



# West Somerset Local Plan to 2032

## Council's Further Response to Matter 8

March 2016

- 1.1 This document represents West Somerset Council's further response to the Inspector's Matter 8. It should be read alongside the Council's submissions in respect to other Matters and also presented to the Examination. West Somerset Council responses to the Inspector's Matters 1 – 8 can be found at the Examination Latest News webpage: <http://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Local-Plan-to-2032/Latest-Examination-news>
- 1.2 It sets out the Council's proposed position in respect of the Main Modifications necessary for the Plan to be found sound and capable of adoption. These changes have been discussed with the Portfolio Holder and will be tabled at the Full Council Meeting of 11 May for formal sign off by West Somerset Council.
- 1.3 Following approval by Full Council the Council will consult on the proposed amendments for six weeks. This will include all modifications whether considered major or minor and regardless whether they were identified by the Council between Plan Publication and Submission, following the Inspector's Initial Matters and Observations or have arisen through the Examination stage itself. The consultation will where appropriate, also be accompanied by a Sustainability Appraisal of proposals or update/amendment to existing policies that have been modified.
- 1.4 The Council recognises that it is likely that an early review of the Local Plan to 2032 will be necessary to ensure that a singular development plan for the Planning Area (more in-line with national policy / guidance) is put in-place. Such a review would also respond to changes required arising from the Housing and Planning Bill and other associated and un-associated planning reforms which may impact upon planning policy matters.
- 1.5 Specifically and in relation to policy SC4 the Council notes that this policy's compliance with national policy is dependent on a national affordable housing threshold not being imposed. Should the recent High Court Challenge be successful this would impact upon not only on policy SC4 but also potentially the wider plan strategy and particularly as it relates to policy SC1.
- 1.6 A copy of this statement will be added to the Examination Library and Website as soon as practicable.

## **2. West Somerset Council Financial Position Update:**

- 2.1 Taunton Deane Borough and West Somerset Councils have reaffirmed their commitment for their long-term partnership and gave approval to business cases for further integration at their full council meetings of 16 March at WSC and 17 March at TDBC.
- 2.2 The first stage of the joint management and shared services programme (JMASS) has achieved significant savings and the councils have agreed to authorise a business case looking at further options to develop the partnership to achieve further savings in future.

2.3 Below are the recommendations agreed by the Councils:

- a/ To confirm their continuing commitment to a core and on-going long-term JMASS partnership between Taunton Deane Borough Council and West Somerset Council in accordance with the terms and conditions set out in the Inter Authority Agreements dated 15 November 2013; and
- b/ To authorise and prioritise the development of a high level Transformation Business Case that tests the following sequential options:-
  - ONE Team supporting two councils (TDBC and WSC);
  - ONE Team supporting a merged council (TDBC and WSC);
  - Two councils progressing their own transformation agendas.

### **3. Proposed Policy Changes:**

3.1 The Council has set out in detail the changes it considers necessary to ensure soundness and in-particular, their effectiveness and consistency with national policy. The changes themselves are included in Appendix A of this document but a short summary of each is included below:

#### *Mitigation of Impact of non-wind Energy Generating Proposals*

This policy represents an amalgamation of policies EN2 and CC1 of the Local Plan as submitted. The wording as it relates to the historic environment is now more consistent with The Framework.

#### *Policy SC1: Hierarchy of Settlements*

The Council has recognised the need for a more positively planned approach. The revised wording to the supporting justification amends the definition of limited development.

#### *Policy SC3: Appropriate Mix of Housing Types and Tenures*

The supporting justification now provides more of a 'hook' for the Council's monitoring by reproducing the projected net housing requirements as identified within the 2013 Housing Vision SHMA West Somerset Update.

#### *Policy OC1: Open Countryside Development*

The Council recognised the need for a more positively planned approach to development beyond primary and secondary villages. The Policy now makes provision, in exceptional circumstances, for development beyond identified

settlements.

*Policy EC2: Major Employment Sites*

It has become increasingly clear that the employment allocation at Roughmoor, Williton cannot be justified. The recent appeal decision and evidence put forward by the Appellant at this appeal call into question the deliverability of the site. Moreover, in view of the site's location (partially within Functional Floodplan), the Environment Agency have confirmed development of this land would be contrary to The Framework. As such the Council has decided to delete the allocation.

*Policy EC6: Work/Live Developments*

The Council has recognised that there is little justification for ensuring the 'majority' of floorspace in such developments should be in an employment use. The clause has therefore been deleted although the Council will, through the use of conditions, seek to ensure such proposals offer genuine opportunities for employment activities.

*Policy CF1: Maximising Access to Recreational Facilities*

The Policy should be re-titled maximising access to facilities to more widely encompass community facilities as identified within The Framework. Similarly, the word 'recreational' has been deleted from the clause which addresses the loss of facilities.

*Policy NH5: Protection of Best and Most Versatile Agricultural Land*

The Council has deleted the 10ha threshold from the policy as included in the Submission Draft. This more closely reflects The Framework.

*New Policy NH7: Development in Proximity to Hinkley Point Nuclear Power Station*

The Policy reflects a request from ONR and EDF to see such a policy included. Supporting justification is also included.

*New Policy NH11: Quantock Hills Area of Outstanding Natural Beauty*

Whilst this was a policy agreed for consideration by the Inspector by West Somerset Council in December 2015, this wording did not take account of proposals that may affect the setting of the AONB. The new wording addresses

this omission and provides consistency with National Planning Policy Guidance.

Supporting justification is also included.

*Policy GT1: Gypsy and Traveller Site Policy*

This change is by way of providing supporting justification for the policy as previously tabled through the Examination.

*Numerous References to the Surface Water Management Plan*

The Council has amended the supporting justification and data sources to several policies to make reference to the Minehead Surface Water Management Plan as requested by the West Somerset Flood Group.

**4. Housing Land Supply Council Position:**

- 4.1 Having reflected upon the evidence heard at the Examination, as well as the Inspector's question about stepped housing provision, the Council has reconsidered its position.
- 4.2 As was mentioned by the Council on numerous occasions at the Examination, the Hinkley project will have an impact on the local housing market. Through the 2013 update of the SHMA the Council's consultants Housing Vision attempted to quantify this impact identifying a figure of 450 dwellings to be added to the baseline housing requirement. The Report went on to note at paragraph 6.8 that at the peak of its construction, in 2016 a workforce of approximately 5,600 would exist. Quite clearly, in view of on-going delays in the Final Investment Decision regarding the Project, these manifest pressures on the housing market have yet to take effect.
- 4.3 Taking the above into account the Council has at Appendix B included a reworked housing land supply requirement outlining a stepped rate of delivery with a Hinkley allowance made from 2018/19 onwards. Under such a scenario the five year requirement should take account of the 'Sedgefield' approach to shortfall though the Council remains of the view that a 5% buffer is sufficient.
- 4.4 Turning to the supply of deliverable sites, the Council has corrected some double-counting in the figures as presented in its response to Matter 4. This has reduced the deliverable supply from 995 to 879 dwellings.
- 4.5 The Council has been unable in the time available to project forward the housing trajectory to an April 2016 base date. While it is acknowledged that with a stepped rate of delivery, rolling forward a year would increase the five year requirement by 32 dwellings, it should also be borne in mind that the Examination heard conflicting views on the likely build out rates attributed to

sites already identified in the trajectory. There was however, suggestion that the yields and build out rates attributed to the strategic sites in Watchet and Williton (as well as the Summerfield site at Watchet were conservative estimates).

- 4.6 Notwithstanding the concerns raised from some participants about the Council's reliance on large scale windfall sites it appears from the evidence presented that irrespective of the identification of the early release sites, these opportunities will continue to come forward. As such, the Council does not now wish to formally allocate the Early Release Sites identified in view of the delays to the Plan adoption this would incur. Such sites can continue to be come forward and be subject to consultation through the planning application process.
- 4.7 The Council does not consider it necessary to identify additional sites through the Local Plan to 2032 to demonstrate a five year deliverable supply of housing land or to meet long-term requirements. No further changes are therefore proposed in respect of the Plan as submitted.

# **APPENDIX A**

## **Proposed modifications to policies and Text**

<b>AMENDMENTS TO POLICIES AND NEW POLICIES IN RESPONSE TO THE EXAMINATION HEARING SESSIONS.</b>	
<b>Delete</b> <b>Policy EN2:</b>	<del><b>MITIGATION OF IMPACT OF MAJOR NON WIND ENERGY GENERATING PROPOSALS</b></del>
Arising from the Examination hearing sessions	<p><del>MAJOR ENERGY GENERATING DEVELOPMENT PROPOSALS (OTHER THAN THOSE FOR WIND TURBINES) WILL BE SUPPORTED WHERE:</del></p> <ul style="list-style-type: none"> <li><del>• THEY RESPECT THE LOCAL NATURAL ENVIRONMENT IN WHICH THEY ARE LOCATED;</del></li> <li><del>• THE IMPACTS ON THE HISTORIC ENVIRONMENT, THE SIGNIFICANCE OF HERITAGE ASSETS AND THEIR SETTING ARE JUSTIFIABLE AND BE MITIGATED;</del></li> <li><del>• THEY RESPECT THE POSITIVE ECONOMIC AND SOCIAL CHARACTERISTICS OF COMMUNITIES AFFECTED ESPECIALLY THOSE NEIGHBOURING THEM; AND,</del></li> <li><del>• ADEQUATE MEASURES ARE TAKEN TO MITIGATE THE CULTURAL, ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT OF ANY RELATED DEVELOPMENT ON THE COMMUNITIES AFFECTED, BOTH IN THE SHORT AND THE LONGER TERM.</del></li> </ul>
Assumptions	<ul style="list-style-type: none"> <li><del>o Major energy generating proposals can give rise to a range of both positive and negative impacts depending on the nature of the energy generating technology involved and the scale, location and design of the scheme;</del></li> <li><del>o Some of these impacts may be on a very significant scale,</del></li> <li><del>o They will range in timescale between short and long term.</del></li> </ul>
<b>POLICY SC1:</b>	<b>HIERARCHY OF SETTLEMENTS</b>
Arising from the Examination hearing sessions  Justification	<p><u>Definitions:</u></p> <p><u>Limited Development:</u></p> <p>In clause 2 of the policy above, in terms of housing, “limited development” means individual schemes of up to ten dwellings providing <del>a maximum of about</del> a 10% increase in a settlement’s total dwelling number during the Local Plan period, limited to <del>a maximum of about</del> 30% of this increase in any five year period.</p> <p><u>Small Scale Development:</u></p> <p>In clause 3 of the policy above, in terms of housing, “small scale development” means individual schemes of up to five dwellings providing <del>a maximum of about</del> a 10% increase in a settlement’s total dwelling number during the Local Plan period, limited to <del>a maximum of about</del> 30% of this increase in any five year period.</p>



POLICY SC3:	APPROPRIATE MIX OF HOUSING TYPES AND TENURES																																																														
Arising from the Examination hearing sessions	<i>RESIDENTIAL AND MIXED DEVELOPMENT PROPOSALS SHOULD PROVIDE A MIX OF HOUSING SIZES, TENURES AND TYPES TO MEET THE DEMONSTRATED NEEDS OF THE AREA'S COMMUNITIES.</i>																																																														
Arising from the Examination hearing sessions  Justification including any references	<p>o The Strategic Housing Market Assessments (<b>SHMA</b>) include information about the demographic breakdown of the area's population. New housing to be provided in the area should most appropriately reflect the range of people who are likely to inhabit the various parts of the area. This should be assessed within the constraints of the available data.</p> <p>o <b>The West Somerset SHMA Update 2013 provides an assessment of the future type (as determined by number of bedrooms) and tenure required to meet the future housing need. Development proposals would need to demonstrate their contribution to meeting these needs unless more up-to-date, localised housing assessments can demonstrate otherwise.</b></p> <p><b>Projected net housing requirements for West Somerset 2011-2031, without backlog</b></p> <table border="1" data-bbox="403 1115 1374 1697"> <thead> <tr> <th>Tenure</th> <th>Sector</th> <th>1 bed</th> <th>2 bed</th> <th>3 bed</th> <th>4+ bed</th> <th>Total No.</th> <th>Total %</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Affordable</td> <td>Social Rent</td> <td>588</td> <td>74</td> <td>593</td> <td>-4</td> <td>1,251</td> <td>52.16</td> </tr> <tr> <td>Affordable Rent</td> <td>111</td> <td>14</td> <td>112</td> <td>-1</td> <td>236</td> <td>9.86</td> </tr> <tr> <td>Intermediate</td> <td>Shared Ownership</td> <td>198</td> <td>25</td> <td>200</td> <td>-1</td> <td>421</td> <td>17.57</td> </tr> <tr> <td rowspan="2">Market</td> <td>Private Rent</td> <td>32</td> <td>4</td> <td>32</td> <td>0</td> <td>68</td> <td>2.84%</td> </tr> <tr> <td>Owner Occupier</td> <td>198</td> <td>25</td> <td>200</td> <td>-1</td> <td>421</td> <td>17.57</td> </tr> <tr> <td>Total no.</td> <td>All sectors</td> <td>1,127</td> <td>142</td> <td>1,136</td> <td>-8</td> <td>2,398</td> <td>100.00</td> </tr> <tr> <td>Total %</td> <td>All sectors</td> <td>46.99</td> <td>5.94</td> <td>47.40</td> <td>-0.33</td> <td></td> <td>100.00</td> </tr> </tbody> </table> <p><b><u>Housing Vision; Strategic Housing Market Assessment: West Somerset Update</u></b></p> <p><b>As part of the future housing requirements in the LPA area, it is calculated that there will be a specific need for 351 units (14.64%) of specialised housing for older households.</b></p>	Tenure	Sector	1 bed	2 bed	3 bed	4+ bed	Total No.	Total %	Affordable	Social Rent	588	74	593	-4	1,251	52.16	Affordable Rent	111	14	112	-1	236	9.86	Intermediate	Shared Ownership	198	25	200	-1	421	17.57	Market	Private Rent	32	4	32	0	68	2.84%	Owner Occupier	198	25	200	-1	421	17.57	Total no.	All sectors	1,127	142	1,136	-8	2,398	100.00	Total %	All sectors	46.99	5.94	47.40	-0.33		100.00
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	<p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; <u>Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman &amp; Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p> <p>Commission for Architecture and the Built Environment; <u>Homes for Our Old Age: Independent Living by Design</u>; Commission for Architecture and the Built Environment; 2009.</p> <p>Housing our Ageing Population: Panel for Innovation (HAPPI); <u>Housing Our Ageing Population</u>; Homes and Community Agency; 2009.</p> <p>Design for London; <u>London Housing Design Guide: Interim Edition</u>; London Development Agency; 2010.</p> <p>Fordham Research; <u>City of York Older Person's Accommodation and Support Needs</u>; City of York Council; 2010.</p> <p>Housing Vision; <u>Strategic Housing Market Assessment: West Somerset Update - Draft Final Report, April November 2013</u>; <b>West Somerset Council; 2013.</b></p>
<p><b>POLICY MD1:</b></p>	<p><b>MINEHEAD DEVELOPMENT</b></p>
<p>Arising from the Examination hearing sessions</p> <p>Justification including any references</p>	<p>Sources:</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>Office for National Statistics; <u>Census 2011: Neighbourhood Statistics: Area – Minehead (Parish): Key Statistics</u>; Office for National Statistics; 2013.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2013 – 16</u>; West Somerset Council; 2013.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman &amp; Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p>

	<p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; <u>Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010</p> <p>Hunter Page Planning; <u>Employment Land Review Stages 1 – 3 (May 2009 – April 2010)</u>; West Somerset Council; 2010.</p> <p>Stuart Todd Associates; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18<sup>th</sup> October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p> <p>Symonds Group Limited; <u>Design and Development Framework for the Minehead Regeneration Area, Somerset</u>; South West Regional Development Agency; 2003.</p> <p>Sustainable Futures; <u>Minehead Coastal Town Initiative Community Regeneration Plan: Strategy and Action Plan</u>; Minehead Coastal Town Initiative; 2002.</p> <p>Pieda Plc.; <u>An Economic Regeneration Strategy for Minehead: Final Report – February 1995 (Ref. PQ7662)</u>; West Somerset District Council; 1995.</p> <p>Hyder Consulting (UK) Limited; <u>Minehead Surface Water Management Plan: Detailed Assessment and Options Appraisal Report – Final Report , August 2012</u>; Somerset County Council; 2012.</p>
<p><b>POLICY MD2:</b></p>	<p><b>KEY STRATEGIC DEVELOPMENT ALLOCATION AT MINEHEAD/ALCOMBE</b></p>
<p>Arising from the Examination hearing sessions</p> <p>Justification including any references</p>	<p>Sources:</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2011 – 12</u>; West Somerset Council; 2011.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18<sup>th</sup> October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010.</p>

	<b><u>Hyder Consulting (UK) Limited; Minehead Surface Water Management Plan: Detailed Assessment and Options Appraisal Report – Final Report, August 2012; Somerset County Council; 2012.</u></b>
<b>POLICY LT1</b>	<b>POST 2026 KEY STRATEGIC DEVELOPMENT SITES.</b>
<p>Arising from the Examination hearing sessions</p> <p>Justification including any references</p>	<p>Sources:</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>West Somerset Council; <u>West Somerset Council Corporate Plan 2013 – 16</u>; West Somerset Council; 2013.</p> <p>West Somerset Council; <u>West Somerset Housing Strategy 2009 – 2012</u>; West Somerset Council; 2009.</p> <p>West Somerset Council; <u>West Somerset Annual Monitoring Report 2008/09 – December 2009</u>; West Somerset Council; 2009.</p> <p>Cushman &amp; Wakefield; <u>West Somerset Planning Obligations Supplementary Planning Document – Adopted: December 2009</u>; West Somerset Council; 2009.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>Housing Vision; <u>Strategic Housing Market Assessment for the Northern Peninsula – December 2008</u>; Northern Peninsula Housing Market Partnership; 2008</p> <p>Fordham Research; <u>Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments: Final Report – February 2009</u>; Taunton and South Somerset Areas Strategic Housing Market Partnership; 2009.</p> <p>Hunter Page Planning; <u>West Somerset Council Strategic Housing Land Availability Assessment – March 2010</u>; West Somerset Council; 2010</p> <p>Hunter Page Planning; <u>Employment Land Review Stages 1 – 3 (May 2009 – April 2010)</u>; West Somerset Council; 2010.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18<sup>th</sup> October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>Taylor, M; <u>Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing</u>; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.</p> <p><b><u>Hyder Consulting (UK) Limited; Minehead Surface Water Management Plan: Detailed Assessment and Options Appraisal Report – Final Report, August 2012; Somerset County Council; 2012.</u></b></p>
<b>POLICY OC1</b>	<b>OPEN COUNTRYSIDE DEVELOPMENT</b>
Arising from the Examination	<b>THE OPEN COUNTRYSIDE INCLUDES ALL LAND OUTSIDE OF EXISTING SETTLEMENTS, WHERE DEVELOPMENT IS NOT GENERALLY APPROPRIATE. IN EXCEPTIONAL CIRCUMSTANCES</b>

<p>hearing sessions</p>	<p><b>DEVELOPMENT MAY BE PERMITTED WHERE THIS IS BENEFICIAL FOR THE COMMUNITY AND LOCAL ECONOMY.</b></p> <p><b>RESIDENTIAL</b> DEVELOPMENT IN THE OPEN COUNTRYSIDE (LAND NOT ADJACENT OR IN CLOSE PROXIMITY TO THE MAJOR SETTLEMENTS, PRIMARY AND SECONDARY VILLAGES) WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT:</p> <ul style="list-style-type: none"> <li>• SUCH A LOCATION IS ESSENTIAL FOR A RURAL WORKER ENGAGED IN EG: AGRICULTURAL , FORESTRY, HORTICULTURE, EQUESTRIAN OR HUNTING EMPLOYMENT, OR;</li> <li>• IT IS PROVIDED THROUGH THE CONVERSION OF EXISTING, TRADITIONALLY CONSTRUCTED BUILDINGS IN ASSOCIATION WITH EMPLOYMENT OR TOURISM PURPOSES AS PART OF A WORK / LIVE DEVELOPMENT, OR;</li> <li>• IT MEETS AN ONGOING IDENTIFIED LOCAL NEED FOR AFFORDABLE HOUSING IN THE NEARBY SETTLEMENT WHICH CANNOT BE MET WITHIN OR CLOSER TO THE SETTLEMENT, OR;</li> <li>• IT IS AN AFFORDABLE HOUSING EXCEPTIONS SCHEME ADJACENT TO, OR IN CLOSE PROXIMITY TO, A SETTLEMENT IN THE OPEN COUNTRYSIDE PERMITTED IN ACCORDANCE WITH POLICY SC4(5).</li> </ul> <p><b>APPLICATIONS FOR DWELLINGS UNDER THIS POLICY THAT WOULD NOT BE LOCATED IN A SETTLEMENT IDENTIFIED IN POLICY SC1 OR ANY OTHER SETTLEMENT, WOULD BE CONSIDERED SUBJECT TO A FUNCTIONAL AND FINANCIAL ECONOMIC TEST. WHERE PERMISSION IS GRANTED CONSIDERATION WOULD BE GIVEN TO THIS BEING INITIALLY MADE ON A TEMPORARY BASIS.</b></p>
<p>Arising from the Examination hearing sessions</p>	<ul style="list-style-type: none"> <li>○ <del>“The open countryside” includes all land outside of existing settlements, where development is not generally appropriate. It is however desirable in certain circumstances to allow development exceptionally, where this is beneficial for the community and local economy.</del></li> <li>○ Essential dwellings for <del>agricultural, forestry, equine, horticulture or hunting purposes</del> <b>rural workers</b> may be permitted subject to a rigorous assessment of the necessity for the development in the location proposed, and in particular, why an existing dwelling in the local area cannot suffice. The justification for such dwellings must include setting out the functional need for a dwelling in that location and <del>financial</del> <b>economic</b> evidence to demonstrate the potential viability of the scheme. <b>These will include the following criteria;</b></li> </ul> <p><b>Functional</b></p> <ul style="list-style-type: none"> <li>• <b>there is an existing and established need for the activity in the area,</b></li> <li>• <b>the need requires the presence of a full-time worker employed in the activity on-site to provide availability to meet local emergencies associated with it, on a 24/7 basis,</b></li> <li>• <b>the need could not be met effectively through use of existing off-site accommodation nearby, and,</b></li> </ul>

	<ul style="list-style-type: none"> <li>• <b>other planning requirements, such as siting and access, can be satisfied.</b></li> </ul> <p><b>Economic</b></p> <ul style="list-style-type: none"> <li>• <b>the activity can demonstrate that it has been generating an regular on-going need for at least three years, and,</b></li> <li>• <b>the proposed accommodation should be commensurate with the established functional need for accommodation in that location.</b></li> </ul> <p>Because it will not be clear whether an enterprise will prove to be viable in advance, initial permissions under this policy may be granted on a temporary basis.</p> <ul style="list-style-type: none"> <li>○ The re-use and conversion of existing traditional buildings in the open countryside for alternative uses can, if sensitively implemented in order to maximise the retention of the traditional character of the buildings, make a significant contribution to protecting the character and heritage of the rural landscape.</li> <li>○ Reasons for preventing development in the open countryside are that:             <ul style="list-style-type: none"> <li>• dispersed development disproportionately increases transport demand which can usually only be fulfilled by use of the private car</li> <li>• It is significantly more expensive per capita to deliver services to a dispersed rural population than for population concentrated in larger settlements.</li> <li>• Development in the open countryside changes its character frequently bringing an undesirable modern urban element into it with adverse heritage impact.</li> <li>• The attractiveness of the area to tourists, who form an essential part of the local economy, depends to a great extent on the beauty and historic character of the landscape and rural settlements.</li> <li>• There is a high suppressed demand for houses in rural settings reflected in the higher prices which houses in such locations command on the open market, without planning policy restraint there would be a large number of new dwellings constructed in a scattered pattern across the District. This would be harmful in its impact for the reasons set out above.</li> </ul> </li> <li>○ Reasons for allowing development in the open countryside are that:             <ul style="list-style-type: none"> <li>• Certain types of agricultural, forestry, equine, horticultural or hunting enterprise need close supervision which can only be provided by having someone living on or near to the site. In exceptional cases, this need cannot be met through the use of existing housing stock in the local area, subject to a detailed and compelling justification, there may be an economic case for allowing a new dwelling.</li> <li>• Where traditional buildings are being conserved through conversion for a business use including tourism accommodation or a live / work development, a new residential dwelling may be</li> </ul> </li> </ul>
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	<p>permitted as part of the conversion scheme in order to assist with the provision of jobs in rural areas.</p> <ul style="list-style-type: none"> <li>• Affordable housing where there is a demonstrated local need can be allowed in order to maintain the balance and health of the local community.</li> <li>• All of these subject to the need to minimise additional transport demand. This is particularly important in relation to tourism or business activities.</li> </ul> <ul style="list-style-type: none"> <li>○ See also transport policy TR2.</li> </ul>
<p><b>POLICY EC2</b></p>	<p><b>MAJOR EMPLOYMENT SITES</b></p>
<p>Arising from the Examination hearing sessions</p>	<p>THE EMPLOYMENT SITES AT MART ROAD, MINEHEAD <del>AND ROUGHMOOR, WILLITON</del> ARE IDENTIFIED ON THE PROPOSALS MAP. WITHIN THESE THIS SITES THERE WILL BE A GENERAL PRESUMPTION IN FAVOUR OF USES IN THE B1, B2 AND B8 USE CLASSES.</p> <p>EMPLOYMENT AND SERVICE BASED LAND USES FALLING OUTSIDE THESE USE CLASSES WILL BE PERMITTED WHERE THESE CAN BE DEMONSTRATED TO MAKE A POSITIVE CONTRIBUTION TO THE OVERALL VITALITY AND VIABILITY OF THE LOCAL ECONOMY.</p>
<p>Arising from the Examination hearing sessions</p> <p>Justification including any references</p>	<ul style="list-style-type: none"> <li>○ Employment land is allocated so as to be conveniently located for access by a range of employees and other visitors to the businesses situated there.</li> <li>○ It can be more attractive to develop a business on a new unallocated site elsewhere, however this can have the effect of undermining the success of existing business areas, which can harm the local economy. In identifying locations for future employment development, consideration will be taken of the existing uses adjoining the site and/or are proposed to be approved or allocated nearby in order to avoid incompatible activities being located next to each other.</li> <li>○ Priority will be given to those sites and land identified as being available and suitable for employment uses identified through the Employment Land Review <b>and</b>, they are consistent with other policies within the Local Plan. <b>and</b>, they meet the relevant requirements of <b>PPS4 the NPPF</b>.</li> </ul> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Hunter Page Planning; <u>Employment Land Review, Stages 1 – 3: April 2010</u>; West Somerset Council; 2010.</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p>

	<p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>Todd, Stuart; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Wilsher, Martin; <u>West Somerset Council Local Development Panel 18th October 2011 Agenda Item 5: Strategic Directions of Growth (Local Development Panel Report No. WSC 132/11)</u>; West Somerset Council; 2011.</p> <p>GVA Grimley Ltd.; <u>Planning for Prosperous Economies: Maximising the Role of the Non B Use Class Sector – Summer 2009</u>; GVA Grimley; 2009</p>
<p><b>POLICY EC6</b></p>	<p><b>WORK/LIVE DEVELOPMENTS</b></p>
<p>Arising from the Examination hearing sessions</p>	<p>PROPOSALS FOR WORK/LIVE DEVELOPMENTS THROUGH NEW BUILD OR CONVERSION OF EXISTING BUILDINGS WILL BE SUPPORTED WHERE:</p> <ul style="list-style-type: none"> <li>• <del>THE EMPLOYMENT ELEMENT WITHIN EACH UNIT FORMS AND REMAINS A MAJORITY OF THE GROSS FLOORSPACE OF EACH UNIT;</del></li> <li>• THE EMPLOYMENT AND RESIDENTIAL ELEMENTS ARE INTEGRATED WITH ONE ANOTHER AND CANNOT BE SEPARATED OR SOLD OFF AS SEPARATE UNITS AND ACTIVITIES AT A SUBSEQUENT POINT IN TIME,</li> <li>• THERE WOULD BE NO ADVERSE IMPACT UPON THE VITALITY AND VIABILITY OF EXISTING EMPLOYMENT PROVISION WITHIN THE SETTLEMENT OR IN NEIGHBOURING SETTLEMENTS, AND;</li> <li>• THERE IS NO GENERATION OF SIGNIFICANT ADDITIONAL TRAFFIC MOVEMENTS TO AND FROM THE PREMISES AS A RESULT OF THE NEW BUSINESS ACTIVITY.</li> </ul> <p>NEW-BUILD WORK/LIVE UNITS WILL ONLY BE PERMITTED IN THE OPEN COUNTRYSIDE WHERE IT CAN BE DEMONSTRATED THAT THE NEED TO BE IN SUCH A LOCATION IS ESSENTIAL TO THE BUSINESS ACTIVITY AND IT CANNOT BE PROVIDED ELSEWHERE.</p>
<p>Justification including references</p>	<ul style="list-style-type: none"> <li>○ Properly designed work/live accommodation should <del>have a majority of floorspace for employment use, ensure that</del> the two types of use <del>being</del> <b>are</b> integrated in such a way that they cannot be split up and used separately.</li> <li>○ It is another legitimate form of employment accommodation which should attract small scale high value businesses to the area, which would work well in conjunction with super-fast broadband to become a valuable element of business premises in the District.</li> <li>○ Work / live accommodation should, wherever possible, be sited within or adjacent to existing settlements in accordance with the policies of the Local Plan for residential development in order to maximise its sustainability impact.</li> </ul>



	<ul style="list-style-type: none"> <li>○ Work / live development may also be created through the conversion of traditional buildings in the open countryside.</li> <li>○ Work / live planning permissions would be conditioned to the effect that they remain as such.</li> </ul> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>EKOS Consulting; <u>The West Somerset Economic Strategy: Delivering the Equilibrium – April 2009</u>; West Somerset Council; 2009.</p> <p>ARUP; <u>West Somerset Economic Strategy Refresh: Responding to Change: Draft Strategy Document – August 2011</u>; West Somerset Council; 2011.</p> <p>West Somerset District Council; <u>West Somerset District Local Plan – Adopted April 2006</u>; West Somerset District Council; 2008.</p> <p>Stuart Todd Associates; <u>West Somerset Local Planning Authority Area Town and Village Centres Study – November 2011</u>; West Somerset Council; 2012.</p> <p>Live/Work Network; <u>Rural Live/Work: Developments that Support Home-Based Business</u>; Live/Work Network; 2005.</p>
<p><b>POLICY CF1</b></p>	<p><b>MAXIMISING ACCESS TO RECREATIONAL FACILITIES</b></p>
<p>Arising from the Examination hearing sessions</p>	<p>THE PROVISION OF NEW, AND IMPROVEMENT OF EXISTING, HEALTH, SPORT, RECREATION AND CULTURAL FACILITIES WILL BE SUPPORTED, WHERE THIS HELPS TO STRENGTHEN AND OR ENHANCE A BALANCED RANGE OF PROVISION FOR LOCAL COMMUNITIES AND VISITING TOURISTS.</p> <p><b>THE UNNECESSARY LOSS OF VALUED SERVICES AND FACILITIES SHOULD BE PREVENTED, PARTICULARLY WHERE THIS WOULD REDUCE THE COMMUNITY’S ABILITY TO MEET ITS DAY TO DAY NEEDS.</b></p> <p>WHERE A DEVELOPMENT PROPOSAL WOULD RESULT IN THE LOSS OF <b>RECREATIONAL SUCH</b> FACILITIES, EQUIVALENT OR GREATER REPLACEMENT FACILITIES SERVING THE SAME AREA MUST BE PROVIDED AS PART OF THE PROPOSALS.</p> <p>THE APPROPRIATE PROVISION OF FORMAL SPORTS FACILITIES AND / OR INFORMAL PUBLIC AMENITY OPEN SPACE / PLAY SPACE WILL BE REQUIRED AS AN INTEGRAL PART OF NEW DEVELOPMENT.</p>
<p><b>POLICY CC1</b></p>	<p><b>CARBON REDUCTION — <del>SMALL SCALE</del>, NON WIND ENERGY GENERATING SCHEMES</b></p>
<p>Arising from the Examination hearing sessions</p>	<p><del>SMALL SCALE DEVELOPMENT PROPOSALS WHICH ASSIST IN THE DEVELOPMENT OF A LOW OR ZERO CARBON ECONOMY, OTHER THAN WIND ENERGY SCHEMES, WILL BE SUPPORTED.</del></p> <p><del>SUCH PROPOSALS MAY INCLUDE THE DEVELOPMENT OF WOODFUEL OR OTHER RENEWABLE ENERGY SOURCES, AND</del></p>

	<p><del>PROVISION OF LOW ENERGY SYSTEMS TO SERVE NEW AND EXISTING DEVELOPMENT.</del></p> <p><del>PROPOSALS MUST SAFEGUARD AND WHERE APPROPRIATE ENHANCE HISTORIC ASSETS AND THEIR SETTINGS.</del></p>
<p>New policy wording</p>	<p><b>ENERGY GENERATING DEVELOPMENT PROPOSALS (OTHER THAN THOSE FOR WIND TURBINES) WILL BE SUPPORTED WHERE:</b></p> <ul style="list-style-type: none"> <li>• <b>THEY RESPECT THE LOCAL NATURAL ENVIRONMENT IN WHICH THEY ARE LOCATED;</b></li> <li>• <b>ANY IMPACT ON THE HISTORIC ENVIRONMENT, THE SIGNIFICANCE OF HERITAGE ASSETS AND, THEIR SETTING IS OUTWEIGHED BY THE PUBLIC BENEFIT OF THE SCHEME;</b></li> <li>• <b>THEY RESPECT THE POSITIVE ECONOMIC AND SOCIAL CHARACTERISTICS OF COMMUNITIES AFFECTED ESPECIALLY THOSE NEIGHBOURING THEM; AND,</b></li> <li>• <b>ADEQUATE MEASURES ARE TAKEN TO MITIGATE THE CULTURAL, ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT OF ANY RELATED DEVELOPMENT ON THE COMMUNITIES AFFECTED, BOTH IN THE SHORT AND THE LONGER TERM.</b></li> </ul>
<p>Purpose</p>	<ul style="list-style-type: none"> <li>○ <i>The policy seeks to ensure that appropriate mitigation of adverse impacts and optimisation of beneficial impacts arising from energy generating proposals is provided.</i></li> <li>○ <i>This policy does not apply to development covered by the NSIP process and to which a DCO applies.</i></li> <li>○ <i>To encourage the development of low and / or zero carbon economy proposals in the area and to encourage low energy solutions in new development.</i></li> </ul>
<p>Assumptions</p>	<ul style="list-style-type: none"> <li>○ <i>Energy generating proposals can give rise to a range of both positive and negative impacts depending on the nature of the energy generating technology involved and the scale, location and design of the scheme;</i></li> <li>○ <i>Some of these impacts may be on a very significant scale,</i></li> <li>○ <i>They will range in timescale between short and long term.</i></li> <li>○ <i>Where the impact is more than substantial and cannot be adequately mitigated then it will need to be demonstrated that the public benefit arising from the development clearly outweighs the consequential diminution of the asset.</i></li> <li>○ <i>That the development of a low and / or zero carbon energy supply chain and businesses which make use of its products would help to reduce the high per-capita carbon footprint for West Somerset.</i></li> <li>○ <i>It would be beneficial for residents and the environment to have low energy systems installed in their homes.</i></li> <li>○ <i>Climate change impact is likely to have serious implications for the low-lying coastal areas of West Somerset, and also the erosion vulnerable coastal cliffs.</i></li> </ul>

<p><b>Justification</b></p>	<ul style="list-style-type: none"> <li>○ <i>The encouragement of local low / zero carbon energy systems will help to address climate change issues which are likely to impact adversely in West Somerset in the medium to long term.</i></li> <li>○ <i>The development of commercial wood fuel systems as well as the installation of CHP and woodfuel systems in new and existing development will be a positive contribution to reducing carbon dioxide emissions</i></li> <li>○ <i>It will also help to broaden the economy</i></li> <li>○ <i>It will help to reduce fuel poverty due to the inaccessibility of much of the District to mains gas.</i></li> <li>○ <i>The search for new and more sustainable energy generating capacity has led to the development of novel technologies such as large scale photovoltaic arrays and windfarms. All energy generating facilities have locational requirements related to the nature of the energy source being captured.</i></li> <li>○ <i>The desire for more low carbon energy generation has led to more large scale generating development away from traditional sources of hydrocarbon energy such as the coalfields. Wind, hydro, biomass and solar energy schemes are frequently located in remote rural areas of high landscape and or ecological value, great care is necessary in order to balance the benefits of low or zero carbon energy generation with the appropriate level of protection for highly valued environments.</i></li> <li>○ <i>A Renewable Energy Potential Study forms part of the evidence base.</i></li> </ul> <p><b>Sources:</b></p> <p><i>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</i></p> <p><i>Department of Communities and Local Government; <u>National Planning Policy Framework – National Planning Practice Guidance (as amended)</u>; Department for Communities and Local Government Planning Portal (web-site <a href="http://planningguidance.planningportal.gov.uk/">http://planningguidance.planningportal.gov.uk/</a>); 2014.</i></p> <p><i>Department of Energy and Climate Change; <u>Overarching National Policy Statement for Energy – June 2011 (EN-1)</u>; DECC; 2011.</i></p> <p><i>Department of Energy and Climate Change; <u>National policy Statement for Renewable Energy Infrastructure – June 2011 (EN-3)</u>; DECC; 2011.</i></p> <p><i>Department of Energy and Climate Change; <u>National Policy Statement for Electricity Networks Infrastructure – June 2011 (EN-5)</u>; DECC; 2011.</i></p> <p><i>Department of Energy and Climate Change; <u>National Policy Statement Nuclear Power Generation Vols. 1 &amp; 2 – June 2011 (EN-6)</u>; DECC; 2011.</i></p> <p><i>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</i></p> <p><i>Department of Communities and Local Government; <u>National Planning Policy Framework – National Planning Practice Guidance (as amended)</u>;</i></p>
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	<p><i>Department for Communities and Local Government Planning Portal (web-site <a href="http://planningguidance.planningportal.gov.uk/">http://planningguidance.planningportal.gov.uk/</a>); 2014.</i></p> <p><i>Turner, Cllr. K.H.; <u>West Somerset Council Full Council 23<sup>rd</sup> March 2011 Agenda Item 8: West Somerset Council Position Statement on Proposed Major Energy Generation and Associated Infrastructure Projects (Full Council Report No. WSC 42/11); West Somerset Council; 2011.</u></i></p> <p><i>Stuart Todd Associates; <u>West Somerset Local Planning Authority Area Renewable and Low Carbon Energy Potential Study – September 2011; West Somerset Council; 2012.</u></i></p>
<b>POLICY CC2</b>	<b>FLOOD RISK MANAGEMENT</b>
<p>Arising from the Examination hearing sessions</p> <p>Justification including any references</p>	<ul style="list-style-type: none"> <li>○ Flooding presents a serious risk to the social and economic health of communities, steps to minimise the risk of flooding of new, and, where possible, existing development have a very significant benefit.</li> <li>○ Strategic Flood Risk Assessment Levels 1 and 2 give information on flood risk within the plan area, and particularly around the three major settlements. These provide a starting point for site specific flood risk assessment.</li> <li>○ The policy applies the flood risk management provisions set out in NPPF Paragraph 100.</li> </ul> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Department for Communities and Local Government's online National Planning Practice Guidance: <a href="http://planningguidance.planningportal.gov.uk/blog/guidance/">http://planningguidance.planningportal.gov.uk/blog/guidance/</a> ISBN 978 1 4098 2055 0</p> <p>Scott Wilson; <u>West Somerset Council and Exmoor National Park Authority Strategic Flood Risk Assessment Level 1: Final Report – March 2009</u>; West Somerset Council; 2009.</p> <p><i><u>Scott Wilson; West Somerset Council Level 2 Strategic Flood Risk Assessment: Final Report – October 2010; West Somerset Council; 2010.</u></i></p> <p><i><u>Hyder Consulting (UK) Limited; Minehead Surface Water Management Plan: Detailed Assessment and Options Appraisal Report – Final Report, August 2012; Somerset County Council; 2012.</u></i></p>
<b>Policy CC6</b>	<b>WATER MANAGEMENT</b>
<p>Arising from the Examination hearing sessions</p>	<p>DEVELOPMENT THAT WOULD HAVE AN ADVERSE IMPACT ON:</p> <ul style="list-style-type: none"> <li>• THE AVAILABILITY AND USE OF EXISTING WATER RESOURCES;</li> <li>• THE EXISTING WATER TABLE LEVEL</li> <li>• ACCESSIBILITY TO EXISTING WATERCOURSES FOR MAINTENANCE AND,</li> <li>• AREAS AT CUMULATIVE RISK OF FLOODING BY TIDAL, FLUVIAL AND/OR SURFACE WATER RUN-OFF</li> </ul>

	<p>WILL ONLY BE PERMITTED IF ADEQUATE AND ENVIRONMENTALLY ACCEPTABLE MEASURES ARE INCORPORATED THAT PROVIDE SUITABLE PROTECTION AND MITIGATION BOTH ON-SITE AND THROUGH DISPLACEMENT TO ADJOINING LAND.</p>
<p>Arising from the Examination hearing sessions</p> <p>Justification including any references</p>	<ul style="list-style-type: none"> <li>o Water is an essential resource to allow life to continue, it is a valuable resource which the effects of climate change are threatening to disrupt. If badly managed, water or the lack of it can become a destructive force, either through flooding or drought for instance. Climate change impacts include the increased frequency of extreme weather events and more variable weather patterns, bringing either too much water in a short period, or not enough.</li> <li>o The effective safeguarding of groundwater. Watercourses, and the proper management of surface water runoff are key to maximising the benefits and minimising the dangers of water to the community.</li> </ul> <p>Sources:</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Homes &amp; Community Agency and Oxford Brookes University; <u>Monitoring Guide for Carbon Emissions, Energy and Water Use – The Carbon Challenge: Developing an Environmental Evaluation of Housing Performance in New Communities</u>; Homes &amp; Community Agency; 2010.</p> <p>Environment Agency; <u>Water for People and the Environment: Water Resources Strategy for England and Wales</u>; Environment Agency; 2009.</p> <p><b><u>Hyder Consulting (UK) Limited; Minehead Surface Water Management Plan: Detailed Assessment and Options Appraisal Report – Final Report, August 2012; Somerset County Council; 2012.</u></b></p>
<p><b>POLICY NH5</b></p>	<p><b>PROTECTION OF BEST AND MOST VERSATILE AGRICULTURAL LAND</b></p>
<p>Arising from the Examination hearing sessions</p> <p>New policy wording</p>	<p><b>THE BEST AND MOST VERSATILE AGRICULTURAL LAND (GRADES 1, 2 AND 3A) WILL BE PROTECTED FROM SIGNIFICANT DEVELOPMENT PROPOSALS. PLANNING PERMISSION FOR DEVELOPMENT AFFECTING SUCH LAND WILL ONLY BE GRANTED EXCEPTIONALLY IF THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT OUTWEIGHS THE NEED TO PROTECT IT AND EITHER:</b></p> <ul style="list-style-type: none"> <li><b>• SUFFICIENT LAND OF A LOWER GRADE (GRADES 3B, 4 AND 5) IS UNAVAILABLE IN AN APPROPRIATE LOCATION TO PROVIDE SUSTAINABLE DEVELOPMENT; OR</b></li> <li><b>• AVAILABLE LOWER GRADE LAND HAS AN ENVIRONMENTAL VALUE RECOGNISED BY A STATUTORY OR NON-STATUTORY WILDLIFE, HISTORIC OR ARCHAEOLOGICAL DESIGNATION WHICH OUTWEIGHS THE AGRICULTURAL CONSIDERATIONS.</b></li> </ul> <p><b>IF BEST AND MOST VERSATILE LAND NEEDS TO BE DEVELOPED AND THERE IS A CHOICE BETWEEN SITES IN DIFFERENT GRADES, LAND OF THE LOWEST GRADE AVAILABLE SHOULD BE USED.</b></p>

<p>Delete previous proposed wording</p>	<p><del>WHEREVER POSSIBLE, THE BEST AND MOST VERSATILE AGRICULTURAL LAND (GRADES 1, 2 AND 3A) WILL BE PROTECTED FROM SIGNIFICANT DEVELOPMENT PROPOSALS IN RECOGNITION OF ITS ECONOMIC VALUE.</del></p> <p><del>WHERE SIGNIFICANT DEVELOPMENT OF AGRICULTURAL LAND IS DEMONSTRATED TO BE NECESSARY, LAND OF A LOWER GRADE (GRADES 3B, 4 AND 5) SHOULD BE USED IN PREFERENCE TO THE HIGHER GRADE LAND PROVIDED THAT IT IS IN AN APPROPRIATE LOCATION TO PROVIDE SUSTAINABLE DEVELOPMENT, UNLESS THE AVAILABLE LOWER GRADE LAND HAS AN ENVIRONMENTAL VALUE RECOGNISED BY A STATUTORY OR NON-STATUTORY WILDLIFE, HISTORIC OR ARCHAEOLOGICAL DESIGNATION WHICH OUTWEIGHS THE AGRICULTURAL CONSIDERATIONS.</del></p>						
<p><b>(NEW) POLICY NH7:</b></p>	<p><b>DEVELOPMENT IN PROXIMITY TO HINKLEY POINT NUCLEAR POWER STATION</b></p>						
<p>Arising from the Examination hearing sessions</p>	<p><b>DEVELOPMENT PROPOSALS IN THE CONSULTATION ZONES WILL BE CONSIDERED IN CONSULTATION WITH THE OFFICE FOR NUCLEAR REGULATION (ONR), HAVING REGARD TO THE SCALE OF DEVELOPMENT PROPOSED, ITS LOCATION, POPULATION DISTRIBUTION OF THE AREA AND THE IMPACT ON PUBLIC SAFETY, TO INCLUDE HOW THE PROPOSAL WOULD IMPACT ON LOCAL EMERGENCY PLANNING ARRANGEMENTS AND OTHER PLANNING CRITERIA.</b></p> <p><b>CONSULTATION ON PLANNING APPLICATIONS WILL BE UNDERTAKEN WITH ONR ON THE BASIS OF THE TABLE BELOW:</b></p> <table border="1" data-bbox="408 1245 1369 2031"> <thead> <tr> <th data-bbox="408 1245 600 1312">ZONE</th> <th data-bbox="600 1245 1369 1312">DEVELOPMENT TYPE</th> </tr> </thead> <tbody> <tr> <td data-bbox="408 1312 600 1682">INNER</td> <td data-bbox="600 1312 1369 1682"> <ul style="list-style-type: none"> <li>• ANY NEW DEVELOPMENT, RE-USE OR RE-CLASSIFICATION OF AN EXISTING DEVELOPMENT THAT COULD LEAD TO AN INCREASE IN RESIDENTIAL OR NON-RESIDENTIAL POPULATIONS THUS IMPACTING ON THE EMERGENCY PLAN.</li> <li>• ANY NEW DEVELOPMENT, RE-USE OR RE-CLASSIFICATION OF AN EXISTING DEVELOPMENT THAT COULD CAUSE AN EXTERNAL HAZARD TO THE SITE.</li> </ul> </td> </tr> <tr> <td data-bbox="408 1682 600 2031">OUTER</td> <td data-bbox="600 1682 1369 2031"> <ul style="list-style-type: none"> <li>• ANY NEW DEVELOPMENT, RE-USE OR RE-CLASSIFICATION THAT WILL LEAD TO A MATERIAL INCREASE IN THE SIZE OF EXISTING DEVELOPMENT, WHICH IS OTHERWISE LIKELY TO IMPACT ON THE OFF-SITE EMERGENCY PLAN</li> <li>• ANY NEW DEVELOPMENT, RE-USE OR RE-CLASSIFICATION THAT WILL LEAD TO A MATERIAL INCREASE IN THE SIZE OF AN EXISTING DEVELOPMENT THAT COULD HAVE</li> </ul> </td> </tr> </tbody> </table>	ZONE	DEVELOPMENT TYPE	INNER	<ul style="list-style-type: none"> <li>• ANY NEW DEVELOPMENT, RE-USE OR RE-CLASSIFICATION OF AN EXISTING DEVELOPMENT THAT COULD LEAD TO AN INCREASE IN RESIDENTIAL OR NON-RESIDENTIAL POPULATIONS THUS IMPACTING ON THE EMERGENCY PLAN.</li> <li>• ANY NEW DEVELOPMENT, RE-USE OR RE-CLASSIFICATION OF AN EXISTING DEVELOPMENT THAT COULD CAUSE AN EXTERNAL HAZARD TO THE SITE.</li> </ul>	OUTER	<ul style="list-style-type: none"> <li>• ANY NEW DEVELOPMENT, RE-USE OR RE-CLASSIFICATION THAT WILL LEAD TO A MATERIAL INCREASE IN THE SIZE OF EXISTING DEVELOPMENT, WHICH IS OTHERWISE LIKELY TO IMPACT ON THE OFF-SITE EMERGENCY PLAN</li> <li>• ANY NEW DEVELOPMENT, RE-USE OR RE-CLASSIFICATION THAT WILL LEAD TO A MATERIAL INCREASE IN THE SIZE OF AN EXISTING DEVELOPMENT THAT COULD HAVE</li> </ul>
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		<p><b>AN IMPACT ON THE EXTENDIBILITY OF COUNTERMEASURES BEYOND THE DEPZ.</b></p> <ul style="list-style-type: none"> <li>• <b>ANY NEW DEVELOPMENT, RE-USE OR RE-CLASSIFICATION OF AN EXISTING DEVELOPMENT THAT COULD POSE AN EXTERNAL HAZARD TO THE SITE.</b></li> </ul>
<p><b>Purpose</b></p>	<ul style="list-style-type: none"> <li>○ <b>To consider the impact of any increase in population within the areas close to Hinkley Point Power Station.</b></li> </ul>	
<p><b>Assumptions</b></p>	<ul style="list-style-type: none"> <li>○ <b>As part of managing the (very small) risk of accident involving the release of radiological material it is prudent to consider increases in population living or having other business within close proximity of nuclear sites.</b></li> </ul>	
<p><b>Justification including any references</b></p>	<ul style="list-style-type: none"> <li>○ <b>Consultation zones are those identified by ONR and shown on the map in Appendix X (potential applicants are advised to contact ONR in respect of any changes to the extent of the zones shown on the map).</b></li> <li>○ <b>ONR provide guidance on Land Use Planning in close proximity to Nuclear Installations (<a href="http://www.onr.uk/land-use-planning.htm">www.onr.uk/land-use-planning.htm</a> ). This provides advice about the need for consultations about proposed developments in the vicinity of licensed nuclear installations.</b></li> <li>○ <b>Consultation with ONR supports the Government's long-standing policy objective requiring appropriate control of development around licensed nuclear sites to limit the radiological consequences to the public in the unlikely event of an accident.</b></li> <li>○ <b>The policy is a measure of prudence over and above the stringent regulatory requirements placed upon nuclear operators ONR.</b></li> <li>○ <b>ONR when consulted will provide advice to the Council which should be considered when making decisions on planning applications within the consultation zones.</b></li> <li>○ <b>All new residential developments within consultation zones around Hinkley Point PowerStation will be monitored and reported to ONR on an annual basis.</b></li> </ul> <p><b>Sources:</b></p> <p><b>Department of Energy and Climate Change; <a href="#">National Policy Statement for Nuclear Power Generation (EN-6), Volume II of II: Annexes – July 2011</a>; Department of Energy and Climate Change; 2011; (p.266).</b></p> <p><b>Department for Communities and Local Government; <a href="#">National Planning Policy Framework – March 2012</a>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7; (paras. 172 &amp; 194)</b></p> <p><b>Department for Communities and Local Government; <a href="#">National Planning Policy Framework – National Planning Practice Guidance (as amended): Hazardous Substances</a>; Department for Communities and Local Government Planning Portal (web-site <a href="http://planningguidance.planningportal.gov.uk/">http://planningguidance.planningportal.gov.uk/</a> );</b></p>	

	2014; (Handling development proposals around hazardous installations, paras. O68, 075 & 078).
<b>(new) POLICY NH11:</b>	<b>QUANTOCK HILLS AREA OF OUTSTANDING NATURAL BEAUTY</b>
Arising from the Examination hearing sessions	<b>DEVELOPMENT PROPOSALS WITHIN AND AFFECTING THE SETTING OF THE QUANTOCK HILLS AONB WILL ONLY BE SUPPORTED WHERE THEY ENHANCE OR CONSERVE THE NATURAL BEAUTY, OR THE EXCEPTIONAL CHARACTER OR QUALITY OF THE LANDSCAPE IN THE AREA.</b>
<b>Purpose</b>	<ul style="list-style-type: none"> <li>○ To protect the high quality landscape characteristics of the AONB and its setting within the West Somerset LPA area.</li> <li>○ The policy provides for the appropriate consideration of protected landscapes when considering the design of development schemes</li> </ul>
<b>Assumptions</b>	<ul style="list-style-type: none"> <li>○ The care with which development is designed and sited in high quality rural landscapes makes a considerable difference to the positive or negative impact which it has on its setting.</li> </ul>
<b>Justification including references</b>	<ul style="list-style-type: none"> <li>○ Part of the West Somerset LPA area is the subject of statutory landscape designation.</li> <li>○ The policy is not intended to restrict the principle of development within or, surrounding the AONB, however it does require that the character of the area should be treated as an important factor when designing and deciding on development proposals.</li> </ul> <p><b>Sources:</b></p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – March 2012</u>; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7</p> <p>Land Use Consultants and Swannick, C. (University of Sheffield); <u>Landscape Character Assessment: Guidance for England and Scotland</u>; The Countryside Agency; 2002.</p> <p>Ministry of Housing and Local Government; <u>National Parks and Access to the Countryside Act 1949: The Quantock Hills Area of Outstanding Natural Beauty (Designation) Order 1956</u>; Ministry of Housing and Local Government; 1957.</p> <p>WS Atkins; <u>West Somerset Landscape Character Assessment</u>; West Somerset District Council, November 1999.</p> <p>The Countryside Agency; <u>The Quantock Hills Landscape: An Assessment of the Area of Outstanding Natural Beauty</u>; The Countryside Agency; 2003; ISBN 0 86170 617 X</p>



	<p>Quantock Hills AONB JAC: <u>Quantock Hills Area of Outstanding Natural Beauty, Management Plan 2009-2014</u>; Quantock Hills JAC; 2009.</p>
<p><b>REPLACE MENT POLICY GT1</b></p>	<p><b>GYPSY AND TRAVELLER SITE POLICY</b></p>
	<p><b>PROPOSALS FOR THE USE OF LAND FOR OCCUPANCY BY GYPSIES AND TRAVELLERS SHOULD DEMONSTRATE THAT IN THE FIRST INSTANCE CONSIDERATION HAS BEEN GIVEN TO SITES WITHIN EXISTING SETTLEMENTS.</b></p> <p><b>WHERE SUCH SITES ARE NOT AVAILABLE, CONSIDERATION SHOULD SECONDLY BE GIVEN TO SITES ADJOINING OR ADJACENT TO EXISTING SETTLEMENTS.</b></p> <p><b>THE CONSIDERATION OF SITES WHICH DO NOT FULFIL THESE CRITERIA WILL ONLY BE JUSTIFIED WHERE THE COUNCIL IS SATISFIED THAT ALTERNATIVE SITES ARE NOT REASONABLY AVAILABLE TO THE APPLICANT.</b></p> <p><b>EXPANSION OF AN EXISTING SITE WILL BE CONSIDERED ON ITS MERITS, TAKING INTO ACCOUNT THE POTENTIAL IMPACTS OF EXPANSION IN ACCORDANCE WITH THE PROVISIONS SET OUT AT (A) TO (F) BELOW.</b></p> <p><b>APPLICANTS MUST PROVIDE EVIDENCE THAT THE FUTURE OCCUPANTS ARE MEMBERS OF THE GYPSY OR TRAVELLING COMMUNITIES, INCLUDING INFORMATION ABOUT THE INTENDED OCCUPANTS' PAST TRAVEL AND THEIR LINK TO WORK PATTERNS WHERE APPLICABLE.</b></p> <p><b>IN ALL CASES THE FOLLOWING CRITERIA SHOULD BE SATISFIED FULLY:</b></p> <ul style="list-style-type: none"> <li><b>• THE PROPOSAL WILL HELP TO MEET A CLEAR AND EVIDENCED NEED AS DEMONSTRATED THROUGH A GYPSY AND TRAVELLER ACCOMMODATION ASSESSMENT OR OTHER EVIDENCE SUBMITTED WITH THE APPLICATION, AND;</b></li> <li><b>• THE SITE IS WELL RELATED TO LOCAL SERVICES AND FACILITIES INCLUDING SHOPS, SCHOOLS AND DOCTORS' SURGERIES AS WELL AS EXISTING EMPLOYMENT PROVISION, AND;</b></li> <li><b>• THE ENVIRONMENTAL IMPACTS OF THE PROPOSAL ARE MINIMISED, THIS WILL INCLUDE APPROPRIATE SCREENING AND SITING OF DEVELOPMENT TAKING INTO ACCOUNT LANDSCAPE ISSUES AS WELL AS ANY LIKELY IMPACTS UPON WILDLIFE, HERITAGE ASSETS AND FLOOD RISK; PROPOSALS SHOULD IN PARTICULAR AVOID ANY ADVERSE IMPACT ON NATURA 2000 SITES AND COMPLY WITH HABITATS REGULATIONS 2010.</b></li> </ul>

	<ul style="list-style-type: none"> <li>• <b>THE PROPOSAL WOULD NOT UNACCEPTABLY PREJUDICE THE AMENITY OF ADJOINING OR ADJACENT OCCUPIERS; AND</b></li> <li>• <b>THE SITE CAN BE ADEQUATELY SERVED BY THE APPROPRIATE INFRASTRUCTURE TO SUPPORT THE DEVELOPMENT INCLUDING FOUL AND SURFACE WATER DRAINAGE; AND</b></li> <li>• <b>THE IMPACT OF THE PROPOSAL WILL NOT GIVE RISE TO AN UNACCEPTABLE IMPACT ON TRAFFIC MOVEMENTS, NOISE AND OTHER POTENTIAL DISTURBANCE ARISING OUT OF THE MOVEMENT OF VEHICLES ON TO AND OFF OF THE SITE.</b></li> </ul>
<p>Arising from the Examination hearing sessions</p> <p>Purpose</p>	<ul style="list-style-type: none"> <li>○ A policy to <del>provide for</del> <b>enable the provision of</b> additional gypsy pitches identified in the Gypsy and Traveller Accommodation Assessment.</li> </ul>
<p>Assumptions</p>	<ul style="list-style-type: none"> <li>○ An appropriate number of residential Gypsy pitches should be provided for the number of families who are demonstrated resort or reside in the area.</li> <li>○ <b>Consideration needs to be made for potential traveller accommodation requirements where they intend to remain active in this capacity.</b></li> </ul>
<p>Justification including any references</p>	<ul style="list-style-type: none"> <li>○ West Somerset is not identified as being on an identified route or as a regular destination for the Gypsy and Traveller communities. It does have a small community who have been accommodated for a number of years on a site near Stogursey. The site has a capacity of 10 pitches and the number in occupation varies. The 2010 survey of Gypsy and Traveller accommodation needs up to 2020 identified a possible requirement for three additional pitches arising from local demand. The Gypsy and Traveller Needs Assessment Update for Somerset published in October 2013 considered the period to the end of the plan period in 2032 for which a potential 10 additional pitches was found to be required. Given the relative uncertainty as to the exact quantum and timing of the additional requirement, the policy seeks to enable the provision of the pitches as and when the need actually arises.</li> <li>○ <b>The policy sets out a criteria-based approach to the consideration of gypsy and traveller pitch proposals. The approach outlined will be applied not just to the consideration of planning applications themselves but also through the plan-led system in assessing the suitability of potential sites for allocation in subsequent Development Plan Documents.</b></li> <li>○ <b>This policy has been drafted in the context of the Government's recently amended guidance on the consideration of gypsy and traveller sites and seeks to ensure that a sequential approach is taken to site selection which will enable need to be met in locations which are well-related to existing and proposed services and facilities and which minimise the need to travel.</b></li> </ul>

- **The impact of development on existing communities and how well proposals can be integrated is an important consideration in the determination of applications for gypsy and traveller provision. Applicants will therefore be expected to demonstrate that proposals do not unacceptably impact upon the amenity of existing residents.**

Sources:

~~Office of the Deputy Prime Minister; Planning for Gypsy and Traveller Caravan Sites (ODPM Circular 01/2006); The Stationary Office; 2006; ISBN 978 0 11 753960 0.~~

~~Department for Communities and Local Government; Planning for Travelling Showpeople (Communities and Local Government Circular 04/2007); The Stationary Office 2007; ISBN 978 0 11 753983 9.~~

**Department for Communities and Local Government; Planning Policy for Traveller Sites – August 2015; Department for Communities and Local Government; 2015; ISBN 978 1 4098 4670 3.**

De Montfort University Leicester; Somerset Gypsy and Traveller Accommodation Assessment – January 2011; Somerset County Council; 2011.

De Montfort University; Somerset Local Planning Authorities Gypsy and Traveller Needs Assessment Update: Final Report – October 2013; Somerset Strategic Housing Market Partnership; 2013.

## **Appendix B: Updated Housing Land Supply**

### **Plan requirement:**

Target 2012 – 2032 = 2,900 (with 450 for Hinkley)

Applying stepped rate of delivery allowing for Hinkley completions in 2018/19 = plan requirement 2012 – 2017/18 122.5 per annum; plan requirement 2018/19 – 2032 155 per annum

Base Five year requirement April 2015 – 2020 (3 years @ 122.5 + 2 years @ 155) = 678

Shortfall to-date  $122.5 \times 3 - (306 \text{ completions}) = 61.5$

Five year requirement + shortfall = 740

Applying 5% buffer  $740 / 100 \times 105 = 777$

Applying 20% buffer  $740 / 100 \times 120 = 888$

### **Plan supply:**

Large sites with PP = 200

Small sites with PP = 69

Windfall large (last 2 years at 25 per annum) = 50

Windfall small (last 2 years at 40 per annum) = 80

Other deliverable sites (incl allocations and early release sites) = 480

Total five year supply = 879

**Five year supply with Hinkley stepped rate (5% buffer) = 5.66 years**

**Five year supply with Hinkley stepped rate (20% buffer) = 4.95 years**