HERITAGE ASSETS WITHIN AND NEIGHBOURING IT; AND,
- 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.

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POLICY CC2: FLOOD RISK MANAGEMENT

DEVELOPMENT PROPOSALS SHOULD BE LOCATED SO AS TO MITIGATE AGAINST, AND TO AVOID INCREASED FLOOD RISK ELSEWHERE, WHILST HELPING TO PROVIDE FOR THE DEVELOPMENT NEEDS OF THE COMMUNITY IN ACCORDANCE WITH THE FLOOD RISK MANAGEMENT SEQUENTIAL TEST, AND WHERE APPROPRIATE, THE APPLICATION OF THE FLOOD RISK MANAGEMENT EXCEPTION TEST.

DEVELOPMENT MUST BE DESIGNED TO MITIGATE ANY ADVERSE FLOODING IMPACT WHICH WOULD ARISE FROM ITS IMPLEMENTATION, AND WHERE POSSIBLE SHOULD CONTRIBUTE TOWARDS THE RESOLUTION OF EXISTING FLOODING ISSUES.

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POLICY CC3: COASTAL CHANGE MANAGEMENT AREA

DEVELOPMENT WITHIN THE COASTAL CHANGE MANAGEMENT AREAS, AS DEFINED ON THE POLICIES MAP, WILL BE LIMITED TO TEMPORARY, TOURISM-RELATED DEVELOPMENT.

NO DEVELOPMENT WILL BE PERMITTED WITHIN PARTS OF THE COASTAL CHANGE MANAGEMENT AREA WHICH ARE VULNERABLE TO RAPID COASTAL EROSION.

EXCEPTIONALLY, WHERE THE USE OF SUCH DEVELOPMENT LOCATIONS ARE NECESSARY FOR SUSTAINABLE DEVELOPMENT PURPOSES, OTHER TYPES OF DEVELOPMENT MAY BE PERMITTED WHERE THEY WOULD BE PROTECTED BY NEW OR EXISTING SEA DEFENCES WHICH ARE TO BE MAINTAINED IN THE LONG TERM.

=====

POLICY CC4: COASTAL ZONE PROTECTION

DEVELOPMENT WITHIN THE COASTAL ZONE AND OUTSIDE OF SETTLEMENTS WHERE THE PLAN'S POLICIES PROVIDE FOR DEVELOPMENT WILL ONLY BE PERMITTED FOR USES AND ACTIVITIES FOR WHICH A COASTAL LOCATION IS ESSENTIAL AND THEY CANNOT BE LOCATED ELSEWHERE. ACCOUNT WILL BE TAKEN OF;

- IMPACT ON THE COASTAL ENVIRONMENT,
- SCALE OF THE DEVELOPMENT,
- CUMULATIVE IMPACT ON SURROUNDING LAND AND PROPERTY, AND,
- MEASURES TAKEN TO MINIMISE AND MITIGATE THESE MATTERS.

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POLICY CC5: WATER EFFICIENCY

THE DESIGN OF DEVELOPMENT SCHEMES WHICH INCLUDE MEASURES TO ECONOMISE ON THE USE OF WATER SUPPLIES WILL BE ENCOURAGED.

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POLICY CC6: WATER MANAGEMENT

DEVELOPMENT THAT WOULD HAVE AN ADVERSE IMPACT ON:

- THE AVAILABILITY AND USE OF EXISTING WATER RESOURCES;
- THE EXISTING WATER TABLE LEVEL
- ACCESSIBILITY TO EXISTING WATERCOURSES FOR MAINTENANCE AND,
- AREAS AT 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.

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ENVIRONMENT

POLICY NH1: HISTORIC ENVIRONMENT

PROPOSALS FOR DEVELOPMENT SHOULD SUSTAIN AND/OR ENHANCE THE HISTORIC RURAL URBAN AND COASTAL HERITAGE OF THE DISTRICT WHILST CONTRIBUTING APPROPRIATELY TO THE REGENERATION OF THE DISTRICT'S COMMUNITIES, PARTICULARLY THOSE ELEMENTS WHICH CONTRIBUTE TO THE AREAS DISTINCTIVE CHARACTER AND SENSE OF PLACE:

1. PROPOSALS WILL BE SUPPORTED WHERE THE HISTORIC ENVIRONMENT AND HERITAGE ASSETS AND THEIR SETTINGS ARE SUSTAINED AND/OR ENHANCED IN LINE WITH THEIR INTEREST AND SIGNIFICANCE. PLANNING DECISIONS WILL HAVE REGARD TO THE CONTRIBUTION HERITAGE ASSETS CAN HAVE TO THE DELIVERY OF WIDER SOCIAL, CULTURAL, ECONOMIC AND ENVIRONMENTAL OBJECTIVES.
2. ELEMENTS OF THE HISTORIC ENVIRONMENT WHICH CONTRIBUTE TOWARDS THE UNIQUE IDENTITY OF AREAS AND HELP CREATE A SENSE OF PLACE WILL BE SUSTAINED AND, WHERE APPROPRIATE, ENHANCED.

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POLICY NH2: MANAGEMENT OF HERITAGE ASSETS

DEVELOPMENT PROPOSALS THAT;

- A. ARE LIKELY TO AFFECT THE SIGNIFICANCE OF A HERITAGE ASSET, INCLUDING THE CONTRIBUTION MADE TO ITS SETTING SHOULD DEMONSTRATE AN APPROPRIATELY EVIDENCED UNDERSTANDING OF THE SIGNIFICANCE IN SUFFICIENT DETAIL TO ALLOW THE POTENTIAL IMPACTS TO BE ADEQUATELY ASSESSED.
- B. DEMONSTRATE A SYMPATHETIC AND CREATIVE RE-USE AND ADAPTATION OF HISTORIC BUILDINGS WILL BE ENCOURAGED.
- C. AFFECT A CONSERVATION AREA SHOULD PRESERVE OR ENHANCE ITS CHARACTER OR APPEARANCE, ESPECIALLY THOSE ELEMENTS IDENTIFIED IN ANY CONSERVATION AREA APPRAISAL.
- D. WILL HELP TO SECURE A SUSTAINABLE FUTURE FOR WEST SOMERSET'S HERITAGE ASSETS, ESPECIALLY THOSE IDENTIFIED AS BEING AT GREATEST RISK OF LOSS OR DECAY, WILL BE SUPPORTED.
- E. RESULT IN AN AGREED MATERIAL CHANGE TO A HERITAGE ASSET SHOULD BE ACCOMPANIED BY RECORDING AND INTERPRETATION, UNDERTAKEN IN ORDER TO DOCUMENT AND UNDERSTAND THE ASSET'S ARCHAEOLOGICAL, ARCHITECTURAL, ARTISTIC AND/OR HISTORIC SIGNIFICANCE WITH THE SCOPE OF THE RECORDING BEING PROPORTIONATE TO THE ASSET'S SIGNIFICANCE AND THE IMPACT OF THE DEVELOPMENT UPON IT. THE INFORMATION SHOULD BE MADE PUBLICALLY AVAILABLE THROUGH THE HISTORIC ENVIRONMENT RECORD.

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POLICY NH3: AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL

PROPOSALS WITHIN AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL, AS SHOWN ON THE POLICIES 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.

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POLICY NH4: ARCHAEOLOGICAL SITES OF LOCAL SIGNIFICANCE

WHERE PROPOSALS IMPACT ON SITES WITH ARCHAEOLOGICAL INTEREST OF LOCAL SIGNIFICANCE DEVELOPERS WILL ENSURE THE INVESTIGATION, RECORDING AND THE ADVANCE OF UNDERSTANDING OF THE SIGNIFICANCE OF THE ASSET. THIS INFORMATION WILL BE MADE PUBLICALLY ACCESSIBLE.

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POLICY NH5: LANDSCAPE CHARACTER PROTECTION

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.

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POLICY NH6: NATURE CONSERVATION AND THE PROTECTION AND ENHANCEMENT OF BIODIVERSITY

PLANNING PERMISSION FOR DEVELOPMENT WILL BE GRANTED SUBJECT TO THE APPLICATION DEMONSTRATING THAT:

- 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 HABITAT IS REPLACEABLE, MITIGATION TECHNIQUES NEED TO BE PROVEN;
- THE LOCAL PLANNING PROCESS WILL BE USED TO PROTECT, ENHANCE AND RESTORE THE ECOLOGICAL NETWORK WITHIN WEST SOMERSET. THE WEIGHT OF PROTECTION AFFORDED 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
- 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.

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POLICY NH7: GREEN INFRASTRUCTURE

THE CREATION AND ENHANCEMENT OF A GREEN INFRASTRUCTURE NETWORK WILL BE SUPPORTED. GREEN INFRASTRUCTURE SHOULD BE USED TO HELP PROTECT AND ENHANCE THE HERITAGE ASSETS OF THE AREA.

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POLICY NH8: PROTECTION OF BEST AND MOST VERSATILE AGRICULTURAL LAND

THE BEST AND MOST VERSATILE AGRICULTURAL LAND (GRADES 1, 2 AND 3A) WILL BE PROTECTED FROM SIGNIFICANT DEVELOPMENT PROPOSALS. PLANNING PERMISSION FOR DEVELOPMENT AFFECTING SUCH LAND WILL ONLY BE GRANTED EXCEPTIONALLY IF THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT OUTWEIGHS THE NEED TO PROTECT IT AND EITHER:

- SUFFICIENT LAND OF A LOWER GRADE (GRADES 3B, 4 AND 5) IS UNAVAILABLE IN AN APPROPRIATE LOCATION TO PROVIDE SUSTAINABLE DEVELOPMENT; OR
- AVAILABLE LOWER GRADE LAND HAS AN ENVIRONMENTAL VALUE RECOGNISED BY A STATUTORY OR NON-STATUTORY WILDLIFE, HISTORIC OR ARCHAEOLOGICAL DESIGNATION WHICH OUTWEIGHS THE AGRICULTURAL CONSIDERATIONS.

IF BEST AND MOST VERSATILE LAND NEEDS TO BE DEVELOPED AND THERE IS A CHOICE BETWEEN SITES IN DIFFERENT GRADES, LAND OF THE LOWEST GRADE AVAILABLE SHOULD BE USED.

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POLICY NH9: POLLUTION, CONTAMINATED LAND AND LAND INSTABILITY

- 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:
 - AN UNACCEPTABLE LEVEL OF NUISANCE ARISES FROM EXISTING SOURCES OF NOISE (E.G. 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.

=====

POLICY NH10: DEVELOPMENT IN PROXIMITY TO HINKLEY POINT NUCLEAR POWER STATION

DEVELOPMENT PROPOSALS IN THE CONSULTATION ZONES WILL BE CONSIDERED IN CONSULTATION WITH THE OFFICE FOR NUCLEAR REGULATION (ONR), HAVING REGARD TO THE SCALE OF DEVELOPMENT PROPOSED, ITS LOCATION, POPULATION DISTRIBUTION OF THE AREA AND THE IMPACT ON PUBLIC SAFETY, TO INCLUDE HOW THE PROPOSAL WOULD IMPACT ON LOCAL EMERGENCY PLANNING ARRANGEMENTS AND OTHER PLANNING CRITERIA.

CONSULTATION ON PLANNING APPLICATIONS WILL BE UNDERTAKEN WITH ONR ON THE BASIS OF THE TABLE BELOW:

ZONE	DEVELOPMENT TYPE
INNER	<ul style="list-style-type: none"> • ANY NEW DEVELOPMENT, RE-USE OR RE-CLASSIFICATION OF AN EXISTING DEVELOPMENT THAT COULD LEAD TO AN INCREASE IN RESIDENTIAL OR NON-RESIDENTIAL POPULATIONS THUS IMPACTING ON THE EMERGENCY PLAN. • ANY NEW DEVELOPMENT, RE-USE OR RE-CLASSIFICATION OF AN EXISTING DEVELOPMENT THAT COULD CAUSE AN EXTERNAL HAZARD TO THE SITE.
OUTER	<ul style="list-style-type: none"> • ANY NEW DEVELOPMENT, RE-USE OR RE-CLASSIFICATION THAT WILL LEAD TO A MATERIAL INCREASE IN THE SIZE OF EXISTING DEVELOPMENT, WHICH IS OTHERWISE LIKELY TO IMPACT ON THE OFF-SITE EMERGENCY PLAN • ANY NEW DEVELOPMENT, RE-USE OR RE-CLASSIFICATION THAT WILL LEAD TO A MATERIAL INCREASE IN THE SIZE OF AN EXISTING DEVELOPMENT THAT COULD HAVE AN IMPACT ON THE EXTENDIBILITY OF COUNTERMEASURES BEYOND THE DEPZ. • ANY NEW DEVELOPMENT, RE-USE OR RE-CLASSIFICATION OF AN EXISTING DEVELOPMENT THAT COULD POSE AN EXTERNAL HAZARD TO THE SITE.

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POLICY NH11:-BAT CONSULTATION ZONE

PLANNING APPLICATIONS FOR DEVELOPMENT ON SITES WITHIN THE WEST SOMERSET BAT CONSULTATION ZONE, AS SHOWN ON THE POLICIES 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.

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POLICY NH12: WATERFOWL CONSULTATION ZONE

PLANNING APPLICATIONS FOR WIND ENERGY DEVELOPMENT ON SITES WITHIN THE WEST SOMERSET WATERFOWL CONSULTATION ZONE, AS SHOWN ON THE POLICIES 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.

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POLICY NH13: SECURING HIGH STANDARDS OF DESIGN

NEW DEVELOPMENT WILL BE EXPECTED TO MEET THE HIGHEST STANDARDS OF DESIGN. IN ORDER TO ACHIEVE THIS, ALL PROPOSALS FOR NEW DEVELOPMENT (EXCLUDING SMALL DOMESTIC APPLICATIONS AND CHANGES OF USE) SHOULD DEMONSTRATE THAT WHERE APPROPRIATE:

- AN ANALYSIS OF THE CONSTRAINTS AND OPPORTUNITIES OF THE SITE AND ITS SURROUNDINGS HAVE INFORMED THE PRINCIPLES OF DESIGN AND HOW THE DETAILED DESIGN RESPONDS POSITIVELY TO ITS NEIGHBOURS AND THE LOCAL CONTEXT;
- THE PROPOSAL MAKES A POSITIVE CONTRIBUTION TO THE LOCAL ENVIRONMENT AND CREATES A PLACE WITH A DISTINCTIVE CHARACTER;
- THE PUBLIC REALM HAS BEEN DESIGNED TO ENSURE THAT IT IS ATTRACTIVE, SAFE, ACCESSIBLE AND WELL CONNECTED TO ITS SURROUNDINGS, INCLUDING WALKING AND CYCLING ROUTES TO AND WITHIN THE DEVELOPMENT, TO ENCOURAGE THEIR USE IN THE INTERESTS OF PUBLIC HEALTH;
- 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.

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POLICY NH14: NATIONALLY DESIGNATED LANDSCAPE AREAS

MAJOR DEVELOPMENT PROPOSALS WITHIN THE QUANTOCK HILLS AREA OF OUTSTANDING NATURAL BEAUTY WILL BE DETERMINED IN ACCORDANCE WITH NATIONAL PLANNING POLICY.

WHERE DEVELOPMENT IS LIKELY TO AFFECT THE QUANTOCK HILLS AONB OR EXMOOR NATIONAL PARK, REGARD WILL BE HAD TO THEIR STATUTORY PURPOSES.

APPLICATIONS FOR DEVELOPMENT SHOULD HAVE REGARD TO LOCATION, SITING, ORIENTATION AND LANDSCAPING TO ACHIEVE HIGH QUALITY DESIGN AND TO ENSURE THAT THE PROPOSALS CONSERVE OR ENHANCE THE NATURAL BEAUTY, WILDLIFE, CULTURAL HERITAGE AND TRANQUILLITY OF THE AONB OR THE NATIONAL PARK AND THEIR SETTINGS. DEVELOPMENT WHICH WOULD CONFLICT WITH THE ACHIEVEMENT OF THE STATUTORY PURPOSES OF THE AONB OR THE NATIONAL PARK, OR THEIR SETTINGS OR WHICH WOULD ADVERSELY AFFECT THE UNDERSTANDING OR ENJOYMENT OF THE NATIONAL PARK'S SPECIAL QUALITIES, WILL NOT BE PERMITTED.

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POLICY GT1: GYPSY AND TRAVELLER SITE POLICY

PROVISION WILL BE MADE IN A LOCAL PLAN TO MEET AN IDENTIFIED NEED FOR UP TO 10 GYPSY AND TRAVELLER PITCHES DURING THE PLAN PERIOD. APPLICATIONS FOR THE DEVELOPMENT OF GYPSY AND TRAVELLER ACCOMMODATION WILL BE DETERMINED IN ACCORDANCE WITH NATIONAL POLICY.

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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.

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APPENDICES

APPENDIX 1

Important supporting data referred to in policies

Projected housing requirement for the West Somerset LPA area to accompany Policy SC3: Appropriate Mix of Housing Types and Tenures.

Projected net housing requirements for West Somerset 2011-2031, without backlog

Tenure	Sector	1 bed	2 bed	3 bed	4+ bed	Total No.	Total %
Affordable	Social Rent	588	74	593	-4	1,251	52.16
	Affordable Rent	111	14	112	-1	236	9.86
Intermediate	Shared Ownership	198	25	200	-1	421	17.57
Market	Private Rent	32	4	32	0	68	2.84
	Owner Occupier	198	25	200	-1	421	17.57
Total no.	All sectors	1,127	142	1,136	-8	2,398	100.00
Total %	All sectors	46.99	5.94	47.40	-0.33		100.00

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

As part of the future housing requirements in the LPA area, it is calculated that there will be a specific need for 351 units (14.64%) of specialised housing for older households.

Thresholds used by Somerset County Council for Travel Plans to accompany Policy TR1: Access to and from West Somerset

Full travel plans are required above the following floorspace/dwelling number thresholds (August 2014):

Floorspace (sq.m.)/ Number of units	Use Class
800	A1 (non-food)
1,500	B1
2,500	B2
5,000	B8
50 Dwellings	C3

Travel plan statements:

Floorspace (sq.m.)/ Number of units	Use Class
500	A1
1,000	B1
1,500	B2
2,000	B8
30 Dwellings	C3

Measures-only travel statements:

Floorspace (sq.m.)/ Number of units	Use Class
100	A1
500	B1
1,000	B2
1,000	B8
10 Dwellings	C3

Further explanations/caveats and other use types are covered in Somerset County Council's Travel Planning Guidance. Which can be downloaded at:

<http://www.movingsomersetforward.co.uk/new-developments/planning-guidance>

**Office for Nuclear Regulation (ONR)
Hinkley Point C development proposal
consultation zone**

(not included)

**Schedule of which West Somerset
District Local Plan (Adopted April 2006)
policies will be replaced by which new
West Somerset Local Plan to 2032
policies.**

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

Local Plan to 2032 policy.	Subject.	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)
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
SC5	Self-containment of settlements	SP/1, SP/2, SP/3
SC6	Safeguarding of village facilities	E/7, SH/5
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, E/5, SH/6, H/2, R/10
EC1	Widening and strengthening the local economy	E/2
EC2	Major employment site	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, TO/7

Local Plan to 2032 policy.	Subject.	West Somerset District Local Plan policy replaced.
EC10	Gateway settlements	None
EC11	Agriculture	A/1
EC12	Minehead primary retail area and central areas for Alcombe, Watchet and Williton	SH/1, SH/2, SH/4
TR1	Access to and from West Somerset	None
TR2	Reducing reliance on the private car	None
CF1	Maximising access to health, sport, recreation and, cultural facilities	R/1, R/3 and R/4.
CF2	Planning for healthy communities	AD/1
CC1	Carbon reduction – non-wind energy generating schemes	(EN/4)
CC2	Flood risk management	W/6, CO/1, CO/3
CC3	Coastal Change Management Area	CO/2, CO/3
CC4	Coastal zone protection	CO/1
CC5	Water efficiency	None
CC6	Water management	W/1, W/2, W/3, W/5
NH1	Historic environment	BD/1, AH/1, LB/3
NH2	Management of heritage assets	LB/1, LB/2, CA/1, CA/2, CA/3
NH3	Areas of High Archaeological Potential (AHAP)	AH/3
NH4	Archaeological sites of local significance	AH/2
NH5	Landscape character protection	LC/1, LC/3
NH6	Nature conservation and the protection and enhancement of Biodiversity	NC/3, NC/4, NC/5
NH7	Green infrastructure	None
NH8	Protection of best and most versatile agricultural land	A/2
NH9	Pollution, contaminated land and land instability	PC/1, PC/2, PC/3, PC/4
NH10	Development in proximity to Hinkley Point nuclear power station	None
NH11	Bat consultation zone	None
NH12	Waterfowl consultation zone	None

Local Plan to 2032 policy.	Subject.	West Somerset District Local Plan policy replaced.
<i>NH13</i>	Securing high standards of design	BD/2, BD/5
<i>NH14</i>	Nationally designated landscape areas	LC/1, (<i>LC/2</i>), (<i>EN/1</i>), (<i>EN/2</i>)
<i>GT1</i>	Gypsies and travellers	H/8
<i>ID1</i>	Infrastructure delivery	T/3, T/5, PO/1, TC/1

Note

WSDLP policy nos. in parenthesis and italics, e.g.(*EN/5*) are those which were not saved beyond 1st April 2009.

WEST SOMERSET DISTRICT LOCAL PLAN

(Written Statement)

Adopted, April 2006

**Policies that will remain extant following the adoption of
the West Somerset Local Plan to 2032**

TREES AND WOODLAND

POLICY TW/1: Trees and Woodland Protection

Development proposals that would adversely affect woodlands, groups of trees or individual trees of significant landscape, wildlife or amenity value will only be permitted where conditions can be attached to planning permissions to protect trees and, where appropriate, to require replacement and/or additional tree planting.

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POLICY TW/2: Hedgerows

Development or land management proposals will be required to show that an allowance has been made for the retention and protection of existing hedgerows and hedgerow trees unless they are not considered to be of value to the area's landscape, character or wildlife.

NATURE CONSERVATION

POLICY NC/1: Sites of Special Scientific Interest

Development proposals which may, directly or indirectly, adversely affect SSSIs will not be permitted unless:

- (i) there are no alternative means of meeting the development need, and
- (ii) the reasons for the development clearly outweigh the value of the site and the national policy to safeguard the nature conservation value of the national network of such sites.

Where the site is a National Nature Reserve (NNR) or a site identified under the Nature Conservation Review or Geological Conservation Review particular regard will be paid to the site's national importance.

Where development is permitted, the use of conditions or planning obligations to ensure the protection and enhancement of the site's nature conservation interest will be considered.

THE WATER ENVIRONMENT

POLICY W/4: Water Resources

Development, which increases the requirement for water will only be permitted where such resources are already committed, or will be provided, without detriment to existing uses, including the natural environment, river ecology and fisheries.

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POLICY W/7: River Corridor Protection

Development which would harm the landscape, nature conservation, fisheries or the recreational interest of water courses, wetlands and the surrounding landscape will only be permitted where suitable mitigation measures are undertaken to ensure that any damage is kept to a minimum and compensatory measures, including enhancement and habitat restoration, are secured.

CONSERVATION AREAS

POLICY CA/4: Advertisements in Conservation Areas

Proposals for advertisements in conservation areas will be permitted where they do not:

- (i) Detract from the character or appearance of the neighbourhood or building or structure with which they are to be associated by reason of design siting, materials, colour, proportions or illumination.**
- (ii) Result in visual clutter.**
- (iii) Project above the eaves or parapet of buildings.**
- (iv) Obscure architectural details on buildings or associated structures.**

=====

POLICY CA/5: Shop Fronts in Conservation Areas

Shop fronts of architectural or historic merit should be retained within conservation areas. A new shop front should reflect the proportions, style and details of the building of which it forms a part, and should be constructed from compatible materials.

BUILDING DESIGN

POLICY BD/3: Conversions, Alterations and, Extensions

Planning applications for alterations or extensions to existing buildings must meet the following requirements:

- (i) the building materials should be appropriate to adjoining buildings.**
- (ii) the design of any alterations and extensions will be such that the scale, proportions and detailing are in character and are appropriate to the building(s) to which they relate.**

=====

POLICY BD/6: Agricultural Buildings

Proposals for new agricultural buildings or extensions which require planning permission will only be permitted where:

- (i) the siting of the building(s) will be determined having regard to existing landscape features, local land form and tree and hedgerow cover - together with the relationship with other buildings.**
- (ii) the general design (including form, materials and colour) and mass of the building will be appropriate to the character of the area whilst also meeting the functional needs of the farming business.**
- (iii) indigenous landscaping to soften any hard outlines should form an integral part of the development - including the retention of existing trees and hedgerows where their removal would significantly harm the character of the area.**

=====

POLICY BD/7: Advertisements

Proposals for advertisements will be permitted unless:

- (i) they would be prejudicial to public safety.
- (ii) they would be visually obtrusive and detrimental to the appearance of a rural or urban area.
- (iii) visual clutter would result.
- (iv) they would detract from the character of the building or the street scene by reason of design, size, materials, colour or illumination.

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POLICY BD/8: Re-Use of Existing Building Materials

Development proposals will only be permitted where maximum possible use within the development site can be made of building materials, building waste and spare soil generated by site preparation.

=====

POLICY BD/9: Energy and Waste Conservation

Development will only be permitted where it is demonstrated that the conservation of energy and water has been considered in the design, layout, siting and drainage of the proposal and that all practicable measures to conserve water are included as part of the scheme.

EMPLOYMENT

POLICY E/3: Employment Conversions Within Settlements

The Local Planning Authority will permit the conversion of existing buildings in Minehead, Watchet, Williton and defined villages to employment use, where:

- (i) The building itself should be of permanent and substantial construction and the proposal is of an appropriate scale, environmentally acceptable and in keeping with the character of the area;
- (ii) The proposed use is compatible with the amenities of neighbouring properties, particularly housing;
- (iii) The works or conversion can be undertaken without detriment to the structure and appearance of any important historical or architectural features of the building;
- (iv) Satisfactory arrangements for access and parking can be met;
- (v) Satisfactory arrangements can be secured through planning conditions and/or planning obligations to ensure that barn owls and bats will not be harmed;
- (vi) Approach roads have the ability to accommodate any increase, of traffic generated.

=====

POLICY E/4: Small Scale Employment Conversions Outside Settlements

The Local Planning Authority will permit the conversion of existing buildings outside settlements to small scale employment use, where:

- (i) The building is of permanent and substantial construction and suitable for conversion without significant alterations and extensions;
- (ii) The site is served by approach roads and junctions capable of accommodating any extra traffic generated;
- (iii) The development does not lead to the dispersal of activity on such a scale as to prejudice town or village vitality;
- (iv) The proposal does not have an adverse affect on landscape, wildlife or nature conservation interests;
- (v) The design and use of materials do not detract from its setting in the local scene or wider landscape;
- (vi) The proposal is compatible with the amenities of neighbouring properties.

Items (iv) and (v) will be most rigorously applied within the Quantock Hills AONB and areas bordering Exmoor National Park.

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POLICY E/6: Expansion of Existing Businesses

The Local Planning Authority will permit established businesses to expand on existing or adjacent sites within development limits where the scale of development is compatible with the role and size of the settlement, subject to:

- (i) The expansion not adversely affecting the amenities of nearby properties;
- (ii) The ability of access roads to accommodate any increase of traffic generated by the expansion;
- (iii) The provision of adequate parking and servicing arrangements on the site;
- (iv) Satisfactory design and sufficient provision of landscaping to minimise the visual impact of the buildings and associated uses on the surrounding area;
- (v) Development not resulting in the loss of land allocated or protected for other uses in the Plan;
- (vi) The development proposal not having an adverse affect on landscape, wildlife or nature conservation interests.

TOURISM

POLICY TO/2: Tourism Development in Minehead

Proposals for development in the vicinity of tourist accommodation or facilities in the Quay West, Quay Street, Esplanade and Warren Road areas of Minehead will be permitted provided that:-

- (i) The design, layout, scale and siting is acceptable in landscape and conservation terms.**
- (ii) In relation to the criterion (i) no adverse effects to the tourism character of such areas ensue.**
- (iii) The level of impact in terms of noise, pollution or light pollution is acceptable.**
- (iv) Satisfactory existing or proposed provision for access and on-site parking* is made to meet the needs of visitors.**

(* As detailed in Policy T/7 and Appendix 4, Table 3).

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POLICY TO/3: Tourism Development in Watchet

New development proposals which would improve Watchet's existing tourist attractions and their accessibility to day visitors will be permitted where they are unlikely to create conditions which would adversely affect residential amenities, road safety or wildlife interests by reason of increased noise, traffic congestion or other environmental impact.

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POLICY TO/4: New Tourism Accommodation in Watchet

The Local Planning Authority will permit new development for tourist accommodation in Watchet where the number of visitor bed spaces will be increased, provided that:

- (i) In the case of change of use, the alterations respect the scale and form of any special architectural features of the existing building.**
- (ii) It would minimise adverse effects on the amenities of residents or conflict with neighbouring land uses.**
- (iii) It would not have an adverse effect on the character and quality of the townscape.**
- (iv) Satisfactory existing or proposed provision for access and on-site parking* is made to meet the needs of visitors.**

(* As detailed in Policy T/7 and Appendix 4, Table 3).

SHOPPING

POLICY SH/3: Retail Development Outside of Minehead Town Centre

The Local Planning Authority will not permit proposals for retail development (including wholesale, retail, trade, 'cash and carry' and 'club warehouses') outside Minehead Town Centre, as defined on the Proposals Map, unless it can be satisfactorily demonstrated that:

- (i) All potential town centre options have been thoroughly assessed.
- (ii) Sites on the edge of the town centre have been assessed before out of town centre sites.
- (iii) Provision can be made for access, servicing and parking and the site is in a location where a choice of means of transport (including public transport) is available; and
- (iv) the proposal, by its nature and scale, will not adversely affect the viability and vitality of Minehead Town Centre or the shopping centres of Watchet or Williton.

TRANSPORT

POLICY T/5: Loss of Public Car Parking Provision

Proposals that would result in the loss of public car parking in central areas of Minehead, Watchet or Williton will be considered against the following requirements:

- (i) There is sufficient car parking available in the locality to meet both local and seasonal visitor demands.
- (ii) Suitable alternative public car parking is to be provided.

=====

POLICY T/6: Public and Communal Car Parking in Villages

Planning permission for public or communal car parking to serve existing sites or locations in villages will be granted where:

- (i) The scale of the provision is not significantly detrimental to the character of the village in which it is to be located,
- (ii) The scale of the provision does not exceed the capacity of the roads serving the site to accommodate safely the traffic using the facility,
- (iii) The design and landscaping of the provision is in character with the village in which it is to be located,

and in most cases the proposal forms an integral part of an approved Traffic Management Plan.

=====

POLICY T/7: Non-Residential Development Car Parking

Car parking at non-residential development shall be provided on the following basis:

- (i) Operational parking will be kept to the minimum necessary;
- (ii) Non-operational parking will be set at a maximum of the level shown in Appendix 4, Table 3, reduced according to the availability of public transport and facilities for walking and cycling, as shown in Appendix 4, Tables 1 and 2; and,
- (iii) Where reduction in vehicle parking is appropriate, contributions will be sought for alternative modes of transport required to serve the development.

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POLICY T/8: Residential Car Parking

Car and cycle parking at residential sites shall be provided on the following basis:

- (i) Car parking at residential sites will be set at the level shown in Appendix 4, Table 4. This level may be reduced where it can be demonstrated that shared car parking, public transport or other means can reduce the need for visitor parking;
- (ii) Where a reduced level of car parking is appropriate the developer will instead be required to provide a contribution towards improving deficiencies in public transport, cycleways or pedestrian facilities associated with the development; and
- (iii) The developer will be required to provide secure and covered bicycle parking at the rate of one space per dwelling where no garages are provided with the dwelling'

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POLICY T/9: Existing Footpaths

Any development affecting an existing footpath will be required to incorporate the footpath into its design. Care should be taken to ensure that the footpath is attractive to users and safe.

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POLICY T/13: Bus Facilities and Infrastructure

The Local Planning Authority will support the retention and enhancement of facilities and infrastructure which support bus services, including a new transport interchange facility on land adjacent to Minehead Railway Station.

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POLICY T/14: Harbour Facilities at Minehead and Watchet

Proposals for development which maintain or enhance waterfront sites at Minehead and Watchet will be permitted provided:

- (i) they will not inhibit or interfere with the efficient and safe operation of existing harbour facilities;
- (ii) they are in keeping with the character and appearance of their surroundings; and,
- (iii) may facilitate improved accessibility by sea to and from Bristol Channel Ports and beyond.

HOUSING

POLICY H/3: Removal of Agricultural and Forestry Occupancy Conditions

Proposals for the removal of agricultural and/or forestry occupancy conditions will only be approved where all of the following are satisfied:

- (i) The dwelling is no longer needed on that unit for the purposes of agriculture or forestry.**
- (ii) There is no current demand for dwellings from farmers, farm workers and foresters in the locality.**
- (iii) There is evidence that the dwelling could not be sold or let at a price which reflects its occupancy condition within a reasonable period.**

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POLICY H/5: Affordable Housing on Rural Exception Sites

As an exception to normal policies for the provision of housing for general housing demand, affordable housing for local people maybe permitted within or adjoining: a rural centre or village, on small sites where development would not otherwise be permitted where:

- (i) The housing is demonstrated to meet an identified local need for affordable housing;**
- (ii) The need cannot reasonably be met within the development limits of the settlement concerned, on a site where housing would be permitted under normal policies;**
- (iii) The development respects the settlement and its landscape setting;**
- (iv) Arrangements are secured to limit the occupation to local needs only in perpetuity.**

=====

POLICY H/6: Conversion to Residential of Holiday Accommodation Outside Settlements

The Local Planning Authority will permit the conversion or change of use of existing buildings outside designated settlements to holiday accommodation or permanent residential use provided that:-

- (i) The applicant can demonstrate that every reasonable attempt has been made to secure a business use of the building.**
- (ii) The proposal does not adversely affect the character of the surrounding countryside, residential amenities or nature conservation interests.**
- (iii) The site has satisfactory accessibility and adequate space of parking and associated activities.**
- (iv) The proposal does not involve substantial building, reconstruction or extension.**
- (v) Any alterations respect the scale and form of any special features of the existing building.**

SPORTS, RECREATION AND THE ARTS

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.

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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.**

Development would not detract from landscape/town or village scape, nature conservation or wildlife amenity.

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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.

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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 affect on landscape, wildlife or nature conservation interests and on flooding, water quality and navigational regimes.

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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 affect 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.)

** Supesceded by Policy NH8 in the WSLP to 2032*

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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 affect on other land uses in the vicinity.

TELECOMMUNICATIONS

POLICY TC/2: Impact of Telecommunications Apparatus on Amenity

Approval of the detailed siting and appearance of code system operators telecommunications apparatus installed under permitted development rights will be required where there is a serious risk to amenities. Approval will not be granted where changes in siting and appearance required by the Council to protect amenity are not agreed to.

OVERHEAD SERVICE LINES

POLICY UN/2: Undergrounding of Service Lines and New Development

Where possible service lines to new commercial or residential development will normally be required to be placed underground.

SETTLEMENTS

Brushford

POLICY BRU/1: Important Amenity Area

The land south of the Youth Club, Brushford, as shown on the Inset Map, will be retained as an important amenity area.

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Carhampton

POLICY CAR/1: Important Amenity Areas

The Local Planning Authority will retain the following important amenity areas in Carhampton, as shown on the inset map:-

- (i) Land East of Winsors Lane;
- (ii) Orchard, High Street.

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Crowcombe

POLICY CRO/1: Extension to Cemetary

Land adjoining the Church of the Holy Ghost, Crowcombe, as shown on the inset map, is allocated for Cemetery purposes.

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Minehead

POLICY MINE/2: Leisure Activities on The Esplanade and Warren Road

Development proposals will be permitted for leisure-related uses of buildings and open spaces on the esplanade and Warren Road sea front areas that accord with the following categories:

- (i) landscaped gardens,
- (ii) active leisure facilities,
- (iii) open space,
- (iv) promenade enhancement features,
- (v) car parking

and which conform with Policies **BD/2***, **R/5** and **TO/2**.

** Superseded by Policy MD1 in the WSLP to 2032*

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Stogursey

POLICY SY/2: Community Facilities

Land east of Park View, Stogursey is allocated for public car parking/toilets and burial ground as shown on the Stogursey Settlement Inset Map.

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POLICY SY/3: Primary School Playing Field

Land to the south of Stogursey Primary School is allocated as a school playing field.

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Watchet

POLICY WAT/1: East Wharf Mixed-Use Development

The Local Planning Authority will permit a mixed employment/housing based development scheme with associated community related uses at the East Wharf, Watchet subject to the following:

- (i) the development does not detract from the character and the appearance of the adjoining conservation area and coastal zone
- (ii) that adequate access, servicing and parking provision is made for the development
- (iii) provision of a pedestrian link between the harbour frontage of the site to the Esplanade
- (iv) the development does not preclude new facilities for fishing vessels, pleasure cruise vessels and yachts provided by the marina
- (v) the development is compatible with other land uses in the area and complements the adjoining Esplanade Enhancement Scheme

When considering the wider community and physical infrastructure requirements for development of the East Wharf, regard will be given to Policies **PO/4*** and **T/14**.

** Superseded by Policy ID1 in the WSLP to 2032*

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Withycombe

POLICY WIT/1: Playground

Land in Withycombe, as shown on the Inset Map, is allocated as playground.

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