

# REVISED SUBMISSION WEST SOMERSET LOCAL PLAN TO 2032 STATEMENT OF CONSULTATION



June 2015

V1 22.6.15



## 1.0 Introduction:

- 1.1 The purpose of this document is to set out how West Somerset Council has involved the local community, stakeholder and statutory bodies in the formulation of the Replacement Local Plan. It sets out the various consultation undertaken, who was consulted and when. The document also summarises the main points raised as a result of each consultation and how these points were taken into account as part of the preparation of the Plan.
- 1.2 The Initial consultation of Statutory Advisors on the Draft Sustainability Appraisal baseline study and scoping report took place during May and June 2009.
- 1.3 The Council is required to prepare a consultation statement under the planning regulations governing the preparation of development plans. It must set out the following:
- Who was invited to be involved in the plan preparation;
  - How they were invited to be involved in the plan preparation, and;
  - A summary of the main issues raised as a result of the consultation and how those main issues have been addressed.
- 1.4 In addition, this document has to show how its consultation on the Replacement Local Plan accords with the Council's Statement of Community Involvement (SCI). The Council has recently reviewed its SCI which sets out West Somerset's approach to engaging with its communities in the preparation of development plan documents.
- 1.5 There has been a considerable amount of consultation and engagement carried out on the Replacement Local Plan. **Table 1** summarises the formalised consultation undertaken. It should be noted that in addition to each of these specific consultation exercises which related to a particular consultation document there has been further, on-going and iterative engagement between the Council, key stakeholders and communities.

<b>Stages</b>	<b>Periods of consultation</b>
'Issues' consultation	8 <sup>th</sup> July – 1 <sup>st</sup> September 2009*
'Options' consultation	29 <sup>th</sup> March – 24 <sup>th</sup> May 2010*
'Preferred Strategy' consultation	22 <sup>nd</sup> March – 16 <sup>th</sup> May 2012*
'Revised Preferred Strategy' consultation	29 <sup>th</sup> July – 23 <sup>rd</sup> September 2013*
Formal Publication of the Local Plan for representations under Regulation 19.	10 <sup>th</sup> February – 23 <sup>rd</sup> March 2015

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\*It should be noted that these consultation periods have been set at eight weeks rather than six in order to help town and parish councils to schedule discussion of the consultation matters at their meetings.

Progress of the West Somerset Local Plan to 2032, its contents and associated documentation is reported through the Council's Local Development Panel. The Panel has the same status as a Committee and its meetings are held in public as provided for under Section 100 of the Local Government Act 1972 (as amended). All the Agendas, Reports and, Minutes of the meetings of the Local Development Panel are placed in the public domain and can be accessed via the Council's web-site.

- 1.6** The remainder of this Report is divided into the respective summaries of the consultation and publication exercises listed above. At all of these stages the Council has written to (or emailed) those registered to its Local Plan consultation database.

## **2.0 Regulation 25 Key Issues consultation – summer 2009**

The formal start of the preparation of the Local Plan for public consideration can be said to have commenced with the meeting of the Local Development Panel on 2<sup>nd</sup> July 2009. The Panel were asked to consider a paper (Agenda Item 5) that suggested the type of plan document to be produced, a Local Development Framework Core Strategy and the questions to be asked as part of the initial 'Issues' consultation.

- 2.1** The Council undertook an 'issues' based consultation exercise from 8<sup>th</sup> July to 1<sup>st</sup> September 2009. This consultation combined the formal announcement of the Council's intention to prepare a Local Development Framework Core Strategy with a call to identify important considerations which the Core Strategy / Replacement Local Plan should address.
- 2.2** The consultation's starting point was the West Somerset Sustainable Community Strategy's vision and objectives. The exercise centred around the Council asking two very broad questions, namely:
- *"What are the most important social, economic and environmental issues currently facing West Somerset?" and*
  - *"What should the Core Strategy contain to address the issues identified?"*
- 2.3** **The bodies and persons invited to make representations** regarding key issues under Regulation 25 in July 2009 are set out at **Appendix 1**. The selection of bodies for inclusion was made following consideration of the Local Development Regulations and relevant guidance and also following discussion with the Council's Equalities Officer and Consultation Officer.
- 2.4** **The ways in which those bodies and persons were invited to make their representations** (in accordance with the Council's Statement of Community Involvement) were as follows:
- The Specific and General Consultation Bodies were all consulted by post by means of the letter included at **Appendix 2** as well as a map showing the extent

of the plan area and a brief summary of the objectives of the Sustainable Community Strategy for the area, and where the relevant e-mail address was known, also by e-mail.

- The other persons or bodies who had requested to be involved in the preparation of the Core Strategy were consulted by e-mail where an e-mail address was held, or where there was no e-mail address, by post.
- In addition, the consultation and supporting documents were made available at deposit points and on the Council's website.
- The consultation was advertised in the West Somerset Free Press newspaper.
- Responses were actively encouraged on the Council's online consultation website at [www.westsomerset.gov.uk](http://www.westsomerset.gov.uk) or via the LDF e-mail account at: [LDF@westsomerset.gov.uk](mailto:LDF@westsomerset.gov.uk)

## **2.5 Representations were received from 40 different organisations, following consideration of which the following key issues were identified:**

### **1 Housing and community:**

- The provision of significantly more affordable housing
- Providing appropriate facilities, including housing, for the District's ageing population
- Improved provision of sport and recreation facilities
- Fuel poverty
- Providing an appropriate level of facilities for young people

### **2. Settlement hierarchy and development distribution:**

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

### **3 Transport:**

- Increasing the proportion of non-private car travel within the District
- Improving accessibility to and from West Somerset

### **4. Employment / Business / Tourism:**

- 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

### **5. Climate Change:**

- 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

## 6. Historic and Natural Heritage protection:

- Protecting the landscape and built heritage of West Somerset
- Protection of the environment
- Protecting and strengthening biodiversity within the District

## 7 Other key issues:

- Co-ordinating policy development with the Exmoor National Park Authority
- The impact of the Hinkley Point nuclear power station proposals

**2.6 Next steps: How have the issues raised been addressed?** These key issues were used by Members of the Local Development Panel and the LDF team to develop strategic objectives for the plan at their meeting on 22<sup>nd</sup> September 2009 (Agenda Item 2). These, in turn were used by the Members to drive the development of the strategy options to be tested at the next stage in the plan preparation process. These informed the strategic options that were to be consulted on as part of the next stage of the process. The Options document to be consulted on was signed-off by the Local Development Panel at its meeting on 2<sup>nd</sup> November 2009 (Agenda Item 6).

## **3.0 Regulation 25 Options consultation – Spring 2010**

Prior to the commencement of the consultation on the Options document, the contents of this version of the Local Plan to 2032 had to be subject to an appraisal of its sustainable development credentials. This Sustainability Appraisal is a statutory requirement of the process as set out in Section 19 (5) of the Planning and Compulsory Purchase Act 2004 (as amended). The Sustainability Appraisal report formed a part of documents placed in the public domain for the Options stage consultation.

**3.1** An Options consultation exercise followed the Issues stage in 2010. The Options proposed a number of alternative policy approaches to addressing the key issues identified as an outcome of the initial consultation exercise.

**3.2 The bodies and persons invited to participate in the development of policy and strategy options** under Regulation 25 in March 2010 are set out at **Appendix 3**. The selection of bodies for inclusion was the same as for the issues consultation, with the addition of others who expressed a wish to be involved, and the omission of those who did not wish to be involved (apart from the specific consultation bodies who have to be included).

**3.3 The way in which those bodies and persons were invited to make their representations** were as follows:

- All of these bodies and individuals were sent a copy of the Core Strategy Options Paper together with the covering letter (attached at **Appendix 4**), an equalities monitoring form and options response forms. (Two versions of the response form were produced, a concise version focusing on the main strategy options, and a longer version including questions seeking a view on the policy options set out in the document).
- In addition, the consultation documentation together with a range of relevant LDF documents was made available at deposit points

- The Council's website carried a full range of consultation documents and links to the Council's online consultation portal.
- Responses were actively encouraged on the Council's online consultation website at [www.westsomersetsays.com](http://www.westsomersetsays.com)
- An edition of the LDF newsletter was also published to coincide with the consultation exercise.
- A summary leaflet was produced setting out the three main strategy options being put forward for discussion
- The Options consultation was advertised in the West Somerset Free Press, which also carried an editorial item on the subject.
- The consultation was also highlighted on the BBC Somerset website.

**3.4** The following additional measures were taken to engage the public and stakeholders in the development of Core Strategy Options during an eight week period of focused engagement held between Monday 29<sup>th</sup> March and Monday 24<sup>th</sup> May 2010:

**3.5 Drop-in exhibitions:**

- Six staffed drop-in exhibitions were held between the 8<sup>th</sup> April and the 26<sup>th</sup> April in the three largest settlements – Minehead, Watchet and Williton - and three of the larger villages – Crowcombe, Stogursey and Brushford, chosen to give a good geographical coverage across the Core Strategy area.
- These exhibitions provided the opportunity to view display panels setting out the Core Strategy Vision, strategic objectives and critical issues, together with key Regional Spatial Strategy policies B and C and the key diagrams setting out the three potential strategy options which have been published for discussion.
- The LDF team was in attendance at each exhibition in order to answer questions and to discuss the matters being addressed and the way in which a strategy is being evolved with members of the public.
- Each of the events was timed to cover the afternoon and the evening, so that people who were at work during the day would also be able to visit them.
- A substantial range of evidence and higher level policy documentation was made available at the events for the public to consult or ask questions about. The material provided included:

**Contextual policy documents:**

- The Draft and Proposed Changes Regional Spatial Strategy
- The Somerset and Exmoor National Park Joint Structure Plan Review
- The West Somerset District Local Plan
- Exmoor National Park Local Plan 2001-2011

**LDF Evidence base and project management items:**

- The Taunton and South Somerset Strategic Housing Market Assessment
- The Northern Peninsula Strategic Housing Market Assessment
- The West Somerset Strategic Housing Market Assessment
- The Level 1 Strategic Flood Risk Assessment
- West Somerset Landscape Character Assessment
- The Core Strategy Sustainability Appraisal Scoping Report and objectives
- The Local Development Scheme
- The LDF Statement of Community Involvement

**Other documents:**

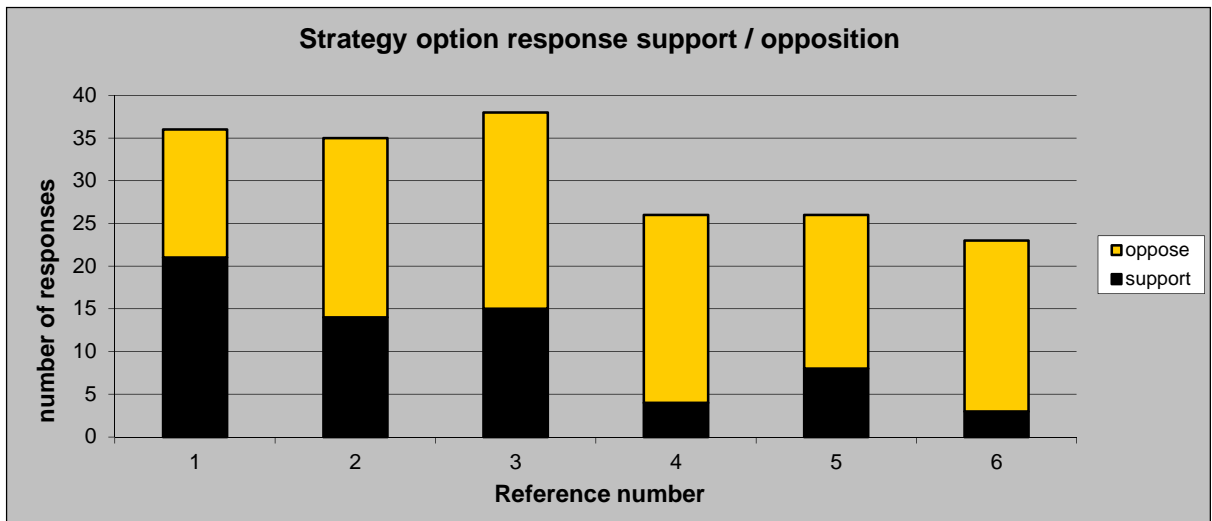
- EDF Hinkley Point C - Pre-application consultation report on new nuclear power station proposals

**3.6 The main issues raised as a result of the Options Consultation and how those main issues have been addressed.**

**3.7** 113 responses were received making comments on the Options Paper, these were summarised and reported to Members to inform their development of the Local Plan's strategy and policies. Over half of these expressed support or opposition for one or more of the three main strategy options and the three alternative strategy options set out in the document. A summary of the responses received during the consultation period were reported to the Local Development Panel at its meeting on 19<sup>th</sup> August 2010 (Agenda Item 6). An extract of this summary is shown in paragraph 3.8 below. This was followed up by a more detailed assessment of the responses that was reported to the Local Development Panel on 15<sup>th</sup> February 2011 (Agenda Item 7).

**3.8 The Strategy Options included in the consultation paper were (numbers refer to bar chart):**

1 - Strategy Option One	Concentrate most new development at the three main settlements of Minehead, Watchet and Williton.
2 - Strategy Option Two	Concentrate most new development at four main settlements – Minehead, Watchet, Williton and including the upgrading of Stogursey to a Local Service Centre settlement with a housing allocation
3 - Strategy Option Three	Some development at Minehead, Watchet and Williton but with greater dispersal of new development including allocations at the larger villages.
4 - Alternative strategy One	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.
5 - Alternative strategy Two	involving no significant development at Minehead, with substantial development being focussed elsewhere in the District closer to the M5 corridor.
6 - Alternative strategy Three	involving the concentration of the bulk of the RSS requirement of 2,500 dwellings in a single eco village / new settlement.



**Table 2. Summary of level of support / opposition for each of the potential strategy options included in the consultation.**

Responses to the consultation most clearly supported Strategy Option 1, which in essence, would continue the approach adopted in the past of allocating the majority of new development at the three largest settlements. 58% of those expressing a view on **Option 1** supported the option. This was the only option to have a greater degree of support than opposition.

**Option 2** (a variation on Option 1 adding Stogursey as a third rural service centre along with Williton and Watchet), did not receive such a favourable response. Comments made in opposition to Strategy Option 2 drew attention to the ephemeral nature of the Hinkley Point new nuclear power project and any impact it might have on Stogursey, the suggestion being that it would not be a good reason for expanding the village’s facilities.

**Option 3** involved providing a modest amount of development in the larger remaining rural settlements in addition to development at the three main settlements. Whilst there was a degree of support for Options 2 and 3, in each case the opposing representations were greater in number.

There was considerably more opposition than support for the three alternative strategy options (only 15% of those expressing a view supported the alternative strategy 1 for instance)

Views were expressed both for and against the sustainability benefits of greater dispersal to the smaller rural settlements. This depended largely on the relative weight given by respondents to either social or environmental sustainability.

A minority of views supported a “no significant development at Minehead” strategy on the basis either that there was insufficient land available, or that the environmental impact would be unacceptable. Alternative locations for the development were suggested by some, closer to the M5 corridor.

The Exmoor National Park Authority stressed the need to avoid development which adversely impacted on the setting of the National Park



A substantial proportion of the responses (approximately 50) were from Brushford Parish, expressing almost unanimous opposition to large scale development within the village – which, it should be noted, did not feature in any of the proposed or alternative strategies.

- 3.9** Members and Planning Policy officers worked with the responses to the Options Consultation, using the evidence base information, sustainability appraisal results, government guidance and co-operation with other local planning authorities and stakeholders to develop the draft Preferred Strategy for the new Local Plan.

#### **4.0 Preferred Strategy Consultation**

- 4.1** Following consideration of the responses to the Options consultation and the Sustainability Appraisal for the Options Paper, a Preferred Strategy was developed in the light of the evidence base information and national policy, through a series of Member seminars and Local Development Panel meetings particularly those held on 16<sup>th</sup> November 2010 (Agenda Item 6) and, 15<sup>th</sup> February 2011 (Agenda Item 7). During the preparation of the Preferred Strategy the draft National Planning Policy Framework was published for consultation. Bearing in mind that it was a draft likely to lead to a number of significant changes to the development planning process, an appropriate amount of reference was made to the principles and content of this important piece of draft central government planning guidance. The impact of the contents of the draft NPPF on the Preferred Strategy was reported to and discussed by the Local Development Panel at its meeting on 14<sup>th</sup> September 2011 (Agenda Item 5). This identified changes to contents of the Preferred Strategy in order to be compliant with the draft NPPF but it was made clear that any such alterations might need to be subject to further amendment when the final version of the NPPF was published. At the time, the final version of the NPPF was expected to be published before the end of 2011.

353 sets of consultation documents were sent out to a wide range of statutory and non-statutory consultees and individuals (see **Appendix 5**) in accordance with the Local Development Regulations and, including a range of parties who had requested details of the consultation including members of the public and developers. The range of non-statutory bodies included in the exercise was drawn up in consultation with the Council's Equalities Officer. The consultation documentation was also available on the Council's consultation portal [www.westomersetays.com](http://www.westomersetays.com), the Council's planning policy webpages, public libraries in the area, in the Council's offices, and also in the offices of Exmoor National Park Authority and Somerset County Council. The consultation covering letter is attached at **Appendix 6**.

- 4.2** The Preferred Strategy was published for an eight week period of community and stakeholder engagement between 23<sup>rd</sup> March and 16<sup>th</sup> May 2012. The consultation covering letter specifies the events which were held during the period to help inform consultees. It should be noted that shortly after the commencement of the consultation period the Department for Communities and Local Government published the final version of the National Planning Policy Framework (NPPF) on 27<sup>th</sup> March 2012.
- 4.3** 114 responses were received in response to the consultation, these were reported to Members and were used to develop and refine the strategy and policies of the Local Plan further. There was a strong level of support for the overall strategy set

out in the Preferred Strategy although there was a considerable difference of opinion over the quantum of new dwellings which should be provided for by the Plan.

- 4.4** Representations from the development industry generally suggested that the identified housing requirements were too low whilst environmental groups cited the potential impact of development on sensitive locations. There was also a suggestion from the development industry that the Plan as proposed was not NPPF compliant.
- 4.5** Commercial and tourism interests generally supported the Plan's proposals but felt that policies should be more positively worded. There was a view expressed that insufficient employment potential within the area to support the proposed amount of housing.
- 4.6** Responses to Local Plan proposals for the three main settlements indicated a varying level of support. The overall strategy was supported, as was the proposal to allow some development in the larger villages subject to a proportional limit.
- 4.7** Further evidence gathering, engagement work and the responses to the Options and Preferred Strategy public engagement exercises have served largely to confirm and emphasise the validity of these issues, many of which are readily apparent to the local population and business community as well as partner organisations participating in the plan preparation process, as well as the Council itself.
- 4.8** The publication in March 2012, during the Preferred Strategy consultation period, of the final National Planning Policy Framework has contributed a number of additional key issues of its own. A draft revised list of key issues is set out at Paragraph 4.20 below.
- 4.9** **The main issues raised in response to the Preferred Strategy consultation, March to May 2012.**

These have been drawn from the Preferred Strategy responses and are expressed, insofar as is possible, in neutral terms. Additionally, a number of questions were posed on the consultation response form, a summary of the responses to these questions is attached at **Appendix 7**.

#### **4.10 Housing requirement**

- The level of housing provision appropriate to the Local Plan, including the relationship between the housing evidence and the appropriate housing provision to be included in the Plan. The 2008 Northern Peninsula SHMA overall requirement for the area of c.3,900 was suggested as being more appropriate by some, whilst others thought that the Local Plan Preferred Strategy's 2,500 dwellings was too high for the area's environment, supply of jobs, or its highway network. Has the level of need for housing over next 20 years been accurately assessed through the Strategic Housing Market Assessment? Is the full OAN being provided for?
- Suggested reasons for low past delivery should not be allowed to influence the provision of housing over the next 20 years.
- The way in which the evidence in the Strategic Housing Market Assessments has been applied

- The potential need for specialist housing for older people and also lifetime homes in light of the increasingly aged population within the Local Plan area.
- The effect, if any, of environmental constraints on the Council's ability to achieve the delivery of the objectively assessed housing need for the area.
- Land supply and the suggested need for an interim release of sites.

#### **4.11 The Local Plan's strategy**

- That the strategy should be demonstrably viable.
- The appropriateness of the overall strategy for the Local Plan with the emphasis on developing mainly at Minehead/Alcombe, Watchet and Williton, but also with some expansion of the larger villages. Also the appropriateness of the Plan's distribution of development between the three largest settlements.
- The support for a modest amount of development at many of the LPA area's settlements during the Local Plan period.
- The importance of keeping Watchet & Williton separate
- The appropriateness of the settlement hierarchy proposed in the Local Plan's strategy.
- The appropriateness of the Preferred Strategy's proposed longer term development at Dunster Marsh and its likely impact on the management of / restoration of the 'UK Priority Habitat Coastal and Flood Plain Grazing Marsh' in the Minehead to Dunster Marsh area in the interests of biodiversity protection, heritage, flood risk, and tourism. The merits of the development proposals as a sustainable location was also expressed
- The appropriateness of the Local Plan's approach to managing village development in the primary and secondary villages identified in the Plan's policies. Most of the concerns raised related to whether the Plan's policies are too inflexible or restrictive in this respect. Also that the policy may prove to be unenforceable.
- Definition of geographic extent of settlements for the purposes of applying the Plan's development policies for settlements.
- The provision of longer term strategic development sites
- Whether the plan's development policies are generally too restrictive

#### **4.12 Strategic development**

- The appropriateness of the selection of the Key Strategic Site allocations around each of the three main settlements.
- The need for proper recreational facilities to be provided as part of new development – introduction of 'active design'
- The need for master-plans to be prepared for the strategic development locations.

#### **4.13 Affordable Housing provision**

- The need to maximise affordable housing delivery in the light of the Northern Peninsula SHMA evidence that 60% of the overall housing need is for affordable housing.
- The appropriate threshold level for affordable housing in various locations
- The way in which the proportion of affordable housing to be required as part of development is evidenced.
- The nature of the criteria for affordable housing provision planning obligations and the mechanism for cross subsidy of affordable housing in appropriate circumstances.

#### **4.14 Infrastructure**

- The challenge of identifying the necessary infrastructure to deliver the Local Plan's strategy.
- The appropriate means of funding necessary infrastructure through either S106 or the Community Infrastructure Levy.
- The issue of viability testing as a process for testing the appropriateness of infrastructure requirements.
- Whether there is sufficient infrastructure to cope with growth proposed at MD

#### **4.15 Transport**

- An acknowledgement that the private car is the only realistic means of transport within West Somerset for many journeys.
- The issue of traffic congestion within West Somerset and the likely impact of the additional development proposed on the current situation.
- The fragile nature of the transport network in the area, particularly its vulnerability to disruption if blocked by road accident.

#### **4.16 Employment**

- The lack of balance between jobs and houses to be provided.
- The need to provide employment as well as housing development
- The issue of maintaining and enhancing the self-containment of the area's larger settlements.
- The issue of the degree to which tourism development should be encouraged, and whether it should be specifically mentioned as a key employment generating activity in the local area.
- The relative importance of Minehead as a service centre compared to Watchet and Williton.
- The need to generate more, and better paid, employment opportunities in West Somerset.

#### **4.17 Environment**

- The issue of flood risk management, from sea, river and surface water flooding, including the implications for infrastructure requirements.
- The appropriate way for the Local Plan's proposals to treat development in proximity to designated landscapes, and in particular the Local Plan's strategic development proposals for Minehead.
- The question of whether the Local Plan's strategy would result in an unacceptable level of damage to Minehead's landscape setting (and in particular the setting of the Exmoor National Park) and to its tourism attractiveness, which is said to constitute a key economic asset.
- The proximity of proposed development at Williton to Quantocks AONB

#### **4.18 Other Issues**

- Additional detailed development management policies are required to make the Local Plan compliant with the National Planning Policy Framework.
- The Impact of major energy generating facilities
- The appropriate way to treat mitigation of impacts of the HPC project in the plan, also the relationship between the development planning and DCO processes.
- Whether the level of affordable housing provision on each site should be decided on an individual basis through consideration of need evidence and viability rather than through the Local Plan's policy based approach.

#### **4.19 Legal Compliance**

- Whether the Duty to Co-operate has been fulfilled or not.

**4.20** The main issues raised, that are set out above, were reported to the Local Development Panel at its meeting on 18<sup>th</sup> October 2012 (Agenda Item 5), alongside the implications of the published version of the NPPF on the content of the Preferred Strategy (Agenda Item 6). These were used to identify the need to commission additional evidence and to develop the Council's response to the issues in more detail. Some of these issues gave rise to policy amendments which were subsequently consulted on as part of the Revised Preferred Strategy consultation. These are set out in the covering letter to the Revised Preferred Strategy consultation attached at Appendix 10. As a whole the substance of issues raised through consultation have been used as a key input to the plan drafting process by the Council's Members and officers.

**4.21** A **Revised draft summary of key issues October 2012** was prepared and agreed by Members following the Preferred Strategy consultation and the publication of the National Planning Policy Framework:

The Local Development Panel meeting of 18<sup>th</sup> October 2012 resolved that the revised list of 'main issues raised' set out below be noted and endorsed for use, together with the responses received during the consultation period, in the continuing development of the Publication Draft Local Plan.

### **Housing and Community:**

1. The high relative cost of housing in the area, set against the generally low wages in the local economy.
2. The appropriate scale of housing provision for the plan, in the light of the new NPPF requirement for provision of the full objectively assessed housing need for the area.
3. The increasing proportion of over 60s in the area's population.
4. Lack of sufficient sporting facilities and in particular, a swimming pool

### **Settlement hierarchy and development distribution:**

5. The question of what constitutes a sustainable pattern of growth for the plan area.
6. The shortage of suitable locations for strategic development, particularly around Minehead.

### **Transport:**

7. Poor highway network with no significant prospect of investment by the county highways authority.
8. High level of private car dependency
9. Lack of public transport service for many smaller communities

### **Employment / Business / Tourism:**

10. The lack of new employment opportunities for both the existing population of working age and also the new population being planned for.
11. What the appropriate policy approach should be for the tourism industry in West Somerset – already enabling, should it be more positive still?
12. A shortage of affordable employment premises
13. The potential for promoting a low / zero carbon economy and renewable energy

### **Climate change:**

14. The potential impacts of climate change.
15. River and surface water flood risk issues affecting the main three settlements and many of the smaller settlements.
16. Coastal management issues – in particular relating to the section of coast between North Hill, Minehead and Doniford Bay.

### **Historic and Natural Heritage Protection:**

17. Potential impacts on national and European designated nature conservation sites from the plan's strategy.
18. Achieving an appropriate balance between heritage assets, protected landscape and biodiversity interests and the community's need for development.
19. The sensitivity of development in proximity to protected landscapes

**Other key issues:**

20. The impact of the Hinkley Point new nuclear project on the area
21. Fulfilment of the Duty to Cooperate.
22. Appropriate means of cooperation between Exmoor National Park Authority and WSC planning policy processes
23. Viability testing of strategic development sites.
24. The difficulty of identifying the necessary infrastructure to deliver the strategy – due mainly to the small scale of the development involved.
25. The appropriate way to treat green infrastructure in the plan.

## **5.0 Revised Preferred Strategy Consultation**

- 5.1 The changes made to the development planning system by the National Planning Policy Framework made certain changes to the Draft Local Plan essential if it were to be capable of being found sound at examination. The Local Development Panel accordingly considered further reports on proposed amendments. These being considered at the meeting on 18<sup>th</sup> October 2012 (Agenda Item 6). This, and consideration of other changes to the Preferred Strategy arising out of the response to that consultation plus, the findings of some of the additional pieces of new evidence, particularly the Northern Peninsula SHMA Update for the West Somerset LPA area, were considered by the Local Development Panel at its meeting on 12<sup>th</sup> June 2013 (Agenda Item 6). The recommendations of this Local Development Panel subsequently led to the resolution of Council, at its meeting on 26<sup>th</sup> June 2013 (Agenda Items 9A & 9B), to consult the community and stakeholder organisations on a Revised Preferred Strategy during Summer 2013 between 29<sup>th</sup> July and 23<sup>rd</sup> September. The consultation covering letter specifies the events which were held during the period to help inform consultees. The opportunity was taken to make a number of other appropriate adjustments to the Plan's policies.
- 5.2 The bodies and persons invited to make representations regarding the Revised Preferred Strategy are set out at **Appendix 8** below, the letter inviting representations is attached at **Appendix 9**. The letter includes a schedule summarising the changes to the Local Plan, on which consultation responses were being sought.
- 5.3 107 organisations and individuals submitted responses to the Revised Preferred Strategy consultation documents, these were reported to Members via the Council's Local Development Panel, their content has been used in helping to progress the

Local Plan to formal publication stage. The responses to the consultation process were reported and considered by the Local Development Panel at its meeting on 14<sup>th</sup> November 2013 (Agenda Item 5). The recommendation arising from the meeting was that work needed to be commissioned on three additional pieces of evidence in order to support the content of the emerging Local Plan prior to its submission to the Secretary of State. A summary of the additional main issues raised through the Revised Preferred Strategy consultation and how they were taken into account by the Council is set out below:

Additional main issue raised	How it has been addressed by the Council
Whether the duty to co-operate has been / is being fulfilled	The Council has prepared and published a Duty to Co-operate Statement setting out how the duty is being fulfilled in respect of the West Somerset Local Plan to 2032.
The need to include a policy setting out the presumption in favour of sustainable development.	The Government's model policy has been included in the plan as policy SD1.
Whether the new requirement to identify and provide for the Objectively Assessed Need for housing within the plan area has been appropriately addressed	A full revision of the Northern Peninsula SHMA has been undertaken, the results of which were applied to a review of the housing requirement for the plan which was substantially increased as a result. The way in which this was carried out has been set out in the West Somerset Local Plan to 2032 Strategy and Housing Topic Paper.
Whether a five year supply of housing land can be demonstrated	The land supply position for the Local Plan area has been set out in the West Somerset Local Plan to 2032 Strategy and Housing Topic Paper. An update to the Council's Strategic Housing Land Availability Assessment is currently in its final stages.
The site specific implications, appropriateness and selection process for the sites allocated for development in the Local Plan	A number of strategic development allocations have been included in the Plan as a result of the NPPF's new guidance, accommodating half of the Plan's housing provision. The way in which these were selected from the range of potential alternatives is set out in the West Somerset Local Plan to 2032 Strategy and Housing Topic Paper.
The requirement to include a design policy	Design policy NH10 'Securing high standards of design' has been added to the Local Plan.
The requirement for more detailed evidence on heritage assets	A Historic Environment Issues Paper has been completed with the involvement of



	English Heritage, who have also provided a number of accompanying policy amendments.
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## **6.0 Formal Publication of the Draft West Somerset Local Plan under Regulation 19 for representations under Regulation 20 prior to Submission.**

- 6.1** Regulation 19 requires that prior to submission of the Local Plan for examination, the proposed submission documents together with a copy of the representations procedure should be made available. Each of the specific and general consultation bodies who had been invited to make representations earlier in the process under Regulation 18(1), (see Appendix 11), were notified of this exercise (see copy letter at Appendix 12) and were also supplied with a copy of the representations procedure guidance.
- 6.2** The Publication Draft West Somerset Local Plan to 2032 was formally published for representations about its soundness, in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, for a six week period running from the 10th February to the 23rd March 2015.
- 6.3** 34 organisations and individuals made responses including an overall total of 213 representations under Regulation 20.
- 6.4** The main issues raised during the publication period are considered to be as follows:
- (i). Whether the full objectively assessed housing need for the area has been properly determined in accordance with the National Planning Policy Framework and National Planning Practice Guidance.
  - (ii). Whether the content of the evidence base is sufficient to properly justify the policies and strategy of the Local Plan and whether the information has been appropriately applied. This issue has been raised particularly in relation to heritage assets and flood risk management.
  - (iii). The appropriateness of the process through which the Key Strategic Sites have been selected.
  - (iv). The appropriateness of the Plan's response to the very high proportion (c.60%) of affordable housing needed as part of the overall demonstrated housing need for the Plan area.
  - (v). The proportion of the housing provision which should be provided at the different kinds of strategic location as set out in policy SC1 and SC2, and also the proportion of the overall provision which should be specifically allocated.
  - (vi). Whether Sustainability Appraisal has been appropriately used in the development of the Plan with the proper testing of reasonable alternatives.
  - (vii). Whether the Plan will properly address the need for a sufficient supply of housing land as per the NPPF.

(viii). Whether the Duty to Co-operate has been properly fulfilled.

(ix). Whether the policies of the plan provide an appropriate context for managing development in proximity to Hinkley Point nuclear power station.

## **7.0 Conclusion**

**7.1** The Regulation 25 / 18 plan preparation period included four significant periods of public and stakeholder engagement in accordance with the Council's Statement of Community Involvement. These have all featured walk in staffed exhibitions about the consultation proposals, discussion seminars which were open to all, parish meeting attendance, as well as the deposit of inspection copies of documents in libraries and council offices. The documentation has been publicised through the local press and media as well as via the Council's website and consultation portal [www.westsomersetays.com](http://www.westsomersetays.com). In addition to these specific periods there have been many meetings, telephone calls and correspondence with a wide range of parties over matters assisting with the development and preparation of the LDF Core Strategy and subsequently the Local Plan for the West Somerset Local Planning Authority area.

Further to the Regulation 25 / 18 consultation, the statutory period for representation on the Publication Draft of the Local Plan has also been carried out, providing the opportunity for any person to make representations under Regulation 20 relating to the legal compliance and soundness of the Local Plan.

A table listing the Specific and General Consultation Bodies included in the Council's newly revised Statement of Community Involvement (December 2014) is attached at Appendix 12.

Set out in the table below are the organisations and individuals consulted during the 2009 Issues consultation exercise:

<b>1. Specific Consultation Bodies (identified according to Regulation 2 (1))</b>	
Government Office for the South West	Huish Champflower Parish Council
English Heritage	Porlock Parish Council
Natural England	Sampford Brett Parish Council
The Coal Authority	Selworthy & Minehead Without Parish
Environment Agency	Stogumber Parish Council
South West Strategic Leaders' Board	Stogursey Parish Council
SWRDA	Timberscombe Parish Council
Somerset County Council	Upton Parish Council
Devon County Council	Watchet Town Council
Sedgemoor District Council	Lydeard St Lawrence Parish Council
Taunton Deane Borough Council	Tolland Parish Council
Exmoor National Park Authority	Wiveliscombe Parish Council
North Devon District Council	Fitzhead Parish Council
Mid Devon District Council	Chipstable Parish Council
Somerset Strategic Partnership	Lynton and Lynmouth PC
Somerset Supporting People Partnership	Challacombe PC
Somerset PCT	Brayford PC
Somerset Coast Primary Care Trust	North Molton PC
Avon and Somerset Constabulary	Twitchen Parish Council
British Telecom PLC	Molland Parish Council
Commpro Telecommunications, Northern Office	West Anstey Parish Council
Mobile Operators Association (MOA)	East Anstey Parish Council
Mono Consultants Ltd.	Combe Martin Parish Council
T-Mobile (UK) Ltd	West Bagborough Parish Council
O2 (UK) Ltd	West Quantoxhead Parish Council
Orange Personal Communications	Williton Parish Council
Vodafone Ltd	Winsford Parish Council
Western Power Distribution	Withycombe Parish Council
Wales and West Utilities	Withypool & Hawkridge Parish Council
RWE npower renewables	Wootton Courtenay Parish Council
EDF Energy	East Quantoxhead Parish Meeting
National Grid UK Transmission, Land and Development Asset Protection Team	Elworthy Parish Meeting
National Grid	Oare Parish Meeting
British Transco	Skilgate Parish Meeting
South West Water	Strington Parish Meeting
Wessex Water	Treborough Parish Meeting
Bicknoller Parish Council	Fiddington Parish Council
Brompton Ralph Parish Council	Nether Stowey Parish Council
Brompton Regis Parish Council	Over Stowey Parish Council
Brushford Parish Council	Stockland Bristol PC
Carhampton Parish Council	Otterhampton Parish Council
Clatworthy Parish Council	Morebath Parish Council
Crowcombe Parish Council	Oakford Parish Council
Cutcombe Parish Council	Countisbury PC
Dulverton Town Council	Kilve Parish Council
Dunster Parish Council	Luccombe Parish Council
Exford Parish Council	Luxborough Parish Council
Exmoor Parish Council	Minehead Town Council
Exton Parish Clerk	Monksilver Parish Council

Holford Parish Council	Nettlecombe Parish Council
Old Cleeve Parish Council	
<b>2. General Consultation Bodies</b>	
<b>2a. Voluntary bodies some or all of whose activities benefit any part of the authority's area</b>	
The West Somerset Initiative	Seaward Way Community Group
Minehead Conservation Society	Somerset Activity & Sports Partnership
POPP team leader, Age Concern Somerset	West Somerset and Exmoor Bridleways Association
Somerset Playing Fields Association	Community Council for Somerset
Rural Women's Network c/o Council for Somerset	Somerset Gay Health
Age Concern Somerset	Standing Conference of Somerset Womens' Organisations
Young Somerset	Forum 21
Ecos Trust	Friends of Watchet Station
Single Parent Action Network	Scout movement and over 60 club
Cycle Somerset	Engage (formerly W Somerset CVS)
West Somerset Seniors' Forum	Transition Minehead and Alcombe
Somerset Wildlife Trust	Somerset County Federation of Womens' Institutes
The Woodcombe Society	Somerset Association of Local Councils
West Somerset LETS Group	West Somerset Citizens Advice Bureau
Williton Regeneration Partnership	CPRE, West Somerset District Committee
The Ramblers	CPRE South West
Magna Tenants Panel	RSPB SWRO
FWAG South West England Office	The Exmoor Society
10 Parishes	
<b>2b. Bodies which represent the interests of different racial, ethnic or national groups in the authority's area.</b>	
Equality South West	Traveller Education Service
The Somerset Romany Gypsy Council	Somerset Black Development Agency
Somerset Racial Equality Council	Friends, Families and Travellers
<b>2c. Bodies which represent the interests of different religious groups in the authority's area</b>	
Faithnet South West	Property Officer and Secretary of the Houses and Glebe Committee of the Bath and Wells Diocesan Board of Finance
Minehead Baptist Church	West Somerset Methodist Circuit
Somerset Circuit of Jehovah Witnesses	Catholic Church, Clifton Diocese
<b>2d. Bodies which represent the interests of disabled persons in the authority's area</b>	
Compass Disability Services	Taunton and District Mencap Society
Open Daws - Disabled Activities in West Somerset	Somerset Cancer Care, Minehead West Somerset Group
West Somerset Disability Association	Mind in West Somerset
<b>2e. Bodies which represent the interests of persons carrying on business in the authority's area</b>	
Somerset Chamber of Commerce	West Somerset Business Forum
Federation of Small Businesses, Taunton and District	Minehead Chamber of Trade

Country Land and Business Association – South West	Road Haulage Association Bristol/Avonmouth, Cornwall, Dorset, Devon, Somerset, Wiltshire
South West Tourism Ltd	Regen SW
Business Link Somerset	WACET

### 3. Other parties who have asked to be consulted over West Somerset LDF matters

#### Developers, planning consultants and landowners.

Land and Planning division Greenslade Taylor Hunt	Wilkie, May & Tuckwood
Strategic Land Partnerships	Richardsons
Acorus Rural Property Services Ltd	Sherwood Property Management
DPDS	Quantic Properties (Axminster) Limited
Swift LG Ltd	McCarthy & Stone
White Young Green Planning	Pegasus Retirement Homes
Rapleys	Persimmon Homes (South West) Ltd
Home Builders Federation	Taylor Woodrow Strategic Developments
Barratt Homes Ltd (Exeter Office)	West of England Developments Ltd
Chanin & Thomas	Mono Consultants Ltd
Baker Associates	Fulfords Land & Planning
Barton Willmore	Summerfield Developments (SW) Ltd
Atkins	ENTEC UK Ltd
Adams Holmes Associates For Orange Personal Communications Services Ltd	Planning and Regeneration Department Cluttons LLP
Entec UK Ltd For the Crown Estate	Alder King Planning Consultants
Savills	Home Builders Federation
CSJ Planning Consultants	Colliers CRE
Peacock and Smith Ltd	PFA consulting
Stride Treglown	Persimmon Special Projects Western
Fusion Online Limited	Redrow Homes
Midas Homes	Planning and Development Drivers Jonas
Russell Construction	Terence O'Rourke
Summerfield Developments (SW) Ltd	LDA Design
Strongvox	Gadd Homes Ltd
Bellway Homes South West	Clarke Willmott For Renscombe Properties Ltd
Bovis Homes Ltd	Abbey Manor Developments Ltd
Countryside Properties	

#### Private individuals

Mrs S Rushent	Mrs CM Hepper
Mr M Yendole	Ms Tina Triggs
Mr G Punnerr	Ms H Wade
Mr John Conder	Mr J White
Mr G Goddard	Mr & Mrs AA Ross
Mrs S Hull	Mrs L Whetlor
Ms L Weaver	Ms Janet Manley
Cllr J Shortland	Mr & Mrs C Lennon-Wood
Ms J Craig	Mr A M Goodman
Mr & Mrs B Biggs	Mrs A Goodman
Mrs J Taunton	Mr R Harbour
Mr C Wood & Mrs J Lennon-Wood	

#### Registered Social Landlords

South West RSL Planning Consortium c/o Tetlow King Planning	Hastoe Housing Association Ltd
Magna HA	Sanctuary Housing Association

#### Businesses

Webberbus Ltd	First Buses
Butlins	Direct Pumps & Tanks Ltd
The Gliddon Group	West Somerset Railway Plc
St Regis Paper Company Head Office	
<b>National interest groups</b>	
The National Trust	The Camping and Caravanning Club
CAMRA	Lawn Tennis Association
The Victorian Society	The Theatres Trust
Estates and Planning Officer, Trinity House Lighthouse Service	The Countryside Alliance
The British Wind Energy Association	National Farmers' Union Agriculture House
Ancient Monument Society	The Society for the Protection of Ancient Buildings
SUSTRANS	Inland Waterways Association
Friends of the Earth	
<b>National Government Departments and agencies</b>	
Forestry Commission England	NHPAU
Highways Agency	ADAS
Job Centre Plus	The Home Office
Ministry of Defence - Defence Estates Head Office	The Homes and Communities Agency
Ministry of Justice	Network Rail
Office of Government Commerce	The Health and Safety Executive
Department for Business, Enterprise and Regulatory Reform	Department for Innovation, Universities and Skills
Department for Environment, Food and Rural Affairs	Department for Children, Schools and Families
<b>Local and regional agencies and other organisations</b>	
The South West Strategic Health Authority	Somerset Rural Youth Project
West Somerset Strategic Partnership	Accessible Transport West Somerset
Somerset Learning and Skills Council	UNISON South West
Devon and Somerset Fire and Rescue Authority	Artlife
West Somerset Community College	Minehead Football Club
Local Service Team West Somerset, Wellington and Wiveliscombe	Minehead Area Panel
Severn Estuary Partnership	Williton Watchet and Quantocks Area Panel
Quantocks Joint Advisory Committee	Dunster Area Panel
Sustainable Somerset Group	Exmoor Area Panel
Visit Exmoor	DIRECT
Sport England South West	



Name and Address

**Our Ref:** TWC/Reg25/1

**Direct Lines:** Martin Wilsher 01984 635334  
Toby Clempson 01984 635284  
**E-mail:**

LDF@westsomerset.gov.uk  
8<sup>th</sup> July 2009

Dear «Dear»,

**Formal Notice of preparation of the West Somerset Core Strategy**

**The two consultation questions on which views are currently being sought are as follows:**

- 1. What are the most important social, economic and environmental issues currently facing West Somerset? (please give examples and/or refer to any supporting evidence if you can).**
- 2. What, in your view, should the West Somerset Core Strategy contain, and in particular, which would address the issues you have identified in response to the first question?**

I am writing to notify you that West Somerset Council is commencing the preparation of the Local Development Framework Core Strategy for the part of its area lying outside the Exmoor National Park (see plan attached). This notification, made in accordance with Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended, serves to inform you of the subject of the proposed development plan document and invites you to make representations on what you consider it should contain.

The document being prepared, the West Somerset Core Strategy, is an important statutory planning policy document which will set out the vision for the future for the various parts of the District; when finally adopted, its policies will replace many of the saved policies of the adopted West Somerset District Local Plan.

**This is the beginning of your opportunity to have your say about how much and what sort of future development should take place within your community.**

**What is a Core Strategy?**

- The Core Strategy is the town and country planning policy document whose policies will be used in deciding planning applications, and deciding what sort of development is appropriate in the various parts of the District,
- It will be the lead development plan document for the District, providing a context for the preparation of any further development plan documents and supplementary planning documents,
- It responds to local issues and opportunities, it is based on evidence, a sense of local distinctiveness and the community's own objectives, set within the overall framework of national planning policy and regional strategies.
- Once adopted the Core Strategy will become part of the statutory development plan for the part of West Somerset District outside the Exmoor National Park area. (The Exmoor National Park Authority is preparing a Core Strategy for the National Park).

- The involvement of residents, the business community and a wide range of local, regional and national stakeholders / interest groups is essential to the successful preparation of the core strategy, this letter is an open invitation to become involved in the process.

### **What is in the Core Strategy?**

- The West Somerset Core Strategy will contain the spatial vision, objectives and strategy for development in West Somerset up to 2026 in which core planning policies for the District will be set out. These will take account of the aims and objectives of the West Somerset Sustainable Community Strategy 2007 – 2010 and will also help to implement them.
- The core policies will address the priority issues for achieving the district's spatial vision / objectives which will be linked with the Settlement Strategy. This will, for example, address development proposals in Minehead and regeneration issues in both Watchet and Williton.
- The West Somerset Core Strategy must follow national policy guidance set out in central government's Planning Policy Statements (PPS), as well as in the Regional Spatial Strategy (RSS).

The LDF Core Strategy, unlike the Local Plan, is not limited to land use planning matters. Spatial planning is concerned with economic, social, health and environmental matters as well. One of the opportunities offered by the preparation of a Core Strategy is to better coordinate the investment and service delivery decision making of a range of public bodies for the greater benefit of the community.

**Please make any responses within eight weeks, the consultation period ends on Tuesday the 1<sup>st</sup> of September.** Although the initial preparation of the Core Strategy involves an ongoing process of discussion, meetings and correspondence, **your contribution will be most valuable if made early on in the process.**

It would be particularly helpful if you could make any response via the [www.westsomersetsays.com](http://www.westsomersetsays.com) website. However, you may also respond via e-mail to [LDF@westsomerset.gov.uk](mailto: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.

If we have contacted you by post, I would be most grateful if you could please let us know your e-mail address if you have one, so that future contact can be made in the most efficient way. **If you no longer wish to be consulted on LDF documents please let us know and we will delete your records from our mailing list.**

### **What information is available to help you to take part?**

You don't need to do anything more than let us know what you think the main economic, environmental or social issues are within the area, and / or what the Core Strategy should include, you may find some or all of the following helpful though.

- Further information on the Council's proposals for the Core Strategy and the LDF in general can be found on the Council's website: [www.westsomersetonline.gov.uk](http://www.westsomersetonline.gov.uk) where the LDF Statement of Community Involvement, Local Development Scheme and Annual Monitoring Report can be downloaded.
- A plan showing the extent of the West Somerset Core Strategy area is attached
- A summary of the aims of the West Somerset Sustainable Community Strategy is attached.
- An LDF newsletter is available.
- These documents can also be consulted at the Council's offices or at local libraries within the District.
- Please make responses via [www.westsomersetsays.com](http://www.westsomersetsays.com) if possible
- Government guidance on LDF core strategies is contained in Planning Policy Statement 12 – Creating strong, safe and prosperous communities through Local Spatial Planning, available to download free from [www.communities.gov.uk](http://www.communities.gov.uk) .

Yours sincerely,

Toby Clempson,  
Local Development Framework Team.



The organisations and individuals invited to participate in the development of policy and strategy options under Regulation 25 in March 2010:

4. Specific Consultation Bodies (identified according to Regulation 2 (1))	
Government Office for the South West	Huish Champflower Parish Council
English Heritage	Porlock Parish Council
Natural England	Sampford Brett Parish Council
The Coal Authority	Selworthy & Minehead Without Parish
Environment Agency	Stogumber Parish Council
South West Strategic Leaders' Board	Stogursey Parish Council
SWRDA	Timberscombe Parish Council
Somerset County Council	Upton Parish Council
Devon County Council	Watchet Town Council
Sedgemoor District Council	Lydeard St Lawrence Parish Council
Taunton Deane Borough Council	Tolland Parish Council
Exmoor National Park Authority	Wiveliscombe Parish Council
North Devon District Council	Fitzhead Parish Council
Mid Devon District Council	Chipstable Parish Council
Somerset Strategic Partnership	Lynton and Lynmouth PC
Somerset Supporting People Partnership	Challacombe PC
Somerset PCT	Brayford PC
Somerset Coast Primary Care Trust	North Molton PC
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O2 (UK) Ltd	West Quantoxhead Parish Council
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Vodafone Ltd	Winsford Parish Council
Western Power Distribution	Withycombe Parish Council
Wales and West Utilities	Withypool & Hawkridge Parish Council
RWE npower renewables	Wootton Courtenay Parish Council
EDF Energy	East Quantoxhead Parish Meeting
National Grid UK Transmission, Land and Development Asset Protection Team	Elworthy Parish Meeting
National Grid	Oare Parish Meeting
British Transco	Skilgate Parish Meeting
South West Water	Strington Parish Meeting
Wessex Water	Treborough Parish Meeting
Bicknoller Parish Council	Fiddington Parish Council
Brompton Ralph Parish Council	Nether Stowey Parish Council
Brompton Regis Parish Council	Over Stowey Parish Council
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Carhampton Parish Council	Otterhampton Parish Council
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Crowcombe Parish Council	Oakford Parish Council
Cutcombe Parish Council	Countisbury PC
Dulverton Town Council	Kilve Parish Council
Dunster Parish Council	Luccombe Parish Council
Exford Parish Council	Luxborough Parish Council
Exmoor Parish Council	Minehead Town Council
Exton Parish Clerk	Monksilver Parish Council

Holford Parish Council	Nettlecombe Parish Council
Old Cleeve Parish Council	
<b>5. General Consultation Bodies</b>	
<b>5a. Voluntary bodies some or all of whose activities benefit any part of the authority's area</b>	
The West Somerset Initiative	Seaward Way Community Group
Minehead Conservation Society	Somerset Activity & Sports Partnership
POPP team leader, Age Concern Somerset	West Somerset and Exmoor Bridleways Association
Somerset Playing Fields Association	Community Council for Somerset
Rural Women's Network c/o Council for Somerset	Somerset Gay Health
Age Concern Somerset	10 Parishes
Young Somerset	Forum 21
Ecos Trust	Friends of Watchet Station
Single Parent Action Network	Scout movement and over 60 club
Cycle Somerset	Engage (formerly W Somerset CVS)
West Somerset Seniors' Forum	Transition Minehead and Alcombe
Somerset Wildlife Trust	Somerset County Federation of Womens' Institutes
The Woodcombe Society	Somerset Association of Local Councils
West Somerset LETS Group	West Somerset Citizens Advice Bureau
Williton Regeneration Partnership	CPRE, West Somerset District Committee
The Ramblers	CPRE South West
Magna Tenants Panel	RSPB SWRO
FWAG South West England Office	The Exmoor Society
Standing Conference of Somerset Womens' Organisations	
<b>5b. Bodies which represent the interests of different racial, ethnic or national groups in the authority's area.</b>	
Equality South West	Traveller Education Service
The Somerset Romany Gypsy Council	Somerset Black Development Agency
Somerset Racial Equality Council	Friends, Families and Travellers
<b>5c. Bodies which represent the interests of different religious groups in the authority's area</b>	
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Minehead Baptist Church	West Somerset Methodist Circuit
Somerset Circuit of Jehovah Witnesses	Catholic Church, Clifton Diocese
<b>5d. Bodies which represent the interests of disabled persons in the authority's area</b>	
Compass Disability Services	Taunton and District Mencap Society
Open Daws - Disabled Activities in West Somerset	Somerset Cancer Care, Minehead West Somerset Group
West Somerset Disability Association	Mind in West Somerset
<b>5e. Bodies which represent the interests of persons carrying on business in the authority's area</b>	
Somerset Chamber of Commerce	West Somerset Business Forum
Federation of Small Businesses, Taunton and District	Road Haulage Association Bristol/Avonmouth, Cornwall, Dorset, Devon, Somerset, Wiltshire

Business Link Somerset	Minehead Chamber of Trade
South West Tourism Ltd	Regen SW
Country Land and Business Association – South West	WACET
<b>6. Other parties who have asked to be consulted over West Somerset LDF matters</b>	
<b>Developers, planning consultants and landowners.</b>	
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Strategic Land Partnerships	Richardsons
Acorus Rural Property Services Ltd	Sherwood Property Management
DPDS	Quantic Properties (Axminster) Limited
Swift LG Ltd	McCarthy & Stone
White Young Green Planning	Pegasus Retirement Homes
Rapleys	Persimmon Homes Wessex
Barratt Homes Ltd (Exeter Office)	Taylor Woodrow Strategic Developments
Chanin & Thomas	West of England Developments Ltd
Baker Associates	Mono Consultants Ltd
Barton Willmore	Fulfords Land & Planning
Atkins	Summerfield Developments (SW) Ltd
Adams Holmes Associates For Orange Personal Communications Services Ltd	ENTEC UK Ltd
Entec UK Ltd For the Crown Estate	Planning and Regeneration Department Cluttons LLP
Savills	Alder King Planning Consultants
CSJ Planning Consultants	Home Builders Federation
Peacock and Smith Ltd	Colliers CRE
Stride Treglown	PFA consulting
Fusion Online Limited	Persimmon Special Projects Western
Midas Homes	Redrow Homes
Russell Construction	Planning and Development Drivers Jonas
Summerfield Developments (SW) Ltd	Terence O'Rourke
Strongvox	LDA Design
Bellway Homes South West	Gadd Homes Ltd
Bovis Homes Ltd	Clarke Willmott For Renscombe Properties Ltd
Countryside Properties	Abbey Manor Developments Ltd
Carver Knowles	WYG Planning and Design
Nathaniel Lichfield and Partners for Bourne Leisure	Denning Architects
Exmoor Properties Ltd	GVA Grimley Ltd
Persimmon Homes (South West) Ltd	Harmers Planning
<b>Private individuals</b>	
Mr & Mrs B Biggs	Mr G Punnerr
Mr Jim Butterworth	Mr & Mrs AA Ross
Mr PJ Carter	Mrs S Rushent
Mr John Conder	Cllr J Shortland
Ms J Craig	Mr Graham Sizer
Mr G Goddard	Ms Wendy Spencer
Mr A M Goodman	Mrs J Taunton
Mrs A Goodman	Ms Tina Triggs
Mr R Harbour	Ms H Wade
Mrs CM Hepper	Ms L Weaver
Mr & Mrs L. Hesselgren	Mrs L Whetlor
Mrs S Hull	Mr J White
Mr & Mrs C Lennon-Wood	Mr C Wood
Mrs J Lennon-Wood	Mr M Yendole

Ms Janet Manley	
<b>Registered Social Landlords</b>	
South West RSL Planning Consortium c/o Tetlow King Planning	Hastoe Housing Association Ltd
Magna HA	Sanctuary Housing Association
<b>Businesses</b>	
Webberbus Ltd	First Buses
Butlins	Direct Pumps & Tanks Ltd
The Gliddon Group	West Somerset Railway Plc
St Regis Paper Company Head Office	
<b>National interest groups</b>	
The National Trust	The Camping and Caravanning Club
CAMRA	Lawn Tennis Association
The Victorian Society	The Theatres Trust
Estates and Planning Officer, Trinity House Lighthouse Service	The Countryside Alliance
The British Wind Energy Association	National Farmers' Union Agriculture House
Ancient Monument Society	The Society for the Protection of Ancient Buildings
SUSTRANS	Inland Waterways Association
Friends of the Earth	
<b>National Government Departments and agencies</b>	
Forestry Commission England	National Housing and Planning Advice Unit
Highways Agency	ADAS
Job Centre Plus	The Home Office
Ministry of Defence - Defence Estates Head Office	The Homes and Communities Agency
Ministry of Justice	Network Rail
Office of Government Commerce	The Health and Safety Executive
Department for Business, Enterprise and Regulatory Reform	Department for Innovation, Universities and Skills
Department for Environment, Food and Rural Affairs	Department for Children, Schools and Families
<b>Local and regional agencies and other organisations</b>	
The South West Strategic Health Authority	Somerset Rural Youth Project
West Somerset Strategic Partnership	Accessible Transport West Somerset
Somerset Learning and Skills Council	UNISON South West
Devon and Somerset Fire and Rescue Authority	Artlife
West Somerset Community College	Minehead Football Club
Local Service Team West Somerset, Wellington and Wiveliscombe	Minehead Area Panel
Severn Estuary Partnership	Williton Watchet and Quantocks Area Panel
Quantocks Joint Advisory Committee	Dunster Area Panel
Sustainable Somerset Group	Exmoor Area Panel
Visit Exmoor	DIRECT
Sport England South West	



Name and Address

635334  
29<sup>th</sup> March 2010  
635284  
[LDF@westsomerset.gov.uk](mailto:LDF@westsomerset.gov.uk)

**Direct Lines:** Martin Wilsher 01984

Toby Clempson 01984

**E-mail:**

Dear Sir,

**Our Ref:** TWC/Reg25/opt

**Re: West Somerset Core Strategy - Community and Stakeholder consultation on the development of strategy and policy options.**

Following the consultation exercise carried out in 2009 on the key issues which the West Somerset Core Strategy should be addressing in seeking to shape the future of the District's communities (outside the Exmoor National Park), the Core Strategy process is moving on to consider what sort of planning policies are needed to address the issues identified.

The Council has agreed on a list of 'critical issues' to be addressed, a series of Strategic Objectives and a draft Vision Statement describing the changes it is hoped to bring about by 2026. These are set out in the "West Somerset Core Strategy Options Paper" which is the subject of this consultation exercise. The Options Paper also includes suggested strategy options for accommodating major new development and a range of themed planning policy options (it is emphasised that options are not limited to those put forward for discussion).

The active involvement of the community and interested stakeholders is necessary in order to consider the relative merits of, and views on these options and to identify other options not included, so that the best combination of options to achieve the vision for the area can be identified.

This consultation is part of the frontloading stage of plan preparation which will sort out the difficult issues early on and lead on to the identification of a Preferred Strategy for the area, which will itself be subject to a further period of consultation.

**The consultation question on which views are currently being sought is as follows:**

**What kinds of planning policy are needed to address the important social, economic and environmental issues identified in the Options Paper? Please be as specific as you can be in expressing your views on the ideas set out in the Options Paper. Also, please give us your own ideas for the overall development strategy, and identify the planning policies you consider should be included (the actual policy wording is not required at this stage).**

**NB: It is very important that you tell us why you are recommending the strategy or policies that you put forward, and why you support or oppose options set out in the paper (please supply relevant supporting evidence if you can).**

**Please make any responses within the eight week consultation period which runs from Monday 29<sup>th</sup> March to Monday the 24<sup>th</sup> of May 2010.** This community / stakeholder involvement exercise is part of an ongoing process of discussion, meetings and correspondence.

It would be particularly helpful if you could make any response via the [www.westsomersetsays.com](http://www.westsomersetsays.com) website where

WEST SOMERSET COUNCIL  
Council Offices 20 Fore Street Williton Somerset TA4 4QA  
T 01643 703704 F 01984 633022 DX 117701 WILLITON  
E [customerservices@westsomerset.gov.uk](mailto:customerservices@westsomerset.gov.uk) W [www.westsomersetonline.gov.uk](http://www.westsomersetonline.gov.uk)

the full documentation may be downloaded. However, you may also respond via e-mail to [LDF@westsomerset.gov.uk](mailto: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.

If we have contacted you by post, could you please let us know your e-mail address if you have one, for future reference. **If you no longer wish to be consulted on LDF documents please let us know and we will delete your records from our mailing list.**

***IMPORTANT: If you are no longer the relevant person to whom this consultation should be addressed I would be most grateful if you could pass it on to the appropriate person.***

**Enclosed are:**

- **The West Somerset Core Strategy Options Paper January 2010**
- **Two alternative response forms** ('full' and 'concise', please complete either, but not both forms. Equal weight would be attached to identical responses made on either form).
- **A Consultee information questionnaire,**  
(you are not obliged to complete this, but it would be helpful in the delivery of our services if you could please complete it and return it with your response – **NB: Information on individuals will not be linked to named correspondence information and will be held as summary data only.**)

**What other information is available to help you to take part?**

You may find some or all of the following helpful:

- A series of **consultation events** will be held during the consultation period, these will consist of a display board exhibition with planning policy officers in attendance. These are as follows:

<b>Williton</b>	West Somerset House, Williton	1.30pm to 7pm	Thurs 8 <sup>th</sup> April
<b>Watchet</b>	Phoenix Centre, The Esplanade, Watchet	1.30pm to 7pm	Mon 12 <sup>th</sup> April
<b>Stogursey</b>	Victory Hall, Tower Hill, Stogursey	3pm to 7pm	Wed 14 <sup>th</sup> April
<b>Minehead</b>	Methodist Hall, The Avenue, Minehead	1.30pm to 7pm	Wed 21 <sup>st</sup> April
<b>Brushford</b>	Parish Hall, Brushford New Rd, Brushford	3pm to 7pm	Thurs 22 <sup>nd</sup> April
<b>Crowcombe</b>	Village Hall, Crowcombe	2.30pm to 6.30pm	Mon 26 <sup>th</sup> April

Further information on the Council's proposals for the Core Strategy and the LDF in general can be found on the Council's website: [www.westsomersetonline.gov.uk](http://www.westsomersetonline.gov.uk) where the LDF Statement of Community Involvement, Local Development Scheme and Annual Monitoring Report can be downloaded.

- An LDF newsletter is available.
- These documents can also be consulted at the Council's offices or at local libraries within the District.
- Please make responses via [www.westsomersetsays.com](http://www.westsomersetsays.com) if possible
- Government guidance on LDF core strategies is contained in Planning Policy Statement 12 – Creating strong, safe and prosperous communities through Local Spatial Planning, available to download free from [www.communities.gov.uk](http://www.communities.gov.uk) .

Yours faithfully,

Toby Clempson,  
Principal Planning Officer, LDF

## APPENDIX 5

The organisations and individuals invited to comment on the Preferred Strategy for the Local Plan in March 2012.:

<b>1. Specific Consultation Bodies (identified according to Regulation 2 (1))</b>	
English Heritage	Timberscombe Parish Council
Natural England	Upton Parish Council
The Coal Authority	Watchet Town Council
Environment Agency	Lydeard St Lawrence Parish Council
Somerset County Council	Tolland Parish Council
Devon County Council	Wiveliscombe Parish Council
Sedgemoor District Council	Fitzhead Parish Council
Taunton Deane Borough Council	Chipstable Parish Council
Exmoor National Park Authority	Lynton and Lynmouth PC
North Devon District Council	Challacombe PC
Mid Devon District Council	Brayford PC
Somerset Strategic Partnership	North Molton PC
Somerset Supporting People Partnership	Twitchen Parish Council
Somerset PCT	Molland Parish Council
Somerset Coast Primary Care Trust	West Anstey Parish Council
Avon and Somerset Constabulary	East Anstey Parish Council
British Telecom PLC	Combe Martin Parish Council
Mobile Operators Association (MOA)	West Bagborough Parish Council
Mono Consultants Ltd.	West Quantoxhead Parish Council
O2 (UK) Ltd	Williton Parish Council
Orange Personal Communications	Winsford Parish Council
Vodafone Ltd	Withycombe Parish Council
Western Power Distribution	Withypool & Hawkridge Parish Council
Wales and West Utilities	Wootton Courtenay Parish Council
RWE npower renewables	East Quantoxhead Parish Meeting
EDF Energy	Elworthy Parish Meeting
National Grid UK	Oare Parish Meeting
British Transco	Skilgate Parish Meeting
South West Water	Stringston Parish Meeting
Wessex Water	Treborough Parish Meeting
Homes and Communities Agency	Fiddington Parish Council
Bicknoller Parish Council	Nether Stowey Parish Council
Brompton Ralph Parish Council	Over Stowey Parish Council
Brompton Regis Parish Council	Stockland Bristol PC
Brushford Parish Council	Otterhampton Parish Council
Carhampton Parish Council	Morebath Parish Council
Clatworthy Parish Council	Oakford Parish Council
Crowcombe Parish Council	Countisbury PC
Cutcombe Parish Council	Kilve Parish Council
Dulverton Town Council	Luccombe Parish Council
Dunster Parish Council	Luxborough Parish Council
Exford Parish Council	Exmoor Parish Council
Huish Champflower Parish Council	Exton Parish Clerk
Porlock Parish Council	Holford Parish Council
Sampford Brett Parish Council	Minehead Town Council
Selworthy & Minehead Without Parish	Monksilver Parish Council
Stogumber Parish Council	Nettlecombe Parish Council
Stogursey Parish Council	Old Cleeve Parish Council
<b>2. General Consultation Bodies</b>	

<b>2a. Voluntary bodies some or all of whose activities benefit any part of the authority's area</b>	
Minehead Conservation Society	Somerset Activity & Sports Partnership
Somerset County Federation of Womens' Institutes	West Somerset and Exmoor Bridleways Association
Somerset Playing Fields Association	Community Council for Somerset
Rural Women's Network c/o Council for Somerset	Somerset Gay Health
Age Concern Somerset	10 Parishes
Young Somerset	POPP team leader, Age Concern Somerset
Ecos Trust	Friends of Watchet Station
Single Parent Action Network	Scout movement and over 60 club
Cycle Somerset	Engage CVS
Seaward Way Community Group	Transition Minehead and Alcombe
Somerset Environmental Records Centre	Somerset Association of Local Councils
West Somerset LETS Group	West Somerset Citizens Advice Bureau
Williton Regeneration Partnership	CPRE Somerset
The Ramblers	WSDC & Other community groups
Magna Tenants Panel	RSPB SWRO
FWAG South West England Office	The Exmoor Society
Standing Conference of Somerset Womens' Organisations	West Somerset and Exmoor Bridleways Association
Somerset Wildlife Trust	
<b>2b. Bodies which represent the interests of different racial, ethnic or national groups in the authority's area.</b>	
Equality South West	The National Federation of Gypsy Liaison Groups
The Somerset Romany Gypsy Council	Somerset Black Development Agency
Somerset Racial Equality Council	
<b>2c. Bodies which represent the interests of different religious groups in the authority's area</b>	
Minehead Baptist Church	West Somerset Methodist Circuit
Somerset Circuit of Jehovah's Witnesses	Catholic Church, Clifton Diocese
Bath and Wells Diocesan Board of Finance Property Officer	
<b>2d. Bodies which represent the interests of disabled persons in the authority's area</b>	
Compass Disability Services	Taunton and District Mencap Society
West Somerset Disability Association	Mind in West Somerset
<b>2e. Bodies which represent the interests of persons carrying on business in the authority's area</b>	
Somerset Chamber of Commerce	Minehead Chamber of Trade
Country Land and Business Association – South West	Road Haulage Association Bristol/Avonmouth, Cornwall, Dorset, Devon, Somerset, Wiltshire
West Somerset Business Network	WACET
South West Tourism Ltd	Regen SW
<b>3. Other parties who have asked to be consulted over West Somerset LDF matters</b>	
<b>Developers, planning consultants and landowners.</b>	
Land and Planning division Greenslade Taylor Hunt	Wilkie, May & Tuckwood
Strategic Land Partnerships	Richardsons
Acorus Rural Property Services Ltd	Sherwood Property Management
DPDS	Quantic Properties (Axminster) Limited
Swift LG Ltd	McCarthy & Stone
White Young Green Planning	Pegasus Retirement Homes
Rapleys	Persimmon Homes Wessex
Barratt Homes Ltd (Exeter Office)	Taylor Woodrow Strategic Developments
Chanin & Thomas	West of England Developments Ltd
Baker Associates	Mono Consultants Ltd



Atkins	Fulfords Land & Planning
Home Builders' Federation	ENTEC UK Ltd
Entec UK Ltd For the Crown Estate	Cluttons LLP
SW Planning Director Redrow Homes	Alder King Planning Consultants
CSJ Planning Consultants	Home Builders Federation
Peacock and Smith Ltd	Colliers CRE
Stride Treglown	PFA consulting
Fusion Online Limited	Persimmon Special Projects Western
Midas Homes	Redrow Homes
Russell Construction	Planning and Development Drivers Jonas
Summerfield Developments (SW) Ltd	Terence O'Rourke
Strongvox	LDA Design
Bellway Homes South West	Gadd Homes Ltd
Bovis Homes Ltd	Clarke Willmott For Renscombe Properties Ltd
Countryside Properties	Abbey Manor Developments Ltd
Carver Knowles	WYG Planning and Design
Nathaniel Lichfield and Partners for Bourne Leisure	Denning Architects
Exmoor Properties Ltd	GVA Grimley Ltd
Persimmon Homes (South West) Ltd	Harmers Planning
Eden Resource Management Ltd.	Peacock and Smith Ltd
Hyder Consulting	The Planning Bureau Ltd.
<b>Private individuals</b>	
Mr & Mrs B Biggs	Mr G Punnerr
Mr Jim Butterworth	Mr & Mrs AA Ross
Mr PJ Carter	Mrs S Rushent
Mr John Conder	Cllr J Shortland
Ms J Craig	Mr Graham Sizer
Mr G Goddard	Ms Wendy Spencer
Mr A M Goodman	Mrs Frances BW Slade
Mrs A Goodman	Mr Stuart Heesom
Mr R Harbour	Mr J Pope
Mrs CM Hepper	Ms L Weaver
Mr & Mrs L. Hesselgren	Sue and Walford Gillison
Mrs S Hull	Mr J White
Mr & Mrs C Lennon-Wood	Mrs Judith Westcott
Mrs J Lennon-Wood	Mr M Yendole
Ms Janet Manley	Mr & Mrs M Grimshaw
Mr G Barlow	Mrs Alison Corbett
<b>Registered Social Landlords</b>	
South West HARP Planning Consortium c/o Tetlow King Planning	Hastoe Housing Association Ltd
Magna HA	Sanctuary Housing Association
<b>Businesses</b>	
Webberbus Ltd	First Buses
Butlins	Direct Pumps & Tanks Ltd
The Gliddon Group	West Somerset Railway Plc
St Regis Paper Company Head Office	The Co-operative Food
Network Rail	Red Leopard Management Ltd.
<b>National interest groups</b>	
The National Trust	The Camping and Caravanning Club
CAMRA	Lawn Tennis Association
The Victorian Society	The Theatres Trust

Estates and Planning Officer, Trinity House Lighthouse Service	The Society for the Protection of Ancient Buildings
The British Wind Energy Association	National Farmers' Union Agriculture House
Ancient Monument Society	The Countryside Alliance
SUSTRANS	Inland Waterways Association
Friends of the Earth	Sustain: the alliance for better food and farming
<b>National Government Departments and agencies</b>	
Forestry Commission England	Office for Nuclear Regulation
Highways Agency	ADAS
Job Centre Plus	The Health and Safety Executive
Ministry of Defence - Defence Estates Head Office	The Homes and Communities Agency
Boundary Commission for England	Network Rail
Office of Government Commerce	
<b>Local and regional agencies and other organisations</b>	
The South West Strategic Health Authority	Somerset Rural Youth Project
West Somerset Strategic Partnership	Accessible Transport West Somerset
Somerset Learning and Skills Council	UNISON South West
Devon and Somerset Fire and Rescue Authority	Artlife
West Somerset Community College	Heart of the South West Local Enterprise Partnership
Sport England South West	The Field Studies Council
Severn Estuary Partnership	Williton Watchet and Quantocks Area Panel
Somerset Centre for Integrated Learning	Dunster Area Panel
Sustainable Somerset Group	Exmoor Area Panel
Visit Exmoor	DIRECT
Stogursey Parish Plan group	Quantock Hills AONB Service



Name and Address

635334  
20<sup>th</sup> March 2012  
635284  
[LDF@westsomerset.gov.uk](mailto:LDF@westsomerset.gov.uk)

**Direct Lines:** Martin Wilsher 01984

Toby Clempson 01984

**E-mail:**

Dear Sir,

**Our Ref:** TWC/Reg25/prfst

**Re: Consultation on the Draft West Somerset Local Plan to 2032 – Preferred Strategy.**

The West Somerset Local Plan to 2032 will create new planning policies to help ensure that new development takes place in the right places to keep West Somerset's communities vital and healthy.

It is a very important document, when planning applications for development are made during the next twenty years, it is these policies which will guide the Council in deciding whether to permit or refuse them. So whether you might be interested in carrying out development yourself, or are concerned about where new development might be allowed in future, this plan matters to you.

The Council has carried out research and two public consultation exercises over the last two years, the results of which have been used to inform work to develop the draft plan now being published for public consultation. The Council, members of the community and other stakeholders have put a lot of work into getting the plan this far, now your help is needed in order to help us ensure that we have got it right before submitting it to the Secretary of State for Communities and Local Government for examination.

The Plan's policies and proposals are based on evidence about the way the parts of West Somerset District outside the Exmoor National Park are working (the Exmoor National Park Authority has its own Local Plan). The Plan will be examined by an independent Inspector on behalf of the Secretary of State for Communities and Local Government, the purpose of the current consultation exercise is to help ensure that the Plan is justified in terms of the evidence about the area, and that its proposals are deliverable.

**The documents on which responses are being invited are as follows:**

- **The Draft West Somerset Local Plan to 2032 Preferred Strategy and figures, (enclosed)**
- **Policy amendments arising from the Habitat Regulations Assessment for the Plan (enclosed)**
- **The Sustainability Appraisal Report for the Plan (the non-technical summary is enclosed, the full SA report is available to download from the Council's website),**

**Supporting and explanatory documents as follows:**

- **Consultation questions / response form - enclosed**
- **A newsletter briefly describing the main development approach of the plan and setting out the range of subjects covered by it - enclosed**
- **The Habitat Regulations Assessment for the Preferred Strategy (available to download from the Council's website)**

NB: It is essential that any suggestions for changes to the draft local plan are supported with evidence if making such changes is to be considered. It is not sufficient to object to a policy or proposal because you disagree with it, you must demonstrate why your proposed change is a soundly based idea.

Relevant supporting evidence for the policies and proposals in the plan are also welcomed.

**Please make any responses within the eight week consultation period which runs from Wednesday 22<sup>nd</sup> March to Tuesday 16<sup>th</sup> May 2012.** This community / stakeholder involvement exercise is part of an ongoing process of discussion, meetings and correspondence.

Responses may be made via the [www.westsomersetsays.com](http://www.westsomersetsays.com) website where the full documentation can be downloaded. However, you may also respond via e-mail to [LDF@westsomerst.gov.uk](mailto:LDF@westsomerst.gov.uk) or by post to:

The Local Development Framework Team, West Somerset Council,  
West Somerset House, Killick Way, Williton, Somerset. TA4 4QA.

If you would prefer to be consulted via e-mail only in future could you please send us a specific instruction to this effect and let us know your e-mail address, for future consultation exercises. If you no longer wish to be consulted on Local Plan documents please let us know (in writing) and we will delete your records from our mailing list.

**IMPORTANT:** *If you are no longer the relevant person in your organisation to whom this consultation should be addressed I would be most grateful if you could please pass it on to the appropriate person.*

**What other information is available to help you to take part?**

You may find some or all of the following helpful:

- A series of **consultation events** will be held during the consultation period, these will consist of seminars on the Plan’s proposals led by the Council’s planning policy officers followed by an informal drop-in information session. The details for these seminars are as follows:

Settlement	Venue	Seminar	Drop-in session	date
Watchet / Williton	West Somerset House, Williton	11.00am to 1.00pm	1.00pm to 4.00pm	Tuesday 24 <sup>th</sup> April 2012
Minehead	Methodist Hall, The Avenue, Minehead	11.00am to 1.00pm	1.00pm to 4.00pm	Wednesday 2 <sup>nd</sup> May 2012
Brushford	Parish Hall, Brushford New Rd, Brushford	11.00am to 1.00pm	1.00pm to 4.00pm	Thursday 3 <sup>rd</sup> May 2012

Further information on the Council’s proposals for the Local Plan to 2032 can be found on the Council’s website: [www.westsomerstonline.gov.uk](http://www.westsomerstonline.gov.uk).

- An LDF newsletter has been published giving an outline of what the Local Plan is proposing.
- These documents can also be consulted at the Council’s offices or at local libraries within the District.
- Please make responses via [www.westsomersetsays.com](http://www.westsomersetsays.com) if possible
- Relevant Government guidance is contained in Planning Policy Statement 12 – “*Creating strong, safe and prosperous communities through Local Spatial Planning*”, available to download free from [www.communities.gov.uk](http://www.communities.gov.uk) .

Yours faithfully,

Toby Clempson,  
Principal Planning Officer, LDF

**West Somerset Local Plan to 2032**  
**Summary of Preferred Strategy consultation:**  
**Numbered question response summary**

*It is important to bear in mind that the answers to these questions, whilst offering a helpful indication of the relative levels of support for the respective aspects of the Draft Local Plan amongst those responding, are not statistically significant in terms of the whole population of the Local Plan area.*

<b>Section 1. Sustainable development (Policy SD1)</b>	
<b>Q1</b> - Do you agree that having a policy encouraging development proposals which will help to deliver sustainable development objectives is a good idea?	100% yes (46 responses) 0% no (0 responses)
<b>Section 2. Hinkley Point and other major energy generating development (Policies EN1 and EN2)</b>	
<b>Q2</b> - Do you agree that these policies provide an appropriate policy approach?	88% yes (30 responses) 12% no (4 responses)
<b>Sections 3 and 4: Sustainable communities and Settlement Policies</b>	
<b>Level of housing growth proposed in the Local Plan to 2032 (Policy SC2)</b>	
<b>Q3</b> - Is the number of new dwellings for the period proposed in the Local Plan to 2032 appropriate for the area on the basis of the evidence?	53% yes (21 responses) 48% no (19 responses)
<b>Overall strategy of the Local Plan to 2032 (Policy SC1)</b>	
The plan's overall strategy focuses the largest part of the new development over the next 20 years on Minehead, with other settlements, including Watchet, Williton and the larger villages also having some new development but on a smaller scale appropriate to their size and range of services. The aim of this strategy is to maintain the economic and social life of West Somerset's communities and in particular to maintain and strengthen Minehead's function as the main service centre for the wider area. This pattern of development should help to minimise the need for people to travel elsewhere for services.	
<b>Q4</b> - Based on the available evidence, is this the best strategy for the area?	77% yes (30 responses) 23% no (9 responses)
<b>Development in villages (Policies SC1 and SV1)</b>	
The plan proposes a flexible approach to development in smaller settlements subject to a series of criteria including demonstrated local need, local service provision and other sustainability considerations. It is intended that allowing a limited amount of new development in some villages will help to maintain their community life and provide for some additional local employment as well as much needed housing.	
<b>Q5</b> - Do you agree that there is justification for the building of a limited amount of new open market housing as well as affordable housing in villages?	90% yes (36 responses) 10% no (4 responses)
<b>Limiting the overall increase in size of villages (Policies SC1 and SV1)</b>	
As a safeguard to the character and stability of villages under this strategy, it is proposed that the additional amount of housing to be provided in any settlement during the 20 year period must not exceed 10% of the number of existing dwellings in the village. For example: in a village with 120 houses this would mean no more than 12 additional houses over 20 years, considerably less than one a year on average.	
<b>Q6a</b> - Is this approach appropriate?	77% yes (30 responses) 23% no (9 responses)
<b>Q6b</b> - Is a maximum 10% increase in settlement dwelling numbers over 20 years the right percentage?	70% yes (26 responses) 30% no (11 responses)
<b>Affordable housing provision (Policy SC4)</b>	
<b>SC4 1(D)</b> deals with affordable housing for proposals in settlements other than Minehead, Watchet and Williton. It includes two alternative development size thresholds for affordable housing provision which are put forward for consultation. These are:	
<ul style="list-style-type: none"> <li>o on sites of one or more dwellings, or</li> <li>o on sites of three or more dwellings.</li> </ul>	

<b>Q7a</b> - Outside Minehead, Watchet and Williton, do you consider that provision of affordable housing should be made on sites of one or more dwelling? <i>See also Q 7(b) below.</i>	41% yes (14 responses) 59% no (22 responses)
<b>Q7b</b> - Outside Minehead, Watchet and Williton, do you consider that provision of affordable housing should be made on sites of three or more dwellings?	67% yes (24 responses) 33% no (12 responses)
<b>SC4 4</b> Sets out the approach in settlements without a development limit, where subject to specified criteria, open market development may be allowed in order to provide rural affordable housing with a minimum provision of affordable units at a scale of three open market units to one affordable unit.	
<b>Q7c</b> - Do you agree that this is an appropriate approach to providing affordable housing in smaller settlements?	69% yes (24 responses) 31% no (11 responses)
<b>Self-Containment of Settlements (Policy SC5)</b>	
The policy aims to maximise access to services locally thus reducing the need to travel. Included are provisions to help retain the last pub or shop in a settlement.	
<b>Q8</b> - Do you agree that this policy will contribute positively to the retention of local services?	86% yes (31 responses) 14% no (5 responses)
<b>Minehead Development (Policies MD1 and MD2)</b>	
<b>Q9a</b> - Do you agree with the Local Plan's overall objective of maintaining and enhancing Minehead's important service centre role?	97% yes (32 responses) 3% no (1 response)
<b>Q9b</b> - Do you support the identification of land to the south of the A39, and / or to the north east of Seaward Way for strategic development consisting mainly of housing, with elements of eg: employment and community uses to support it?	54% yes (14 responses) 46% no (12 responses)
<b>Q9c</b> - Do you support the identification of land for longer term strategic development (post 2022) at Dunster Marsh? (The development would consist mainly of housing, with elements of eg: employment and community uses to support it).	50% yes (12 responses) 50% no (12 responses)
<b>Watchet Development (Policies WA1 and WA2)</b>	
<b>Q10a</b> Do you agree with the Local Plan's overall policy approach for Watchet?	100% yes (24 responses) 0% no (0 responses)
<b>Q10b</b> Do you support the identification of land to the south and / or east of Watchet as general areas within which strategic development consisting mainly of housing, with elements of eg: employment and community uses to support it could take place?	95% yes (21 responses) 5% no (1 response)
<b>Williton Development (Policies WA1 and WA2)</b>	
<b>Q11a</b> Do you agree with the Local Plan's overall policy approach for Williton?	89% yes (25 responses) 11% no (3 responses)
<b>Q11b</b> Do you support the identification of land to the west and / or north and / or east of Williton as potential directions of growth where strategic development consisting mainly of housing, with elements of eg: employment and community uses to support it could take place?	69% yes (18 responses) 31% no (8 responses)
<b>Development at other settlements (Policy SV1)</b>	
<b>Q12</b> Do you agree with the Local Plan's approach to development in the other settlements apart from Minehead, Watchet and Williton?	67% yes (22 responses) 33% no (11 responses)
<b>Development in the open countryside (Policy OC1)</b>	
<b>Q13</b> Do you agree with the Local Plan's generally restrictive approach to development in the open countryside?	82% yes (32 responses) 18% no (7 responses)
<b>Section 5. Economy Policies (Policies EC1 to EC11)</b>	
<b>Q14a</b> Do you agree with the Local Plan's overall approach to economic development?	91% yes (30 responses) 9% no (3 responses)
<b>Q14b</b> Do you agree with the Local Plan's approach to tourism development?	80% yes (28 responses) 20% no (7 responses)
<b>Q14c</b> Do you agree with the Local Plan's approach to agricultural development?	86% yes (30 responses) 14% no (5 responses)

<b>Section 6. Transport Policies (Policies TR1 and TR2)</b>	
<b>Q15</b> Do you agree with the Local Plan's overall approach of maximising travel by non-car modes such as walking cycling and bus? (whilst recognising that many journeys within the area will always be made by private car).	87% yes (33 responses) 13% no (5 responses)
<b>Section 7. Community Facilities and Public Health Policies (policies CF1 and CF2)</b>	
<b>Q16a</b> Do you agree with the Local Plan's policy to safeguard and strengthen recreational and community facilities?	94% yes (33 responses) 6% no (2 responses)
<b>Q16b</b> Do you agree with the Local Plan's approach to planning for healthy communities through the design of development and requiring health impact assessment for major development proposals?	97% yes (30 responses) 3% no (1 response)
<b>Section 8. Climate change policies (policies CC1 to CC6)</b>	
<b>Q17a</b> Do you agree with the Local Plan's policy to encourage low carbon energy technologies?	90% yes (27 responses) 10% no (3 responses)
<b>Q17b</b> Do you agree with the Local Plan's policies to manage flood risk and any rise in sea level?	76% yes (28 responses) 24% no (9 responses)
<b>Q17c</b> Do you agree with the Local Plan's policies to help manage water resources?	100% yes (30 responses) 0% no (0 responses)
<b>Section 9. Natural and historic environment policies (Policies NH1 to NH6)</b>	
<b>Q18a</b> Do you agree with the Local Plan's overall approach of protecting the area's natural, landscape and historic heritage?	86% yes (30 responses) 14% no (5 responses)
<b>Q18b</b> Do you agree with the Local Plan's approach for encouraging the creation of a green infrastructure network?	98% yes (30 responses) 10% no (3 responses)
<b>Q18c</b> Do you agree with the Local Plan's approach to protecting the best and most versatile agricultural land?	87% yes (27 responses) 13% no (4 responses)
<b>Q18d</b> Do you agree with the Local Plan's approach to development and pollution, land contamination and land instability?	94% yes (30 responses) 6% no (2 responses)
<b>Section 10. Gypsy and traveller policy (Policies GT1)</b>	
<b>Q19</b> Do you agree with the Local Plan's approach to Gypsy and Traveller provision?	83% yes (19 responses) 17% no (4 responses)
<b>Section 11. Habitat Regulations Assessment – suggested additional policies</b>	
The Habitat Regulations Assessment of the Local Plan Preferred Strategy has given rise to two suggested additional policies and amendments to one of the existing policies in order to safeguard international nature conservation interests relating to protected bat and bird species.	
Do you agree with the proposed additional policies and amended policy set out in the separate Habitat Regulations paper, forming part of this consultation?	88% yes (23 responses) 12% no (3 responses)

The organisations and individuals invited to comment on the Revised Preferred Strategy for the Local Plan in July 2013:

<b>1. Specific Consultation Bodies (identified according to Regulation 2 (1))</b>	
English Heritage	
Natural England	
Network Rail	Timberscombe Parish Council
Environment Agency	Upton Parish Council
Somerset County Council	Watchet Town Council
Devon County Council	Lydeard St Lawrence Parish Council
Sedgemoor District Council	Tolland Parish Council
Taunton Deane Borough Council	Wiveliscombe Parish Council
Exmoor National Park Authority	Fitzhead Parish Council
North Devon District Council	Chipstable Parish Council
Mid Devon District Council	Lynton and Lynmouth PC
Heart of the South West LEP, Poseidon House,	Challacombe PC
Highways Agency	Brayford PC
Somerset PCT	North Molton PC
Somerset Coast Primary Care Trust	Twitchen Parish Council
Avon and Somerset Constabulary	Molland Parish Council
British Telecom PLC	West Anstey Parish Council
Mobile Operators Association (MOA)	East Anstey Parish Council
Mono Consultants Ltd.	Combe Martin Parish Council
O2 (UK) Ltd	West Bagborough Parish Council
Orange Personal Communications	West Quantoxhead Parish Council
Vodafone Ltd	Williton Parish Council
Western Power Distribution	Winsford Parish Council
Wales and West Utilities	Withycombe Parish Council
RWE npower renewables	Withypool & Hawkridge Parish Council
EDF Energy	Wootton Courtenay Parish Council
National Grid UK	East Quantoxhead Parish Meeting
British Transco	Elworthy Parish Meeting
South West Water	Oare Parish Meeting
Wessex Water	Skilgate Parish Meeting
Homes and Communities Agency	Strington Parish Meeting
Minehead Police Station	Treborough Parish Meeting
South West Strategic Leaders' Board	Fiddington Parish Council
Office for Nuclear Regulation	Nether Stowey Parish Council
Bicknoller Parish Council	Over Stowey Parish Council
Brompton Ralph Parish Council	Stockland Bristol PC
Brompton Regis Parish Council	Otterhampton Parish Council
Brushford Parish Council	Morebath Parish Council
Carhampton Parish Council	Oakford Parish Council
Clatworthy Parish Council	Countisbury PC
Crowcombe Parish Council	Kilve Parish Council
Cutcombe Parish Council	Luccombe Parish Council
Dulverton Town Council	Luxborough Parish Council
Dunster Parish Council	Exmoor Parish Council
Exford Parish Council	Exton Parish Clerk
Huish Champflower Parish Council	Holford Parish Council
Porlock Parish Council	Minehead Town Council
Sampford Brett Parish Council	Monksilver Parish Council
Selworthy & Minehead Without Parish	Nettlecombe Parish Council
Stogumber Parish Council	Strington Parish Meeting
Stogursey Parish Council	Old Cleeve Parish Council



<b>2. General Consultation Bodies</b>	
<b>2a. Voluntary bodies some or all of whose activities benefit any part of the authority's area</b>	
Minehead Conservation Society	Somerset Activity & Sports Partnership
Somerset County Federation of Womens' Institutes	West Somerset and Exmoor Bridleways Association
Somerset Playing Fields Association	Community Council for Somerset
Rural Women's Network c/o Council for Somerset	Somerset Gay Health
Age Concern Somerset	10 Parishes
Young Somerset	POPP team leader, Age Concern Somerset
Ecos Trust	Friends of Watchet Station
Single Parent Action Network	Scout movement and over 60 club
Cycle Somerset	Engage CVS
Seaward Way Community Group	Transition Minehead and Alcombe
Somerset Environmental Records Centre	Somerset Association of Local Councils
West Somerset LETS Group	West Somerset Citizens Advice Bureau
Williton Regeneration Partnership	CPRE Somerset
The Ramblers	WSDC & Other community groups
Magna Tenants Panel	RSPB SWRO
FWAG South West England Office	The Exmoor Society
Standing Conference of Somerset Womens' Organisations	
Somerset Wildlife Trust	
<b>2b. Bodies which represent the interests of different racial, ethnic or national groups in the authority's area.</b>	
Equality South West	The National Federation of Gypsy Liaison Groups
The Somerset Romany Gypsy Council	Somerset Black Development Agency
Somerset Racial Equality Council	
<b>2c. Bodies which represent the interests of different religious groups in the authority's area</b>	
Minehead Baptist Church	West Somerset Methodist Circuit
Somerset Circuit of Jehovah's Witnesses	Catholic Church, Clifton Diocese
Bath and Wells Diocesan Board of Finance Property Officer	
<b>2d. Bodies which represent the interests of disabled persons in the authority's area</b>	
Compass Disability Services	Taunton and District Mencap Society
West Somerset Disability Association	Mind in West Somerset
<b>2e. Bodies which represent the interests of persons carrying on business in the authority's area</b>	
Somerset Chamber of Commerce	Minehead Chamber of Trade
Country Land and Business Association – South West	Road Haulage Association Bristol/Avonmouth, Cornwall, Dorset, Devon, Somerset, Wiltshire
West Somerset Business Network	WACET
South West Tourism Ltd	Regen SW
<b>3. Other parties who have asked to be consulted over West Somerset LDF matters</b>	
<b>Developers, planning consultants and landowners.</b>	
Greenslade Taylor Hunt	Wilkie, May & Tuckwood
Strategic Land Partnerships	Richardsons
Acorus Rural Property Services Ltd	Sherwood Property Management
DPDS	Quantic Properties (Axminster) Limited
Swift LG Ltd	McCarthy & Stone
White Young Green Planning	Pegasus Retirement Homes
Rapleys	Persimmon Homes Wessex

Barratt Homes Ltd (Exeter Office)	Taylor Woodrow Strategic Developments
Chanin & Thomas	West of England Developments Ltd
Baker Associates	Mono Consultants Ltd
Atkins	Fulfords Land & Planning
Barton Willmore	ENTEC UK Ltd
Entec UK Ltd For the Crown Estate	Cluttons LLP
GVA Grimley Ltd	Alder King Planning Consultants
CSJ Planning Consultants	Home Builders Federation
Peacock and Smith Ltd	Colliers CRE
Stride Treglown	PFA consulting
Fusion Online Limited	Persimmon Special Projects Western
Midas Homes	Redrow Homes
Russell Construction	Planning and Development Drivers Jonas
Summerfield Developments (SW) Ltd	Terence O'Rourke
Strongvox	LDA Design
Bellway Homes South West	Gadd Homes Ltd
Bovis Homes Ltd	Clarke Willmott For Renscombe Properties Ltd
Countryside Properties	Abbey Manor Developments Ltd
Carver Knowles	The Planning Bureau Ltd.
Nathaniel Lichfield and Partners for Bourne Leisure	Denning Architects
Exmoor Properties Ltd	GVA Grimley Ltd
Persimmon Homes (South West) Ltd	Harmers Planning
Eden Resource Management Ltd.	Hyder Consulting
<b>Private individuals</b>	
Mr & Mrs B Biggs	Mr G Punnerr
Mr Jim Butterworth	Mr & Mrs AA Ross
Mr PJ Carter	Mrs S Rushent
Mr John Conder	Cllr J Shortland
Ms J Craig	Mr Graham Sizer
Mr G Goddard	Ms Wendy Spencer
Mr A M Goodman	Mrs Frances BW Slade
Mrs A Goodman	Mr Stuart Heesom
Mr R Harbour	Mr J Pope
Mrs CM Hepper	Ms L Weaver
Mr & Mrs L. Hesselgren	Sue and Walford Gillison
Mrs S Hull	Mr J White
Mr & Mrs C Lennon-Wood	Mrs Judith Westcott
Mrs J Lennon-Wood	Mr M Yendole
Ms Janet Manley	Mr & Mrs M Grimshaw
Mr G Barlow	Mrs Alison Corbett
<b>Registered Social Landlords</b>	
South West HARP Planning Consortium c/o Tetlow King Planning	Hastoe Housing Association Ltd
Magna HA	Sanctuary Housing Association
<b>Businesses</b>	
Webberbus Ltd	First Buses
Butlins	Direct Pumps & Tanks Ltd
The Gliddon Group	West Somerset Railway Plc
St Regis Paper Company Head Office	The Co-operative Food
Network Rail	Red Leopard Management Ltd.
<b>National interest groups</b>	
The National Trust	The Camping and Caravanning Club

CAMRA	Lawn Tennis Association
The Victorian Society	The Theatres Trust
Estates and Planning Officer, Trinity House Lighthouse Service	The Society for the Protection of Ancient Buildings
The British Wind Energy Association	National Farmers' Union Agriculture House
Ancient Monument Society	The Countryside Alliance
SUSTRANS	Inland Waterways Association
Friends of the Earth	Sustain: the alliance for better food and farming
<b>National Government Departments and agencies</b>	
Forestry Commission England	Office for Nuclear Regulation
	ADAS
Job Centre Plus	The Health and Safety Executive
Ministry of Defence - Defence Estates Head Office	The Homes and Communities Agency
Boundary Commission for England	Network Rail
Office of Government Commerce	
<b>Local and regional agencies and other organisations</b>	
The South West Strategic Health Authority	Somerset Rural Youth Project
West Somerset Strategic Partnership	Accessible Transport West Somerset
Somerset Learning and Skills Council	UNISON South West
Devon and Somerset Fire and Rescue Authority	Artlife
West Somerset Community College	Heart of the South West LEP
Sport England South West	The Field Studies Council
Severn Estuary Partnership	Williton Watchet and Quantocks Area Panel
Somerset Centre for Integrated Learning	Dunster Area Panel
Sustainable Somerset Group	Exmoor Area Panel
Visit Exmoor	DIRECT
Stogursey Parish Plan group	Quantock Hills AONB Service



Name and address

24<sup>th</sup> July 2013

**Direct Lines:** Martin Wilsher 01984 635334  
Toby Clempson 01984 635284

**E-mail:** [LDF@westsomerset.gov.uk](mailto:LDF@westsomerset.gov.uk)

**Our Ref:** TWC/Reg18/revprfst

Dear,

**Re: Consultation on the Draft West Somerset Local Plan to 2032 – Revised Preferred Strategy.**

I am writing to you as a statutory consultee in relation to Local Planning matters, with regard to this document.

Following the publication of the West Somerset Local Plan to 2032 Preferred Strategy for consultation in March 2012, the government published its National Planning Policy Framework (NPPF) which revised and replaced almost all of the existing central government planning guidance. In particular the NPPF introduced a number of fundamental new requirements for the preparation of Local Plans which meant that certain changes would have to be made to the Council's Local Plan before it would be possible to submit it to the Secretary of State for examination.

The Council has therefore prepared a revised Local Plan Preferred strategy responding to the new requirements in the NPPF and this document is now being subject to public consultation prior to the preparation of the Local Plan Publication Draft.

The main new requirements of the NPPF giving rise to the need for the proposed changes are:

1. Meeting the full, objectively assessed needs for market and affordable housing in the housing market area:

Local planning authorities must use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. This means that the main piece of housing evidence, the Strategic Housing Market Assessment, has to be reviewed in the light of changes since the study was originally carried out in 2008. These include the changing economic situation and the publication of the data from the 2011 Census of Population. Any review of the housing requirement for the Local Plan, whether it resulted in any change or not, would necessitate giving a further opportunity to comment on what is proposed in the light of new evidence and national planning guidance.

2. Identifying key sites which are critical to the delivery of the housing strategy over the plan period:

The 2012 Preferred Strategy included a number of areas, mainly around the three largest settlements, which were identified as 'general directions of growth' for those places. The NPPF requires that the key strategic development sites be specifically allocated in order to give certainty and help to implement them in order to deliver the Local Plan's strategy. The identification of specific development sites cannot be carried forward to the submission of the plan for Examination without an opportunity for representations to be made on the appropriateness of the sites put forward.

3. Design policy

There is a requirement to add a design policy to the local plan, a draft policy has been included.

4. Settlement hierarchy:

In addition, In order to make the Local Plan's housing strategy consistent, the settlement boundaries used in the old Local Plan to apply the various development policies to different settlements have been replaced by an amended set of policies using criteria to assess the appropriateness or otherwise of specific sites at each of a number of named settlements which are set out in a proposed hierarchy.

## The document on which responses are being invited is as follows:

**The Draft West Somerset Local Plan to 2032 Revised Preferred Strategy and figures (hard copy enclosed, also copy provided via e-mail):**

NB: It is essential that any comments on the revisions now proposed to the Preferred Strategy are supported with relevant evidence. It is not sufficient to object because you disagree with what is proposed, you must demonstrate why your proposed change is soundly based. Relevant supporting evidence for the policies and proposals in the plan is also welcomed.

It should also be emphasised that the document now being published includes the whole text of the original 2012 Preferred Strategy, parts which are proposed for deletion are shown crossed through, whilst added text is emboldened.

*NB: The 2012 Local Plan Preferred Strategy was prepared in the light of outputs from a Habitat Regulations Assessment and was subject to Sustainability Appraisal. The revised Preferred Strategy effectively provides greater detail on the same strategy and so is considered to be covered by the same HRA and SA. A further Habitat Regulations Assessment and SA report will be completed to accompany the Publication draft Local Plan.*

The policies which have been amended or added, and on which responses are now sought are set out in the table below:

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

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

**The Council is inviting responses to the following questions**

Having considered the revised Local Plan Preferred Strategy now being published for consultation:

1. Do you consider that the proposed changes to the 2012 Preferred Strategy document highlighted in the Revised Preferred Strategy document, properly address the changes in the National Planning Policy Framework? If not, how should the plan be changed?
2. Do you have any specific comments about the appropriateness of any of the proposed Key Strategic Development Site allocations or any of the new policies / changes to existing policies listed in the table above?

Please make any response on the attached pro-forma, adding further sheets if necessary.

**What other information is available to help you to take part?**

You may find some or all of the following helpful:

- Two **consultation seminars** will be held during the consultation period, these will provide an opportunity to discuss the merits of the proposed changes to the Preferred Strategy, led by the Council's planning policy officers followed by an informal drop-in information session. **If you would**

**like to attend one of the seminars, please contact us to book a place in advance.** Details of the seminars are as follows:

Settlement	Venue	Seminar	Drop-in session	date
<b>Minehead / Alcombe</b>	Methodist Hall, The Avenue, Minehead.	11.00am to 1.00pm	1.00pm to 4.00pm	Wednesday 4 <sup>th</sup> September 2013
<b>Watchet and Williton</b>	West Somerset House, Killick Way, Williton.	11.00am to 1.00pm	1.00pm to 4.00pm	Tuesday 10 <sup>th</sup> September

Further information on the Council's proposals for the Local Plan to 2032 can be found on the Council's website: [www.westsomersetonline.gov.uk](http://www.westsomersetonline.gov.uk) .

- A Local Plan newsletter is being published outlining the reasons for the changes to the preferred Strategy now being consulted upon.
- The documents can also be consulted at the Council's offices, the Exmoor National Park Authority's office in Dulverton and at libraries within the District during their normal opening hours.
- Relevant Government guidance is contained in the National Planning Policy Framework (March 2012) available to download free from <https://www.gov.uk/government/publications/national-planning-policy-framework--2> .

**Please make any responses within the eight week consultation period which runs from Monday 29<sup>th</sup> July to Monday 23<sup>rd</sup> September 2013.** This community / stakeholder involvement exercise is part of an ongoing process of discussion, meetings and correspondence.

Responses may be made via the [www.westsomersetsays.com](http://www.westsomersetsays.com) website where the full documentation can be downloaded. However, you may also respond via e-mail to [LDF@westsomerset.gov.uk](mailto: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.

If you would prefer to be consulted via e-mail only in future could you please send us a specific instruction to this effect and let us know your e-mail address, for future consultation exercises.

**IMPORTANT:** *If you are no longer the relevant person in your organisation to whom this consultation should be addressed I would be most grateful if you could please let us know, and pass it on to the appropriate person.*

Yours faithfully,

Toby Clempson,  
Principal Planning Officer - Policy

**The organisations included in the current Statement of Community Involvement (December 2014) as Specific and General Consultation Bodies who were notified of the Publication of the Local Plan in accordance with Regulation 19:**

NB – these are the consultees required by the Local Planning Regulations, as in the Regulation 25 and Regulation 18 consultation exercises above, a considerable number of other parties who have asked to be included in public engagement exercises relating to the Local Plan have also been consulted. In addition, the specific consultation bodies were sent a full copy of the publication documentation on a CD.

<b>Specific Consultation Bodies - These are the statutory consultees defined in the Regulations</b>	
Marine Management Organisation	The Highways Agency
English Heritage	Parrett Internal Drainage Board
Natural England	Somerset County Council
Environment Agency	Devon County Council
Sedgemoor District Council	British Telecom PLC
Taunton Deane Borough Council	Commpro Telecommunications
Exmoor National Park Authority	Mobile Operators Association (MOA)
North Devon District Council	Mono Consultants Ltd.
Mid Devon District Council	T-Mobile (UK) Ltd
Homes and Communities Agency	O2 (UK) Ltd
Somerset Supporting People Partnership	Orange Personal Communications
NHS Clinical Commissioning Group and NHS Commissioning Board	Vodafone Ltd
Somerset Health & Wellbeing Board	South West Water
RWE npower renewables	Wessex Water
EDF Energy	Network Rail Infrastructure Limited
National Grid UK Transmission	Avon and Somerset Constabulary
National Grid	British Transco
Western Power Distribution	Wales and West Utilities
West Somerset LPA town and parish councils	
Bicknoller Parish Council	Brompton Ralph Parish Council
Brompton Regis Parish Council	Brushford Parish Council
Carhampton Parish Council	Clatworthy Parish Council
Crowcombe Parish Council	Dulverton Town Council
Dunster Parish Council	East Quantoxhead Parish Meeting
Elworthy Parish Meeting	Holford Parish Council
Huish Champflower Parish Council	Kilve Parish Council
Minehead Town Council	Monksilver Parish Council
Nettlecombe Parish Council	Old Cleeve Parish Council
Sampford Brett Parish Council	Skilgate Parish Meeting
Stogumber Parish Council	Stogursey Parish Council
Stringston Parish Meeting	Upton Parish Council
Watchet Town Council	West Quantoxhead Parish Council
Williton Parish Council	Withycombe Parish Council



Adjacent town and parish councils outside the LPA area	
Brayford PC	Challacombe PC
Chipstable Parish Council	Combe Martin Parish Council
Countisbury PC	Cutcombe Parish Council
East Anstey Parish Council	Exford Parish Council
Exmoor Parish Council	Exton Parish Council
Fiddington Parish Council	Fitzhead Parish Council
Luccombe Parish Council	Luxborough Parish Council
Lydeard St Lawrence Parish Council	Lynton and Lynmouth PC
Molland Parish Council	Morebath Parish Council
Nether Stowey Parish Council	North Molton PC
Oakford Parish Council	Oare Parish Meeting
Otterhampton Parish Council	Over Stowey Parish Council
Porlock Parish Council	Selworthy & Minehead Without Parish
Stockland Bristol PC	Timberscombe Parish Council
Tolland Parish Council	Treborough Parish Meeting
Twitchen Parish Council	West Anstey Parish Council
West Bagborough Parish Council	Winsford Parish Council
Withypool & Hawkridge Parish Council	Wiveliscombe Parish Council
Wootton Courtenay Parish Council	-

### **General Consultation Bodies –**

**The Regulations also require the Council to consult such general consultation bodies as it considers appropriate, this lists below are not exclusive and additional organisations can be added on request.**

#### **a. Voluntary bodies some or all of whose activities benefit any part of the authority's area**

The West Somerset Initiative	Seaward Way Community Group
Minehead Conservation Society	Somerset Activity & Sports Partnership
POPP team leader, Age Concern Somerset	West Somerset and Exmoor Bridleways Association
Somerset Playing Fields Association	Community Council for Somerset
Rural Women's Network c/o Council for Somerset	Somerset Gay Health
Age Concern Somerset	Forum 21
Ecos Trust	Friends of Watchet Station
Single Parent Action Network	Scout movement and over 60 club
Cycle Somerset	Engage (formerly W Somerset CVS)
West Somerset Seniors' Forum	Transition Minehead and Alcombe
Somerset Wildlife Trust	Somerset County Federation of Womens' Institutes
The Woodcombe Society	Somerset Association of Local Councils
West Somerset LETS Group	West Somerset Citizens Advice Bureau
Williton Regeneration Partnership	CPRE, West Somerset District Committee
The Ramblers	CPRE South West
Magna Tenants Panel	RSPB SWRO
FWAG South West England Office	The Exmoor Society
10 Parishes	Artlife
Friends of the Earth	SUSTRANS

<b>b. Bodies which represent the interests of different racial, ethnic or national groups in the authority's area.</b>	
Equality South West	Traveller Education Service
Somerset Racial Equality Council	Friends, Families and Travellers
<b>c. Bodies which represent the interests of different religious groups in the authority's area</b>	
Faithnet South West	Property Officer and Secretary of the Houses and Glebe Committee of the Bath and Wells Diocesan Board of Finance
Minehead Baptist Church	West Somerset Methodist Circuit
Somerset Circuit of Jehovah Witnesses	Catholic Church, Clifton Diocese
<b>d. Bodies which represent the interests of disabled persons in the authority's area</b>	
Compass Disability Services	Taunton and District Mencap Society
Open Daws - Disabled Activities in West Somerset	Somerset Cancer Care, Minehead West Somerset Group
	Mind in West Somerset
<b>e. Bodies which represent the interests of persons carrying on business in the authority's area</b>	
Somerset Chamber of Commerce	West Somerset Business Forum
Federation of Small Businesses, Taunton and District	Minehead Chamber of Trade
Country Land and Business Association – South West	Road Haulage Association Bristol/Avonmouth, Cornwall, Dorset, Devon, Somerset, Wiltshire
South West Tourism Ltd	Regen SW
Business Link Somerset	WACET



Name and address

10<sup>th</sup> February 2015

**Our Ref:** TWC/Reg19/WSLP

**Direct Lines:** Martin Wilsher 01984 635334

Toby Clempson 01984 635284

**E-mail:** [LDF@westsomerset.gov.uk](mailto:LDF@westsomerset.gov.uk)

Dear,

**Notice of Formal Publication of the Draft West Somerset Local Plan to 2032 in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

I am writing to notify you of the formal publication of the West Somerset Local Plan to 2032, and to advise you of the statutory period during which representations may be made as to the Local Plan's soundness prior to its submission to the Secretary of State for Examination.

The West Somerset Local Plan to 2032 sets out strategic planning policies for guiding sustainable development in West Somerset for a 20 year period, including the allocation of Key Strategic Development Sites at Minehead, Watchet and Williton. Policies in the West Somerset Local Plan to 2032 must be justified, effective, positively prepared, and be consistent with national planning policy.

West Somerset Council is now publishing The West Somerset Local Plan to 2032 for formal responses during the period 10<sup>th</sup> February to the 23<sup>rd</sup> March 2015. This is the opportunity for any interested person or party to make representations about the soundness or otherwise of the published plan.

The publication documents being made available for representations are as follows:

- West Somerset Local Plan to 2032 Publication Draft - January 2015,
- 2006 saved, adopted Local Plan Proposals Map including insets
- Local Plan Statement of Consultation
- West Somerset Infrastructure Delivery Plan December 2014
- West Somerset Local Plan Duty to Co-operate statement
- West Somerset Local Plan to 2032 Habitat Regulations Assessment December 2014
- West Somerset Local Development Scheme January 2014
- West Somerset Statement of Community Involvement Adopted December 2014
- West Somerset Local Plan to 2032 Equalities Impact Assessment January 2015
- Sustainability Appraisal Non-Technical Summary - December 2014
- Sustainability Appraisal Report Pt. 1 Introduction and Methodology - December 2014
- Sustainability Appraisal Report Pt 2 Scoping Information - December 2014
- Sustainability Appraisal Report Pt 3a Results – Assessment of Alternatives - December 2014
- Sustainability Appraisal Report Pt 3b Results – Publication Draft - December 2014

**A full set of the Publication Documentation listed above is provided on the enclosed CD.**

During this period for formal representations, the proposed submission documents, can also be viewed online at [www.westsomersetonline.gov.uk/Local-Plan-Publication](http://www.westsomersetonline.gov.uk/Local-Plan-Publication) and at the following locations during their normal opening hours:

- West Somerset Council, West Somerset House, Killick Way, Williton, Somerset TA4 4QA,
- West Somerset Council Customer Centre, 1-3 Summerland Road Minehead TA24 5BP,
- Exmoor National Park Authority's offices in Dulverton, and;
- Somerset County Council's main offices in Taunton.
- All public libraries in the District (Minehead, Watchet, Williton, Porlock, Dulverton);
- Please check with individual venues for opening times.

Representations should only be made on the official representation form using one of the following methods:

- By e:mail to [ldf@westsomerset.gov.uk](mailto:ldf@westsomerset.gov.uk) (using the representation form available on the West Somerset Local Plan to 2032 publication page on the Council's website: [www.westsomersetonline.gov.uk/Local-Plan-Publication](http://www.westsomersetonline.gov.uk/Local-Plan-Publication) or;
- By post to Planning Policy, West Somerset Council, West Somerset House, Killick Way, Williton, Somerset TA4 4QA

I am enclosing a copy of the Statement of the Representations Procedure guidance note and a copy of the response form.

All representations received will be submitted to the Secretary of State and will be considered as part of any independent Examination by a Planning Inspector.

If you have any queries, please contact the Planning Policy Team on 01984 635334 / 01984 635284 or e:mail [ldf@westsomerset.gov.uk](mailto:ldf@westsomerset.gov.uk)

If you are not the person in your organisation for who this matter is relevant, I would be most grateful if you could please pass it on to the appropriate person or department. If you no longer wish to be contacted regarding West Somerset planning policy matters, please let us know by either phoning, e-mailing or writing to us and we will remove your details from the database.

Yours sincerely,

Toby Clempson,  
Principal Planning Officer - Policy