

# Appendix: Main Modifications

Main Modification number	Policy ref. & page number	POLICY/Text
MM 1	<p><del>POLICY EN2: MITIGATION IMPACT OF MAJOR ENERGY GENERATING PROPOSALS</del></p> <p>(delete)</p> <p>p.17</p>	<p><del>MAJOR ENERGY GENERATING DEVELOPMENT PROPOSALS 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 ARE LESS THAN SUBSTANTIAL AND CAN 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>
	<p>Purpose</p> <p>p.17</p>	<ul style="list-style-type: none"> <li><del>○ The policy seeks to ensure that appropriate mitigation of adverse impacts and optimisation of beneficial impacts arising from major energy generating proposals is provided.</del></li> </ul>
	<p>Assumptions</p> <p>p.17</p>	<ul style="list-style-type: none"> <li><del>○ 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>○ Some of these impacts may be on a very significant scale,</del></li> <li><del>○ They will range in timescale between short and long term.</del></li> </ul>
	<p>Justification including any references</p> <p>p.18</p>	<ul style="list-style-type: none"> <li><del>○ 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.</del></li> <li><del>○ 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.</del></li> <li><del>○ A Renewable Energy Potential Study forms part of the evidence base.</del></li> </ul> <p>Sources:</p> <p><del>Department of Energy and Climate Change; <u>Overarching National Policy Statement for Energy – June 2011 (EN-1)</u>; DECC; 2011.</del></p> <p><del>Department of Energy and Climate Change; <u>National policy Statement for Renewable Energy Infrastructure – June 2011 (EN-3)</u>; DECC; 2011.</del></p> <p><del>Department of Energy and Climate Change; <u>National Policy Statement for Electricity Networks Infrastructure – June 2011 (EN-5)</u>; DECC; 2011.</del></p>

		<p><del>Department of Energy and Climate Change; National Policy Statement Nuclear Power Generation Vols. 1 &amp; 2 – June 2011 (EN-6); DECC; 2011.</del></p> <p><del>Turner, Cllr. K.H.; 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.</del></p> <p><del>Stuart Todd Associates; West Somerset Local Planning Authority Area Renewable and Low Carbon Energy Potential Study – September 2011; West Somerset Council; 2012.</del></p>
<p><b>MM 2</b></p>	<p><b>POLICY SC1: HIERARCHY OF SETTLEMENTS</b></p> <p><b>p.19</b></p>	<ol style="list-style-type: none"> <li>1. NEW DEVELOPMENT WILL BE CONCENTRATED IN THE DISTRICT'S MAIN CENTRE, MINEHEAD/ALCOMBE, AND IN THE RURAL SERVICE CENTRES OF WATCHET AND WILLITON, THIS WILL BE ON A SCALE GENERALLY PROPORTIONATE TO THEIR RESPECTIVE ROLES AND FUNCTIONS TO THEIR OWN COMMUNITIES AND THOSE IN SURROUNDING SETTLEMENTS THAT RELY ON THEIR LARGER NEIGHBOURS FOR ESSENTIAL SERVICES AND FACILITIES.</li> <li>2. LIMITED DEVELOPMENT IN THE PRIMARY VILLAGES: BICKNOLLER, CARHAMPTON, CROWCOMBE, KILVE, STOGUMBER, STOGURSEY, WEST QUANTOXHEAD AND WASHFORD, WILL BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT IT WILL CONTRIBUTE TO WIDER SUSTAINABILITY BENEFITS FOR THE AREA.</li> <li>3. AT THE SECONDARY VILLAGES: HOLFORD, DUNSTER MARSH, BROMPTON RALPH, BATTLETON AND, BRUSHFORD, SMALL SCALE DEVELOPMENT WILL BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT IT WILL CONTRIBUTE TO WIDER SUSTAINABILITY BENEFITS FOR THE AREA.</li> <li>4. <del>DEVELOPMENT IN THE OPEN COUNTRYSIDE WILL BE LIMITED TO THAT FOR WHICH THERE IS AN ESTABLISHED LONG-TERM NEED AND FOR WHICH SUCH A LOCATION IS ESSENTIAL, INCLUDING AGRICULTURE, FORESTRY, HORTICULTURE, EQUINE AND, HUNTING. DEVELOPMENT IN SUCH LOCATIONS WILL ALSO NEED TO DEMONSTRATE GOOD PROXIMITY AND EASY ACCESSIBILITY TO THE EXISTING HIGHWAY NETWORK, OR ALTERNATIVE TRANSPORT MODES, AND SETTLEMENTS PROVIDING ESSENTIAL SERVICES AND FACILITIES.</del></li> <li>5. <del>—</del></li> <li>4. DEVELOPMENT WITHIN OR IN CLOSE PROXIMITY (WITHIN 50 METRES) TO THE CONTIGUOUS BUILT-UP AREA OF MINEHEAD/ALCOMBE, WATCHET, WILLITON AND PRIMARY AND SECONDARY VILLAGES WILL ONLY BE CONSIDERED WHERE IT CAN BE DEMONSTRATED THAT:       <ol style="list-style-type: none"> <li>A. IT IS WELL RELATED TO EXISTING ESSENTIAL SERVICES AND SOCIAL FACILITIES WITHIN THE SETTLEMENT, AND;</li> <li>B. THERE IS SAFE AND EASY PEDESTRIAN ACCESS TO THE ESSENTIAL SERVICES AND SOCIAL FACILITIES WITHIN THE SETTLEMENT, AND;</li> <li>C. IT RESPECTS THE HISTORIC ENVIRONMENT AND COMPLEMENTS THE CHARACTER OF THE EXISTING SETTLEMENT, AND;</li> <li>D. IT DOES NOT GENERATE SIGNIFICANT ADDITIONAL</li> </ol> </li> </ol>

		<p>TRAFFIC MOVEMENTS OVER MINOR ROADS TO AND FROM THE NATIONAL PRIMARY AND COUNTY HIGHWAY ROUTE NETWORK</p> <p>E. IT DOES NOT HARM THE AMENITY OF THE AREA OR THE ADJOINING LAND USES.</p> <p><b>DEVELOPMENT ELSEWHERE IN THE OPEN COUNTRYSIDE WILL BE CONSIDERED UNDER POLICY OC1.</b></p>
<p><b>MM 3</b></p>	<p>Justification including any references</p> <p><b>pp.20 - 21</b></p>	<p><u>Definitions:</u></p> <p><u>Limited Development:</u></p> <p>In clause 2 of the policy above, in terms of housing, “limited development” means individual schemes of up to ten dwellings providing a <del>maximum of</del> <b>about</b> a 10% increase in a settlement’s total dwelling number during the Local Plan period, limited to a <del>maximum of</del> <b>about</b> 30% of this increase in any five year period.</p> <p><u>Small Scale Development:</u></p> <p>In clause 3 of the policy above, in terms of housing, “small scale development” means individual schemes of up to five dwellings providing a <del>maximum of</del> <b>about</b> a 10% increase in a settlement’s total dwelling number during the Local Plan period, limited to a <del>maximum of</del> <b>about</b> 30% of this increase in any five year period.</p> <p><u>Primary Villages</u> (showing dwelling numbers at the start of the plan period):</p> <p>Bicknoller (<del>495</del> <b>122</b>), Carhampton (<del>467</del> <b>317</b>), Crowcombe (<del>230</del> <b>89</b>), Kilve (<del>486</del> <b>110</b>), Stogumber (<del>332</del> <b>164</b>), Stogursey (<del>633</del> <b>388</b>), West Quantoxhead (<del>485</del> <b>124</b>) and Washford (<del>part of Old Cleeve Parish – settlement total 304</del>). These are the larger villages with a shop and some built community facilities which are not significantly constrained by poor access from the County Highway Network.</p> <p><u>Secondary Villages</u> (showing dwelling numbers at the start of the plan period):</p> <p>Holford (<del>452</del> <b>85</b>), Dunster Marsh (<del>483</del> <b>168</b>), Battleton (43), Brompton Ralph (<del>83</del> <b>23</b>) and Brushford (<del>267</del> <b>179</b>). These are mainly smaller villages without a shop, but with some built community facilities, and also some with a shop but which are constrained by poor access from the County Highway Network.</p> <p><del><i>NB Where the settlement name is the same as the Parish the stock figure of the latter has been used as a proxy for the former unless the Parish falls within two LPA’s. See also, Table 4 in the Strategy and Housing topic paper.</i></del></p> <p><u>Built up area:</u></p> <p>An amalgam of buildings and built structures that collectively form a distinct developed form with a relatively continuous outer boundary / limit. The extent of the built up area excludes parkland, parks, public gardens, formal and informal public open space, playing fields (including those associated with sports and educational institutions) and groups of farm and agriculture-related buildings where they are not wholly surrounded by other built development.</p> <p>Sources:</p> <p>(as existing)</p>
<p><b>MM 4</b></p>	<p><b>POLICY SC2: HOUSING PROVISION</b></p>	<ul style="list-style-type: none"> <li>o That directing the majority of new development in approximate proportion to the relative level of services provided at the</li> </ul>

	<p>Assumptions</p> <p><b>p.22</b></p>	<p>District's main service centres will maximise their sustainability in terms of the range and quality of facilities available for the community and minimising longer trips from the area to centres elsewhere should local facilities be lost.</p> <ul style="list-style-type: none"> <li>○ <b>The housing provision figure for the West Somerset LPA area includes a specific allowance of 450 dwellings which arises from the likely impact on the local housing market of the Hinkley Point C project. This requirement would not arise in the event the new nuclear power station was not constructed.</b></li> </ul>
	<p>Justification including any references</p> <p><b>p. 22 - 23</b></p>	<ul style="list-style-type: none"> <li>○ c.80% of completions are consistently provided at Minehead/Alcombe Watchet and Williton, this level of provision (at approximately the annual rate now proposed on the basis of the SHMA's evidence) has proved remarkably successful in maintaining Minehead/Alcombe as the main service centre with a good range of service provision for a town of its scale, and Watchet and Williton as two successful secondary service centres.</li> <li>○ Village services have fared less well, with closures of village shops and post offices a particular issue. The population of rural West Somerset is relatively small and is thinly scattered in small settlements and farms. It is therefore appropriate to encourage limited development within villages subject to appropriate location and scale.</li> <li>○ The NPPF requires that the Councils <del>should</del> meet the full objectively identified <b>assessed</b> need for housing (OAHN), <del>which was c3800 at the time of the 2008 Northern Peninsula SHMA, and is c.2400 in the updated study rather than the 2500 dwellings that were required by the draft RSS at the time the Core Strategy was commenced. In the light of these variations it is considered appropriate to provide for c2900 dwellings over the period to 2032 to take account of cyclical fluctuations within the operation of the housing market that these differing values represent. In the case of the West Somerset Local Planning Authority area, a significant proportion of the housing need arises from the likely impacts on the local housing market of the Hinkley Point C project. As such it is appropriate for this to be reflected accordingly when assessing the amount of new housing which should be delivered over the Plan Period.</del></li> <li>○ In terms of distribution, it is anticipated that new housing within the Local Plan area will be delivered at an average annualised rate of 145 dwellings per year <b>over the whole of the plan-period:</b> <ul style="list-style-type: none"> <li>▪ Of these the strategic sites will provide: <ul style="list-style-type: none"> <li>▪ An annualised average of 38 dwellings per year at Minehead/ Alcombe,</li> <li>▪ An annualised average of 15 dwellings per year at Watchet,</li> <li>▪ An annualised average of 21 dwellings per year at Williton,</li> </ul> </li> <li>▪ In addition to the key strategic sites, provision will be made for: <ul style="list-style-type: none"> <li>▪ An annualised average of 43 dwellings per year through other development at Minehead/Alcombe, Watchet and Williton, and;</li> <li>▪ An annualised average of 30 dwellings per year will be provided at the Primary and Secondary Villages.</li> </ul> </li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>▪ It should be noted that housing delivery in the Local Plan area has consistently provided an average of about <del>425</del> <b>120</b> completions annually over the last <del>35</del> <b>40</b> years. Windfalls have formed a major part of these completions.</li> <li>▪ <b>Due to the long period of construction of the proposed new nuclear power station at Hinkley Point and the variable rate of people employed on site during this, it is anticipated that the impact on the local housing market will take a while to create its own demand. In order to account for this in estimating an average future delivery-rate, a two-step approach has been adopted to reflect this, comprising;</b> <ul style="list-style-type: none"> <li>▪ <b>For the first six years from 2012/13 to 2017/18, an average delivery rate of 122 dwellings per annum, and</b></li> <li>▪ <b>For the remaining fourteen years from 2018/19 to 2031/32, an average delivery rate of 155 dwellings per annum.</b></li> </ul> </li> <li>▪ The small scale of development proposals and opportunities within West Somerset's major communities, and their distance from the M5 corridor have combined to reduce the level of interest in the area by major housebuilders.</li> <li>▪ The limited range of employment opportunities in West Somerset (and their generally low wage levels) has had the effect of reducing the demand for open market housing within its main communities where development is acceptable in principle. (However, the market for characterful houses of comparatively high value in more remote rural locations remains strong.)</li> <li>▪ Much of the assessed need is for affordable housing, the delivery of which is only likely to be viable if provided through planning agreements or cross subsidy by market housing.</li> </ul> <p>Definition:</p> <p><u>Annualised average</u> = average rate of development for each year derived from the relevant total amount divided by the plan period (20 years).</p> <p><i>NB: This should not be interpreted as an annual absolute, rationing development.</i></p> <p>Sources:</p> <p><i>(as existing)</i></p>
<p><b>MM 5</b></p>	<p><b>POLICY SC3: APPROPRIATE MIX OF HOUSING TYPES AND TENURES</b></p> <p>Justification including any references</p> <p><b>pp. 24 - 26</b></p>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ <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</b></li> </ul>

can demonstrate otherwise.

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

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

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

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

Sources:

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

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

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

West Somerset Council; West Somerset Housing Strategy 2009 – 2012; West Somerset Council; 2009.

West Somerset Council; West Somerset Annual Monitoring Report 2008/09 – December 2009; West Somerset Council; 2009.

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

Taylor, M; Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.

Commission for Architecture and the Built Environment; Homes for Our Old Age: Independent Living by Design; Commission for Architecture and the Built Environment; 2009.

Housing our Ageing Population: Panel for Innovation (HAPPI); Housing Our Ageing Population; Homes and Community Agency; 2009.

Design for London; London Housing Design Guide: Interim Edition; London Development Agency; 2010.

Fordham Research; City of York Older Person's Accommodation and

		<p>Support Needs; City of York Council; 2010.</p> <p>Housing Vision; <u>Strategic Housing Market Assessment: West Somerset Update - Draft Final Report, April November 2013; West Somerset Council; 2013.</u></p>
MM 6	<p><b>POLICY MD1: MINEHEAD DEVELOPMENT</b></p> <p>p.32</p>	<p>DEVELOPMENT PROPOSALS AT MINEHEAD/ALCOMBE, MUST:</p> <ul style="list-style-type: none"> <li>• SUPPORT AND STRENGTHEN THE SETTLEMENT'S ROLE AS THE MAIN SERVICE AND EMPLOYMENT CENTRE IN WEST SOMERSET, PARTICULARLY IN TERMS OF THE DIVERSITY AND QUALITY OF ITS HISTORIC AND NATURAL ENVIRONMENT, SERVICES AND FACILITIES, AND;</li> <li>• <del>SUSTAIN AND ENHANCE TO MINIMISE THE IMPACT ON</del> THE HISTORIC ENVIRONMENT OF THE URBAN AREA;</li> <li>• MAINTAIN AND ENHANCE ITS ATTRACTIVENESS AS A TOURIST DESTINATION, AND;</li> </ul> <p>WHERE APPROPRIATE DEVELOPMENT PROPOSALS MUST ALSO:</p> <ul style="list-style-type: none"> <li>• CONTRIBUTE TOWARDS RESOLVING THE FLOOD RISK ISSUES WHICH AFFECT THE SETTLEMENT INCLUDING IMPROVING THE SEA DEFENCES PROTECTING THE EASTERN END OF THE TOWN,</li> <li>• GIVE APPROPRIATE TREATMENT TO THE TOWN'S SURROUNDINGS IN THE CONTEXT OF NATIONAL DESIGNATIONS INCLUDING THE EXMOOR NATIONAL PARK.</li> </ul>
MM 7	<p><b>POLICY MD2: KEY STRATEGIC DEVELOPMENT ALLOCATION AT MINEHEAD/ ALCOMBE</b></p> <p>pp.34 - 35</p>	<p>WITHIN THE AREA IDENTIFIED ON THE <del>PROPOSALS</del> <b>POLICIES</b> MAP SOUTH OF THE A39, HOPCOTT ROAD, MINEHEAD/ALCOMBE A MIXED DEVELOPMENT WILL BE DELIVERED SUBJECT TO AN INDICATIVE MASTERPLAN INCORPORATING:</p> <ul style="list-style-type: none"> <li>• APPROXIMATELY 750 DWELLINGS,</li> <li>• A DISTRIBUTOR ROAD THROUGH THE SITE LINKING THE DEVELOPMENT TO THE A39 AT TWO POINTS, ONE CLOSE TO EACH END OF THE SITE,</li> <li>• PROVIDE SPACE FOR THE FUTURE LINKAGE OF THE DISTRIBUTOR ROAD TO THE LT1 SITE TO THE WEST, AND;</li> <li>• A MINIMUM OF 3 HECTARES OF APPROPRIATE AND COMPATIBLE, NON-RESIDENTIAL USES.</li> <li>• <b>MEASURES TO PREVENT HARM TO THE SIGNIFICANCE OF HISTORIC ASSETS OF THE LATE 19<sup>TH</sup>/EARLY 20<sup>TH</sup> CENTURY VILLAS ON HOPCOTT ROAD/PERITON ROAD; LOWER HOPCOTT; PERITON &amp; PERITON COTTAGES; GRADE II LISTED BUILDINGS AND HIGHER HOPCOTT, AND;</b></li> <li>• WHICH PROVIDES AN APPROPRIATE DESIGN RESPONSE TO THE SITE'S PROXIMITY TO THE EXMOOR NATIONAL PARK</li> </ul> <p>THE DEVELOPMENT MUST BE FACILITATED BY THE APPROPRIATE INTEGRATED PROVISION OF TRANSPORT, COMMUNITY AND FLOOD RISK MANAGEMENT INFRASTRUCTURE.</p>
MM 8	<b>POLICY WA1:</b>	DEVELOPMENT PROPOSALS AT WATCHET, MUST:

	<p><b>WATCHET DEVELOPMENT</b> p.37</p>	<ul style="list-style-type: none"> <li>• SUPPORT AND STRENGTHEN THE SETTLEMENT'S ROLE AS A LOCAL SERVICE AND EMPLOYMENT CENTRE FOR THE NORTH EASTERN PART OF WEST SOMERSET DISTRICT, PARTICULARLY IN TERMS OF THE RANGE AND QUALITY OF ITS SERVICES AND FACILITIES, AND</li> <li>• <del>MAINTAIN</del> <b>SUSTAIN AND ENHANCE THE ATTRACTIVENESS OF THE HISTORIC CHARACTER AND HERITAGE ASSETS AS A TOURIST DESTINATION, INCLUDING THE OPERATION OF THE MARINA.</b> <del>ITS ATTRACTIVENESS AS A TOURIST DESTINATION AND THE OPERATION OF ITS MARINA.</del></li> </ul> <p>WHERE APPROPRIATE, DEVELOPMENT PROPOSALS MUST ALSO:</p> <ul style="list-style-type: none"> <li>• CONTRIBUTE TOWARDS RESOLVING THE FLOOD RISK ISSUES WHICH AFFECT THE SETTLEMENT,</li> <li>• ALLOW FOR POTENTIAL REALIGNMENT OF THE WEST SOMERSET RAILWAY WHICH MAY BE NECESSITATED BY COASTAL EROSION,</li> <li>• IMPROVE LINKAGES BETWEEN THE TOWN CENTRE AND THE PARTS OF THE TOWN TO THE SOUTH OF THE RAILWAY,</li> <li>• PROVIDE ADDITIONAL ALLOTMENTS FOR THE TOWN, AND;</li> </ul> <p>COMPLEMENT THE PROVISION OF EMPLOYMENT OPPORTUNITIES, SERVICES AND FACILITIES IN NEIGHBOURING WILLITON.</p>
<p><b>MM 9</b></p>	<p><b>POLICY WA2: STRATEGIC DEVELOPMENT ALLOCATION AT PARSONAGE FARM, WATCHET</b> p.39</p>	<p>WITHIN THE AREA IDENTIFIED ON THE PROPOSALS <b>POLICIES</b> MAP AT PARSONAGE FARM, WATCHET, A MIXED DEVELOPMENT WILL BE DELIVERED INCLUDING SUBJECT TO AN INDICATIVE MASTERPLAN INCORPORATING:</p> <ul style="list-style-type: none"> <li>• APPROXIMATELY 290 DWELLINGS,</li> <li>• APPROXIMATELY 3 HECTARES OF APPROPRIATE AND COMPATIBLE, NON-RESIDENTIAL USES AT THE FARM BUILDING COMPLEX, AND;</li> <li>• <b>MEASURES TO PREVENT HARM TO THE SIGNIFICANCE OF HISTORIC ASSETS AT PARSONAGE FARM, GRADE II LISTED BUILDINGS AND THEIR SETTINGS, AND;</b></li> <li>• PROVIDE ADDITIONAL ALLOTMENTS</li> </ul> <p>THE DEVELOPMENT MUST BE FACILITATED BY THE APPROPRIATE INTEGRATED PROVISION OF TRANSPORT, COMMUNITY AND FLOOD RISK MANAGEMENT INFRASTRUCTURE TO INCLUDE WALKING AND CYCLING LINKS CONNECTING THE NEW DEVELOPMENT WITH THE TOWN CENTRE.</p>
<p><b>MM 10</b></p>	<p><b>POLICY WI2: KEY STRATEGIC DEVELOPMENT ALLOCATIONS AT WILLITON</b> pp. 42 - 43</p>	<p>WITHIN THE AREAS IDENTIFIED ON THE PROPOSALS <b>POLICIES</b> MAP TO THE WEST AND NORTH OF WILLITON, MIXED DEVELOPMENT WILL BE DELIVERED SUBJECT TO AN INDICATIVE MASTER-PLAN INCORPORATING:</p> <ul style="list-style-type: none"> <li>• APPROXIMATELY 406 DWELLINGS, AND;</li> <li>• APPROXIMATELY 3 HECTARES OF APPROPRIATE AND COMPATIBLE, NON-RESIDENTIAL USES, AND;</li> <li>• <b>ENHANCEMENT OF THE DESIGNATED HERITAGE ASSET BATTLEGORE BARROW CEMETERY AND ITS SETTING SHOULD TAKE PLACE. THE SITE SHOULD BE</b></li> </ul>



		<p><b>ENHANCED TO ENSURE ITS USE AS A COMMUNAL ASSET AND CONTRIBUTE POSITIVELY TO THE COMMUNITY. THIS SHOULD BE ACHIEVED THROUGH LANDSCAPING, PUBLIC ACCESS, APPROPRIATE USE OF THE SITE AND THE IMPLEMENTATION OF A MANAGEMENT PLAN AGREED WITH HISTORIC ENGLAND.</b></p> <p>THE DEVELOPMENT MUST BE FACILITATED BY THE APPROPRIATE INTEGRATED PROVISION OF TRANSPORT, COMMUNITY AND FLOOD RISK MANAGEMENT INFRASTRUCTURE TO INCLUDE WALKING AND CYCLING LINKS CONNECTING THE NEW DEVELOPMENT WITH THE VILLAGE CENTRE. <del>IT MUST ALSO CONTRIBUTE TO THE ENHANCEMENT OF THE DESIGNATED HERITAGE ASSET BATTLEGORE BARROW CEMETERY AND ITS SETTING THROUGH LANDSCAPING, LAND USE CHANGE AND SITE MANAGEMENT REGIME.</del></p>
<p><b>MM 11</b></p>	<p><b>POLICY LT1: POST 2026 KEY STRATEGIC DEVELOPMENT SITES.</b> <b>P. 45</b></p>	<p>WITHIN THE TWO AREAS IDENTIFIED FOR LONGER TERM STRATEGIC DEVELOPMENT ON THE PROPOSALS <b>POLICIES</b> MAP:</p> <ul style="list-style-type: none"> <li>• TO THE SOUTH OF PERITON ROAD, MINEHEAD FOR WHICH ACCESS WOULD BE VIA A DISTRIBUTOR ROAD THROUGH THE SITE LINKING THE DISTRIBUTOR ROAD FOR THE MD2 SITE WITH THE SITE'S A39 FRONTAGE AND;</li> <li>• TO THE WEST OF WATCHET AT CLEEVE HILL, WHERE DEVELOPMENT MUST CONTRIBUTE TO ENHANCING THE UNIQUE HISTORIC ENVIRONMENT OF THE TOWN INCLUDING MITIGATING THE EROSION OF DAW'S CASTLE AND ENCOURAGING VISITORS TO THE MONUMENT THROUGH FUNDING EXCAVATIONS AND IMPROVEMENT OF SITE MANAGEMENT, AND ALSO TO PROVIDING A NEW ALIGNMENT FOR THE B3191 TO ADDRESS THE IMPACT OF COASTAL EROSION,</li> <li>• <b>PROPOSALS FOR THE WATCHET SITE MUST SUSTAIN AND, WHERE APPROPRIATE, ENHANCE THE HISTORIC ASSETS OF DAW'S CASTLE AND THE ADJACENT LIME KILNS AND THEIR SETTINGS.</b></li> <li>• DEVELOPMENT OF BOTH OF THESE SITES WOULD BE GUIDED BY THE PROVISION OF INDICATIVE MASTERPLANS.</li> <li>• IN RESPECT OF THE MINEHEAD LONG TERM SITE, THE MASTERPLAN SHOULD PROVIDE FOR AN APPROPRIATE DESIGN RESPONSE TO THE SITE'S PROXIMITY TO THE EXMOOR NATIONAL PARK.</li> <li>• <b>THE MASTERPLAN FOR THE WATCHET LONG TERM SITE SHOULD INCLUDE THE USE OF SOFT LANDSCAPING, GREEN SPACES AND SYMPATHETIC DESIGN IN TERMS OF APPEARANCE TO MITIGATE HARM.</b></li> </ul> <p>PROVISION IS MADE FOR DEVELOPMENT IN THE LATTER PART OF THE PLAN PERIOD POST 2026.</p>
<p><b>MM 12</b></p>	<p><b>POLICY OC1: OPEN COUNTRYSIDE DEVELOPMENT</b> <b>pp. 48 - 49</b></p>	<p><b>THE OPEN COUNTRYSIDE INCLUDES ALL LAND OUTSIDE OF EXISTING SETTLEMENTS, WHERE DEVELOPMENT IS NOT GENERALLY APPROPRIATE. IN EXCEPTIONAL CIRCUMSTANCES DEVELOPMENT MAY BE PERMITTED WHERE THIS IS BENEFICIAL FOR THE COMMUNITY AND</b></p>

		<p><b>LOCAL ECONOMY.</b></p> <p><del>RESIDENTIAL</del> 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 E.G.: AGRICULTURAL, EQUESTRIAN, FORESTRY, HORTICULTURE 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>• <b>IT IS NEW-BUILD TO BENEFIT EXISTING EMPLOYMENT ACTIVITY ALREADY ESTABLISHED IN THE AREA THAT COULD NOT BE EASILY ACCOMMODATED WITHIN OR ADJOINING A NEARBY SETTLEMENT IDENTIFIED IN POLICY SC1, OR;</b></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>APPLICATIONS FOR DWELLINGS UNDER THIS POLICY <b>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.</b> WHERE PERMISSION IS GRANTED CONSIDERATION WOULD BE GIVEN TO THIS BEING INITIALLY MADE ON A TEMPORARY BASIS.</p>
<p><b>MM 13</b></p>	<p><b>POLICY EC1: WIDENING AND STRENGTHENING THE LOCAL ECONOMY</b></p> <p>p.51</p>	<p>PROPOSALS WHICH WILL MAKE THE WEST SOMERSET ECONOMY STRONGER AND MORE DIVERSE AND THAT ARE LIKELY TO INCREASE THE PROPORTION OF HIGHER PAID JOBS LOCALLY WILL BE SUPPORTED.</p> <p><del>NEW DEVELOPMENT, REDEVELOPMENT AND, CONVERSION PROPOSALS FOR ALL TYPES OF EMPLOYMENT GENERATING ACTIVITIES WILL BE ENCOURAGED AND DIRECTED TO EXISTING AND EXTANT PREMISES AND SITES FOR SIMILAR AND COMPATIBLE USES AND WOULD NOT HAVE AN ADVERSE IMPACT ON THE AMENITY OF EXISTING NEIGHBOURING LAND USES.</del></p> <p><b>WHERE POSSIBLE, SUCH PROPOSALS SHOULD MAKE USE OF EXISTING EMPLOYMENT SITES, OR OF SITES WITH SIMILAR AND COMPATIBLE USES WHERE THE DEVELOPMENT PROPOSED WOULD NOT HAVE AN ADVERSE IMPACT ON THE AMENITY OF EXISTING NEIGHBOURING USES.</b></p>
<p><b>MM 14</b></p>	<p><b>POLICY EC2: <del>MAJOR</del> EMPLOYMENT SITES LAND</b></p>	<p>THE EMPLOYMENT SITES AT MART ROAD, MINEHEAD AND ROUGHMOOR, <del>WILLITON</del> ARE <b>IS</b> IDENTIFIED ON THE PROPOSALS <b>POLICIES</b> MAP. WITHIN THESE <b>THIS</b> SITES</p>

	p.52	<p>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>
MM 15	<p><b>POLICY EC6: WORK/LIVE DEVELOPMENTS</b></p> <p>p.57</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>
MM 16	<p><b>POLICY CF1: MAXIMISING ACCESS TO <u>HEALTH, SPORT, RECREATIONAL AND, CULTURAL</u> FACILITIES</b></p> <p>p.67</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 RECREATIONAL <b>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>
MM 17	<p><b>POLICY CC1: CARBON REDUCTION – <u>SMALL SCALE NON-WIND ENERGY GENERATING SCHEMES</u></b></p> <p>pp.69 – 70</p>	<p><del>SMALL SCALE DEVELOPMENT PROPOSALS WHICH ASSIST IN THE DEVELOPMENT OF A LOW OR ZERO CARBON ECONOMY WILL BE SUPPORTED.</del></p> <p><del>SUCH PROPOSALS MAY INCLUDE THE DEVELOPMENT OF WOODFUEL OR OTHER RENEWABLE ENERGY SOURCES, AND PROVISION OF LOW ENERGY SYSTEMS TO SERVE NEW AND EXISTING DEVELOPMENT.</del></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>THEY RESPECT THE LOCAL HISTORIC ENVIRONMENT AND THE SIGNIFICANCE OF ANY DESIGNATED AND IDENTIFIED POTENTIAL HERITAGE ASSETS WITHIN AND NEIGHBOURING IT; AND,</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>
<b>MM 18</b>	<b>POLICY CC2: FLOOD RISK MANAGEMENT</b> p.72	<p><del>DEVELOPMENT PROPOSALS SHOULD BE LOCATED AND DESIGNED SO AS TO MITIGATE AGAINST, AND TO AVOID INCREASED FLOOD RISK TO NEW AND EXISTING DEVELOPMENT ELSEWHERE, WHILST HELPING TO PROVIDE FOR THE DEVELOPMENT NEEDS OF THE COMMUNITY IN ACCORDANCE WITH THE FLOOD RISK MANAGEMENT SEQUENTIAL TEST, AND WHERE APPROPRIATE, THE APPLICATION OF THE FLOOD RISK MANAGEMENT EXCEPTION TEST.</del></p> <p>DEVELOPMENT MUST BE DESIGNED TO MITIGATE ANY ADVERSE FLOODING IMPACT WHICH WOULD ARISE FROM ITS IMPLEMENTATION, AND WHERE POSSIBLE SHOULD CONTRIBUTE TOWARDS THE RESOLUTION OF EXISTING FLOODING ISSUES.</p>
<b>MM 19</b>	<b>POLICY CC6: WATER MANAGEMENT</b> p.76	<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 <del>CUMULATIVE</del> 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>
<b>MM 20</b>	<b>POLICY NH1: HISTORIC ENVIRONMENT</b> pp. 77 - 78	<p><del>PROPOSALS FOR DEVELOPMENT SHOULD SAFEGUARD AND/OR ENHANCE THE BUILT AND ARCHAEOLOGICAL HERITAGE OF THE DISTRICT WHILST CONTRIBUTING APPROPRIATELY TO THE REGENERATION OF THE DISTRICT'S COMMUNITIES.</del></p> <p><b>PROPOSALS FOR DEVELOPMENT SHOULD SUSTAIN AND/OR ENHANCE THE HISTORIC RURAL URBAN AND COASTAL HERITAGE OF THE DISTRICT WHILST CONTRIBUTING APPROPRIATELY TO THE REGENERATION OF THE</b></p>

		<p>DISTRICT'S COMMUNITIES, PARTICULARLY THOSE ELEMENTS WHICH CONTRIBUTE TO THE AREAS DISTINCTIVE CHARACTER AND SENSE OF PLACE:</p> <ol style="list-style-type: none"> <li>1. PROPOSALS WILL BE SUPPORTED WHERE THE HISTORIC ENVIRONMENT AND HERITAGE ASSETS AND THEIR SETTINGS ARE SUSTAINED AND/OR ENHANCED IN LINE WITH THEIR INTEREST AND SIGNIFICANCE. PLANNING DECISIONS WILL HAVE REGARD TO THE CONTRIBUTION HERITAGE ASSETS CAN HAVE TO THE DELIVERY OF WIDER SOCIAL, CULTURAL, ECONOMIC AND ENVIRONMENTAL OBJECTIVES.</li> <li>2. ELEMENTS OF THE HISTORIC ENVIRONMENT WHICH CONTRIBUTE TOWARDS THE UNIQUE IDENTITY OF AREAS AND HELP CREATE A SENSE OF PLACE WILL BE SUSTAINED AND, WHERE APPROPRIATE, ENHANCED.</li> </ol>
<p><b>MM 21</b></p>	<p><b>POLICY NH1x: MANAGEMENT OF HERITAGE ASSETS (NEW)</b>  pp. 80 - 83</p>	<p><b>DEVELOPMENT PROPOSALS THAT;</b></p> <ol style="list-style-type: none"> <li>A. ARE LIKELY TO AFFECT THE SIGNIFICANCE OF A HERITAGE ASSET, INCLUDING THE CONTRIBUTION MADE TO ITS SETTING SHOULD DEMONSTRATE AN APPROPRIATELY EVIDENCED UNDERSTANDING OF THE SIGNIFICANCE IN SUFFICIENT DETAIL TO ALLOW THE POTENTIAL IMPACTS TO BE ADEQUATELY ASSESSED.</li> <li>B. DEMONSTRATE A SYMPATHETIC AND CREATIVE RE-USE AND ADAPTATION OF HISTORIC BUILDINGS WILL BE ENCOURAGED.</li> <li>C. AFFECT A CONSERVATION AREA SHOULD PRESERVE OR ENHANCE ITS CHARACTER OR APPEARANCE, ESPECIALLY THOSE ELEMENTS IDENTIFIED IN ANY CONSERVATION AREA APPRAISAL.</li> <li>D. WILL HELP TO SECURE A SUSTAINABLE FUTURE FOR WEST SOMERSET'S HERITAGE ASSETS, ESPECIALLY THOSE IDENTIFIED AS BEING AT GREATEST RISK OF LOSS OR DECAY, WILL BE SUPPORTED.</li> <li>E. RESULT IN AN AGREED MATERIAL CHANGE TO A HERITAGE ASSET SHOULD BE ACCOMPANIED BY RECORDING AND INTERPRETATION, UNDERTAKEN IN ORDER TO DOCUMENT AND UNDERSTAND THE ASSET'S ARCHAEOLOGICAL, ARCHITECTURAL, ARTISTIC AND/OR HISTORIC SIGNIFICANCE WITH THE SCOPE OF THE RECORDING BEING PROPORTIONATE TO THE ASSET'S SIGNIFICANCE AND THE IMPACT OF THE DEVELOPMENT UPON IT. THE INFORMATION SHOULD BE MADE PUBLICALLY AVAILABLE THROUGH THE HISTORIC ENVIRONMENT RECORD</li> </ol>
	<p><b>Purpose</b> p.81</p>	<ul style="list-style-type: none"> <li>o To conserve and enhance the built and historic environment and the heritage assets that comprise it, in such a way that they continue to contribute positively to the communities' sense of identity and their attractiveness for residents and visitors.</li> </ul>
	<p><b>Assumptions</b> p.81</p>	<ul style="list-style-type: none"> <li>o That the heritage assets and the historic landscape features are a finite and irreplaceable resource of immense cultural value at both the national and local level.</li> <li>o These heritage assets contribute to the local historic environment and play an important role in giving the area its</li> </ul>

		<p>distinctive character and its cultural identity.</p> <ul style="list-style-type: none"> <li>○ They have a significant economic value in terms of helping to attract tourists to the area.</li> <li>○ A definition of items qualifying as heritage assets is provided in the Glossary of the NPPF. Designated heritage assets can include Listed Buildings, buildings within Conservation Areas and, structures identified on a Historic Environment Record held by South West Heritage Trust.</li> </ul>
	<p><b>Justification including any references</b> pp.81 - 83</p>	<ul style="list-style-type: none"> <li>○ The heritage assets that comprise the historic environment of West Somerset contribute, along with the local landscape in making the area an attractive place to live and visit.</li> <li>○ The heritage assets that make up the local historic environment of the area are unique and irreplaceable. Their cultural importance forming an essential part of the area's identity and sense of place.</li> <li>○ The historic environment and its heritage assets components are also of considerable economic importance within the area, because of the contribution they make to the area's attractiveness.</li> <li>○ Well designed and sited development proposals can protect and enhance the historic environment and its heritage assets, conversely, poorly designed or located development can result in significant damage to, or loss of, heritage assets. It is therefore essential to ensure that heritage assets are properly considered when making development management decisions and in the consideration and design of development schemes. Development proposals affecting the historic environment and its heritage asset components would also need to take account of the relevant provisions in Policies NH1, NH1A and/or, NH1B as appropriate.</li> <li>○ Where a development proposal is likely to affect the significance of a heritage asset and its setting, the understanding of the significance the proposed change and the justification for it. This should be informed by available evidence, desk-based evaluations and, where appropriate, further site investigation to establish the significance of both known and/or any potential heritage assets that might be affected.</li> <li>○ Where a development proposal affects a heritage asset in such a way that it the existing format is likely to be changed, irretrievably lost or, hidden, it is necessary to ensure that a complete record and associated interpretation of it is made before such works commence. The information and understanding gained through this recording process should be made publicly available through an appropriate update of any existing Historical Environment Record (HER) or creation of a new record as a minimum. Also, where appropriate, at the asset itself through on-site interpretation.</li> <li>○ A variety of approaches will be used to assist in the protection and enjoyment of the historic environment including: <ul style="list-style-type: none"> <li>▪ the use of appraisals and management plans of existing and potential conservation areas</li> <li>▪ taking opportunities for removing assets from the at</li> </ul> </li> </ul>

risk register,

- considering the use of article 4 directions,
- working with partners, owners and developers to identify ways to positively manage and make better use of historic assets,
- considering improvements to the public realm and the setting of heritage assets within it,
- ensuring that information about the significance of the historic environment is publicly available,
- where there is a loss in whole or in part to the significance of an identified historic asset then evidence should be recorded of its importance, and;
- considering the need for the preparation of local evidence or plans.

Particular attention will be given to heritage assets at risk of harm or loss of significance, or where a number of heritage assets have significance as a group or give context to a wider area.

- The local planning authority will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and a willingness to consider positively, development schemes that would ensure the repair and maintenance of the asset and, as a last resort, using its statutory powers.
- Prior to submission of any development proposals, it is advised that the Somerset Historic Environment Record (Somerset HER) facility held by South West Heritage Trust is consulted in order to establish whether any important national, regional or local heritage assets and/or their setting could be affected by it.

Sources:

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

Department of Communities and Local Government; National Planning Policy Framework – National Planning Practice Guidance (as amended); Department for Communities and Local Government Planning Portal (web-site <http://planningguidance.planningportal.gov.uk/>); 2014.

H.M. Government; Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 9 (as amended); HMSO; 1990; ISBN 0 10 540990 1

H.M. Government; Ancient Monuments and Archaeological Areas Act 1979; HMSO; 1979; ISBN 0 10 544679 7

English Heritage; Register of Parks and Gardens of Special Historic Interest in England (as amended); English Heritage; 2004.

Somerset County Council; County Sites and Monuments Record (as amended); Somerset County Council; 1979

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

Somerset County Council; Somerset Historic Environment Records (HERS); Somerset County Council; 1984 (data-set).

Historic England; Historic England Advice Note 1: Conservation Designation, Appraisal and Management – February 2016; Historic England; 2016

Historic England; Historic England Advice Note 2: Making Changes

		<p><u>to Heritage Assets – February 2016</u>; Historic England; 2016.</p> <p>Historic England; <u>Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans – October 2015</u>; Historic England; 2015</p> <p>English Heritage; <u>Historic Environment Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans – March 2015 (GPA 1)</u>; Historic England; 2015.</p> <p>English Heritage; <u>Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment – March 2015 (GPA 2)</u>; Historic England; 2015.</p> <p>English Heritage; <u>Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets – March 2015 (GPA 3)</u>; Historic England; 2015.</p> <p>Wessex Archaeology Ltd.; <u>Parsonage Farmhouse, Parsonage Farm, Watchet, Somerset: Heritage Assessment – August 2015</u>; West Somerset Council; 2015.</p>
MM 22	<p><b>POLICY NH3: NATURE CONSERVATION AND THE PROTECTION AND ENHANCEMENT OF BIODIVERSITY</b></p> <p>p.86</p>	<p>PLANNING PERMISSION FOR DEVELOPMENT WILL BE GRANTED SUBJECT TO THE APPLICATION DEMONSTRATING THAT:</p> <ul style="list-style-type: none"> <li>• THE PROPOSED DEVELOPMENT WILL NOT GENERATE UNACCEPTABLE ADVERSE IMPACTS ON BIODIVERSITY;</li> <li>• MEASURES WILL BE TAKEN TO PROTECT OR MITIGATE TO ACCEPTABLE LEVELS (OR, AS A LAST RESORT, PROPORTIONATELY COMPENSATE FOR) ADVERSE IMPACTS ON BIODIVERSITY. MEASURES SHALL ENSURE A NET GAIN IN BIODIVERSITY WHERE POSSIBLE. THE SOMERSET 'HABITAT EVALUATION PROCEDURE' WILL BE USED IN CALCULATING THE VALUE OF A SITE TO SPECIES AFFECTED BY A PROPOSAL AS APPROPRIATE. WHERE THE CONSERVATION VALUE OF THE HABITAT IS TO BE REPLACED <b>REPLACEABLE</b>, MITIGATION TECHNIQUES NEED TO BE PROVEN;</li> <li>• THE COUNCIL WILL USE THE LOCAL PLANNING PROCESS <b>WILL BE USED</b> TO PROTECT, ENHANCE AND RESTORE THE ECOLOGICAL NETWORK WITHIN WEST SOMERSET. THE WEIGHT OF PROTECTION AFFORDED TO A SITE THAT CONTRIBUTES TO THE DISTRICT'S BIODIVERSITY WILL REFLECT ITS ROLE IN MAINTAINING CONNECTIVITY AND RESILIENCE OF THE LOCAL ECOLOGICAL NETWORK; AND</li> <li>• A 'HABITAT REGULATIONS ASSESSMENT' WILL BE REQUIRED FOR DEVELOPMENT PROPOSED WHICH DIRECTLY AFFECTS EUROPEAN AND INTERNATIONALLY DESIGNATED SITES AND FOR AREAS THAT ECOLOGICALLY SUPPORT THE INTEGRITY OF THESE SITES.</li> </ul>
MM 23	<p><b>POLICY NH4: GREEN INFRASTRUCTURE</b></p> <p>p.88</p>	<p>THE CREATION AND ENHANCEMENT OF A GREEN INFRASTRUCTURE NETWORK WILL BE SUPPORTED. <b>GREEN INFRASTRUCTURE SHOULD BE USED TO HELP PROTECT AND ENHANCE THE HERITAGE ASSETS OF THE AREA.</b></p>
MM 24	<p><b>POLICY NH5: PROTECTION OF BEST AND MOST VERSATILE AGRICULTURAL LAND</b></p> <p>(REPLACEMENT POLICY)</p> <p>pp.90 - 91</p>	<p>SUBJECT TO A MINIMUM THRESHOLD OF 10 HECTARES THE BEST AND MOST VERSATILE AGRICULTURAL LAND (GRADES 1, 2 AND 3A) WILL BE PROTECTED FROM SIGNIFICANT DEVELOPMENT PROPOSALS. PLANNING PERMISSION FOR DEVELOPMENT AFFECTING SUCH LAND WILL ONLY BE GRANTED EXCEPTIONALLY IF THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT OUTWEIGHS THE NEED TO PROTECT IT AND EITHER:</p> <ul style="list-style-type: none"> <li>• SUFFICIENT LAND OF A LOWER GRADE (GRADES 3B, 4</li> </ul>



~~AND 5) IS UNAVAILABLE IN AN APPROPRIATE LOCATION TO PROVIDE SUSTAINABLE DEVELOPMENT; OR~~

- ~~• AVAILABLE LOWER GRADE LAND HAS AN ENVIRONMENTAL VALUE RECOGNISED BY A STATUTORY OR NON-STATUTORY WILDLIFE, HISTORIC OR ARCHAEOLOGICAL DESIGNATION WHICH OUTWEIGHS THE AGRICULTURAL CONSIDERATIONS.~~
- ~~• IF BEST AND MOST VERSATILE LAND NEEDS TO BE DEVELOPED AND THERE IS A CHOICE BETWEEN SITES IN DIFFERENT GRADES, LAND OF THE LOWEST GRADE AVAILABLE SHOULD BE USED.~~

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

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

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

**MM 25**

**POLICY NH7:  
DEVELOPMENT IN  
PROXIMITY TO  
HINKLEY POINT  
NUCLEAR POWER  
STATION**  
  
(NEW)  
pp.92 - 93

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

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

ZONE	DEVELOPMENT TYPE
INNER	<ul style="list-style-type: none"> <li><b>• 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.</b></li> <li><b>• ANY NEW DEVELOPMENT, RE-USE OR RE-CLASSIFICATION OF AN EXISTING DEVELOPMENT THAT COULD CAUSE AN EXTERNAL HAZARD TO THE SITE.</b></li> </ul>

		<p><b>OUTER</b></p>	<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 AN IMPACT ON THE EXTENDIBILITY OF COUNTERMEASURES BEYOND THE DEPZ.</li> <li>• ANY NEW DEVELOPMENT, RE-USE OR RE-CLASSIFICATION OF AN EXISTING DEVELOPMENT THAT COULD POSE AN EXTERNAL HAZARD TO THE SITE.</li> </ul>
	<p><b>Purpose</b> p.93</p>	<ul style="list-style-type: none"> <li>○ To consider the impact of any increase in population within the areas close to Hinkley Point Power Station.</li> </ul>	
	<p><b>Assumptions</b> p.93</p>	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	
	<p><b>Justification including any references</b> pp.93 - 94</p>	<ul style="list-style-type: none"> <li>• 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).</li> <li>• 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.</li> <li>• 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.</li> <li>• The policy is a measure of prudence over and above the stringent regulatory requirements placed upon nuclear operators by ONR.</li> <li>• ONR when consulted will provide advice to the Council which should be considered when making decisions on planning applications within the consultation zones.</li> <li>• All new residential developments within consultation zones around Hinkley Point Power Station will be monitored and reported to ONR on an annual basis.</li> </ul>	<p>Sources:</p> <p>Department of Energy and Climate Change; <u>National Policy Statement for Nuclear Power Generation (EN-6), Volume II of II: Annexes – July 2011</u>; Department of Energy and Climate Change; 2011; (p.266).</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>(paras. 172 &amp; 194)</p> <p>Department for Communities and Local Government; <u>National Planning Policy Framework – National Planning Practice Guidance (as amended): Hazardous Substances</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;</p> <p>(Handling development proposals around hazardous installations, paras. O68, 075 &amp; 078).</p>
MM26	<p><b>POLICY NH11: NATIONALLY DESIGNATED LANDSCAPE AREAS (NEW)</b></p> <p>pp.98 – 99</p>	<p><b>MAJOR DEVELOPMENT PROPOSALS WITHIN THE QUANTOCK HILLS AREA OF OUTSTANDING NATURAL BEAUTY WILL BE DETERMINED IN ACCORDANCE WITH NATIONAL PLANNING POLICY.</b></p> <p><b>WHERE DEVELOPMENT IS LIKELY TO AFFECT THE QUANTOCK HILLS AONB OR EXMOOR NATIONAL PARK, REGARD WILL BE HAD TO THEIR STATUTORY PURPOSES.</b></p> <p><b>APPLICATIONS FOR DEVELOPMENT SHOULD HAVE REGARD TO LOCATION, SITING, ORIENTATION AND LANDSCAPING TO ACHIEVE HIGH QUALITY DESIGN AND TO ENSURE THAT THE PROPOSALS CONSERVE OR ENHANCE THE NATURAL BEAUTY,</b></p> <p><b>WILDLIFE, CULTURAL HERITAGE AND TRANQUILLITY OF THE AONB OR THE NATIONAL PARK AND THEIR SETTINGS. DEVELOPMENT WHICH WOULD CONFLICT WITH THE ACHIEVEMENT OF THE STATUTORY PURPOSES OF THE AONB OR THE NATIONAL PARK, OR THEIR SETTINGS OR WHICH WOULD ADVERSELY AFFECT THE UNDERSTANDING OR ENJOYMENT OF THE NATIONAL PARK'S SPECIAL QUALITIES,</b></p> <p><b>WILL NOT BE PERMITTED.</b></p>
	<p><b>Purpose</b></p> <p>p.99</p>	<ul style="list-style-type: none"> <li>○ To protect the high quality landscape characteristics of the Quantock Hills AONB 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> <li>○ The policy provides for the appropriate consideration of functional and design issues in locations outside but would impact on nationally designated areas and their associated landscape characteristics.</li> </ul>
	<p><b>Assumptions</b></p> <p>p.99</p>	<ul style="list-style-type: none"> <li>○ The care with which development is designed and sited in high quality designated rural landscapes makes a considerable difference to the positive or negative impact which it can have on the area and, on its setting.</li> <li>○ Landscape impact can potentially be reduced through the careful design, location and, orientation of new development.</li> <li>○ Small-scale development is not referred to directly in the context of protected landscapes. It follows that impact is generally likely to be lesser than that associated with major schemes but, nonetheless it is important to recognise that any impact should be minimised.</li> </ul>
	<p><b>Justification including</b></p>	<ul style="list-style-type: none"> <li>○ Nationally designated landscapes account for almost 75%</li> </ul>

any references  
pp.99 - 100

of the West Somerset local authority area in the form of, Quantock Hills Area of Outstanding Natural Beauty (AONB) and, Exmoor National Park (ENP). West Somerset Council is the LPA for the AONB but the development within the National Park is determined by its own separate LPA, the Exmoor National Park Authority.

- The Quantock Hills Area of Outstanding Natural Beauty (AONB) is located across three separate LPA's and there is a need for a general consistency in the planning policy approach to development within it.
  - Development in the areas outside of but surrounding/adjoining nationally designated landscape areas, can have an impact on the latter. It is an important contextual issue when dealing with development proposals within such areas and requires additional/ careful consideration as part of the development management process.
  - Where development proposals are made in locations surrounding/adjoining nationally designated landscape area, it will be assessed in the context of its impact on the designated area itself, not the setting.
  - The policy is not intended to prevent the principle of development within the AONB or, surrounding it or other nationally designated landscape areas. However, it does require that the character of such areas, should be treated as an important factor when designing and deciding on development proposals.
  - Where development is deemed to be necessary and acceptable, preference will be sought to ensure that the new-build can be successfully integrated with, either;
    - a) adjoining existing structures whether as part of the built-form of a nearby settlement or,
    - b) as part of a cluster of existing permanent buildings.
- This is so as to minimise the impact of the new-build on the surrounding area and landscape and to avoid drawing attention to the structure as a feature in the landscape in its own right.
- Where development is considered to be necessary and acceptable, particular attention will be paid to the design taking account of; siting, scale, form, height, massing, detail and/or use of local materials as appropriate.

**Definitions:**

**Nationally designated landscapes** – those designated by the Secretary of State through relevant primary and secondary legislation e.g. Designation Order, Statutory Instrument (S.I.).

**Major development** – proposals for 10 or more dwellings and/or, large structures, whose intrusion on the local and surrounding landscape would be difficult to effectively mitigate through traditional screening and landscaping techniques without drawing attention to this, itself.

**Sources:**

Department for Communities and Local Government; **National Planning Policy Framework – March 2012**; Department for Communities and Local Government; 2012; ISBN 978 1 4098 3413 7 (paras. 115 and 116)

Land Use Consultants and Swannick, C. (University of Sheffield);

		<p><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>H.M. Government; <u>National Parks and Access to the Countryside Act 1949: Exmoor National Park (Designation) Order 1954 (HLG 92/176)</u>; HMSO; 1954.</p> <p>H.M. Government; Environment Act 1995, Chapter 5 (as amended); H.M.S.O.; 1995; ISBN 0 10 542595 8</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>
MM27	<p><b>POLICY GT1: GYPSY AND TRAVELLER SITE POLICY</b> (REPLACEMENT POLICY) pp.100 - 101</p>	<p><del>APPROPRIATE PROVISION WILL BE MADE TO MEET AN IDENTIFIED NEED FOR UP TO 10 GYPSY AND TRAVELLER PITCHES DURING THE PLAN PERIOD.</del></p> <p><b>PROVISION WILL BE MADE IN A LOCAL PLAN TO MEET AN IDENTIFIED NEED FOR UP TO 10 GYPSY AND TRAVELLER PITCHES DURING THE PLAN PERIOD. APPLICATIONS FOR THE DEVELOPMENT OF GYPSY AND TRAVELLER ACCOMMODATION WILL BE DETERMINED IN ACCORDANCE WITH NATIONAL POLICY.</b></p>
MM28	<p><b>PROPOSALS MAP</b> (title)</p>	<p><del>WEST SOMERSET LOCAL PLAN TO 2032 PROPOSALS MAP</del></p> <p><b>WEST SOMERSET LOCAL PLAN TO 2032 POLICIES MAP</b></p>
MM 29	<p><b>Policy MD2: (p.34)</b> <b>Policy WA2: (p.39)</b> <b>Policy WI2: (p.42)</b> <b>Policy LT1: (p.44)</b> <b>Policy EC2: (p.52)</b> <b>Policy NH1A: (p.83)</b> <b>Policy NH8: (p.94)</b> <b>Policy NH9: (p.95)</b></p>	<p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>) – Delete in policy wording; “PROPOSALS MAP” and,</p> <p>) – insert; “POLICIES MAP”</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p>

**NB** The page numbers refer to the Post-Hearings version of the Local Plan, amended to incorporate the changes included in this table from the Publication version.