

West Somerset Local Plan to 2032 (Preferred Strategy) :

For office use only.

Ref:.....

<u>Personal or organisation details:</u>	<u>Agent details</u>
Title	
First Name	First Name
Last Name	Last Name
Job Title*	Job Title
Organisation*	Organisation
Address	Address
.....
.....
.....
Postcode	Postcode
Telephone No.	Telephone No.
Email Address	Email Address
Signature	Signature
Date	Date
* if appropriate	

About You						
Please provide us with your postcode:						
Your age-group:						
16 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75+
Gender: Male		Female				
Do you consider yourself to have a disability?					Yes	No
Do you consider yourself to be a member of a minority ethnic community?					Yes	No

Consultation Questions
<p>Introduction – please read:</p> <ul style="list-style-type: none"> • Following on from the Issues, and Options consultation exercises which led to the choice of a strategy option to address the key issues facing the area, a more detailed Draft Local Plan Preferred Strategy is now being published for consultation and discussion. The purpose of this exercise is to help to inform any further necessary amendments to the Plan in preparation for its formal publication later in the year. • It is important that the Local Plan is robust and will help to bring about the development that the District needs, in the right places, whilst protecting important environmental assets both historic and natural. • It is important to bear in mind that the Local Plan is a strategic policy document, more detailed policies will follow in a further document to be prepared after the Local Plan. <p>NB: It is very important that you provide us with <u>relevant</u> evidence to support any suggested changes to the Local Plan’s policies that you put forward in response to this consultation exercise.</p> <p>Please read the relevant policies of the Draft Local Plan to 2032 and their justifications before responding to any or all of the consultation questions set out below.</p>

Making responses:

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

Responses can be made via the www.westsomerset.gov.uk website where the full documentation may also be downloaded. However, you may also respond via e-mail to LDF@westsomerset.gov.uk or by post to: The Local Development Framework Team, West Somerset Council, West Somerset House, Killick Way, Williton, Somerset. TA4 4QA.

Section 1. Sustainable development (Policy SD1)

Q1	Consultation question: <ul style="list-style-type: none">Do you agree that having a policy encouraging development proposals which will help to deliver sustainable development objectives is a good idea?
	Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence
	Do you have any additional comments on this part of the plan?

Section 2. Hinkley Point and other major energy generating development (Policies EN1 and EN2)

Q2.	Consultation question: <ul style="list-style-type: none">Do you agree that these policies provide an appropriate policy approach?
	Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:
	Do you have any additional comments on this part of the plan?

Sections 3 and 4: Sustainable communities and Settlement Policies

	Level of housing growth proposed in the Local Plan to 2032 (Policy SC2)
Q3.	Consultation question: <ul style="list-style-type: none">Is the number of new dwellings for the period proposed in the Local Plan to 2032 appropriate for the area on the basis of the evidence?
	Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:

Overall strategy of the Local Plan to 2032 (Policy SC1)	
Q4.	<p>The plan's overall strategy focuses the largest part of the new development over the next 20 years on Minehead, with other settlements, including Watchet, Williton and the larger villages also having some new development but on a smaller scale appropriate to their size and range of services.</p> <p>The aim of this strategy is to maintain the economic and social life of West Somerset's communities and in particular to maintain and strengthen Minehead's function as the main service centre for the wider area.</p> <p>This pattern of development should help to minimise the need for people to travel elsewhere for services.</p> <p>Consultation question:</p> <ul style="list-style-type: none"> ○ Based on the available evidence, is this the best strategy for the area?
	<p>Yes..... No.....</p> <p>if No, please state why you do not agree and provide any relevant supporting evidence:</p>
Development in villages (Policies SC1 and SV1)	
Q5.	<p>The plan proposes a flexible approach to development in smaller settlements subject to a series of criteria including demonstrated local need, local service provision and other sustainability considerations. It is intended that allowing a limited amount of new development in some villages will help to maintain their community life and provide for some additional local employment as well as much needed housing.</p> <p>Consultation question:</p> <ul style="list-style-type: none"> ○ Do you agree that there is justification for the building of a limited amount of new open market housing as well as affordable housing in villages?
	<p>Yes..... No.....</p> <p>if No, please state why you do not agree and provide any relevant supporting evidence:</p>
Limiting the overall increase in size of villages (Policies SC1 and SV1)	
Q6a.	<p>As a safeguard to the character and stability of villages under this strategy, it is proposed that the additional amount of housing to be provided in any settlement during the 20 year period must not exceed 10% of the number of existing dwellings in the village. For example: in a village with 120 houses this would mean no more than 12 additional houses over 20 years, considerably less than one a year on average.</p> <p>Consultation question:</p> <ul style="list-style-type: none"> ○ Is this approach appropriate?
	<p>Yes..... No.....</p> <p>if No, please state why you do not agree and provide any relevant supporting evidence:</p>
Q6b.	<p>Consultation question:</p> <ul style="list-style-type: none"> ○ Is a maximum 10% increase in settlement dwelling numbers over 20 years the right percentage?
	<p>Yes..... No.....</p> <p>if No, please state why you do not agree and provide any relevant supporting evidence:</p>

Affordable housing provision (Policy SC4)	
Q7a.	<p>SC4 1(D) deals with affordable housing for proposals in settlements other than Minehead, Watchet and Williton. It includes two alternative development size thresholds for affordable housing provision which are put forward for consultation. These are:</p> <ul style="list-style-type: none"> • on sites of one or more dwellings, or • on sites of three or more dwellings. <p>Consultation question:</p> <ul style="list-style-type: none"> ○ Outside Minehead, Watchet and Williton, do you consider that provision of affordable housing should be made on sites of one or more dwelling? <i>See also Q 7(b) below.</i>
	<p>Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:</p>
Q7b.	<p>Consultation question:</p> <ul style="list-style-type: none"> ○ Outside Minehead, Watchet and Williton, do you consider that provision affordable housing should be made on sites of three or more dwellings?
	<p>Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:</p>
Q7c.	<p>SC4 4 Sets out the approach in settlements without a development limit, where subject to specified criteria, open market development may be allowed in order to provide rural affordable housing with a minimum provision of affordable units at a scale of three open market units to one affordable unit.</p> <p>Consultation question:</p> <ul style="list-style-type: none"> ○ Do you agree that this is an appropriate approach to providing affordable housing in smaller settlements?
	<p>Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:</p>
Self Containment of Settlements (Policy SC5)	
Q8.	<p>The policy aims to maximise access to services locally thus reducing the need to travel. Included are provisions to help retain the last pub or shop in a settlement.</p> <p>Consultation question:</p> <ul style="list-style-type: none"> ○ Do you agree that this policy will contribute positively to the retention of local services?
	<p>Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:</p>
Minehead Development (Policies MD1 and MD2)	
Q9a.	<p>Consultation question:</p> <ul style="list-style-type: none"> ○ Do you agree with the Local Plan's overall objective of maintaining and enhancing Minehead's important service centre role?
	<p>Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:</p>

Q9b.	<p>Consultation question:</p> <ul style="list-style-type: none"> ○ Do you support the identification of land to the south of the A39, and / or to the north east of Seaward Way for strategic development consisting mainly of housing, with elements of eg: employment and community uses to support it?
	<p>Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:</p>
Q9c.	<p>Consultation question:</p> <ul style="list-style-type: none"> ○ Do you support the identification of land for longer term strategic development (post 2022) at Dunster Marsh? (The development would consist mainly of housing, with elements of eg: employment and community uses to support it).
	<p>Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:</p>
<p>Watchet Development (Policies WA1 and WA2)</p>	
Q10a.	<p>Consultation question:</p> <ul style="list-style-type: none"> ○ Do you agree with the Local Plan's overall policy approach for Watchet?
	<p>Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:</p>
Q10b.	<p>Consultation question:</p> <ul style="list-style-type: none"> ○ Do you support the identification of land to the south and / or east of Watchet as general areas within which strategic development consisting mainly of housing, with elements of eg: employment and community uses to support it could take place?
	<p>Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:</p>
<p>Williton Development (Policies WA1 and WA2)</p>	
Q11a.	<p>Consultation question:</p> <ul style="list-style-type: none"> ○ Do you agree with the Local Plan's overall policy approach for Williton?
	<p>Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:</p>
Q11b.	<p>Consultation question:</p> <ul style="list-style-type: none"> ○ Do you support the identification of land to the west and / or north and / or east of Williton as potential directions of growth where strategic development consisting mainly of housing, with elements of eg: employment and community uses to support it could take place?
	<p>Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:</p>

Development at other settlements (Policy SV1)	
Q12.	Consultation question: <ul style="list-style-type: none"> ○ Do you agree with the Local Plan's approach to development in the other settlements apart from Minehead, Watchet and Williton?
	Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:
Development in the open countryside (Policy OC1)	
Q13.	Consultation question: <ul style="list-style-type: none"> ○ Do you agree with the Local Plan's generally restrictive approach to development in the open countryside?
	Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:
Section 5. Economy Policies (Policies EC1 to EC11)	
Q14a.	Consultation question: <ul style="list-style-type: none"> ○ Do you agree with the Local Plan's overall approach to economic development?
	Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:
Q14b	Consultation question: <ul style="list-style-type: none"> ○ Do you agree with the Local Plan's approach to tourism development?
	Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:
Q14c	Consultation question: <ul style="list-style-type: none"> ○ Do you agree with the Local Plan's approach to agricultural development?
	Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:
	Do you have any additional comments on this part of the plan?
Section 6. Transport Policies (Policies TR1 and TR2)	
Q15.	Consultation question: <ul style="list-style-type: none"> ○ Do you agree with the Local Plan's overall approach of maximising travel by non-car modes such as walking cycling and bus? (whilst recognising that many journeys within the area will always be made by private car).
	Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:

	Do you have any additional comments on this part of the plan?
Section 7. Community Facilities and Public Health Policies (policies CF1 and CF2)	
Q16a.	Consultation question: <ul style="list-style-type: none"> ○ Do you agree with the Local Plan's policy to safeguard and strengthen recreational and community facilities?
	Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:
Q16b.	Consultation question: <ul style="list-style-type: none"> ○ Do you agree with the Local Plan's approach to planning for healthy communities through the design of development and requiring health impact assessment for major development proposals?
	Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:
	Do you have any additional comments on this part of the plan?
Section 8. Climate change policies (policies CC1 to CC6)	
Q17a.	Consultation question: <ul style="list-style-type: none"> ○ Do you agree with the Local Plan's policy to encourage low carbon energy technologies?
	Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:
Q17b.	Consultation question: <ul style="list-style-type: none"> ○ Do you agree with the Local Plan's policies to manage flood risk and any rise in sea level?
	Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:
Q17c.	Consultation question: <ul style="list-style-type: none"> ○ Do you agree with the Local Plan's policies to help manage water resources?
	Yes..... No..... if No, please state why you do not agree and provide any relevant supporting evidence:
	Do you have any additional comments on this part of the plan?

Section 9. Natural and historic environment policies (Policies NH1 to NH6)

Q18a. Consultation question:
 ○ Do you agree with the Local Plan's overall approach of protecting the area's natural, landscape and historic heritage?

Yes..... No.....
 if No, please state why you do not agree and provide any relevant supporting evidence:

Q18b. Consultation question:
 ○ Do you agree with the Local Plan's approach for encouraging the creation of a green infrastructure network?

Yes..... No.....
 if No, please state why you do not agree and provide any relevant supporting evidence:

Q18c. Consultation question:
 ○ Do you agree with the Local Plan's approach to protecting the best and most versatile agricultural land?

Yes..... No.....
 if No, please state why you do not agree and provide any relevant supporting evidence:

Q18d. Consultation question:
 ○ Do you agree with the Local Plan's approach to development and pollution, land contamination and land instability?

Yes..... No.....
 if No, please state why you do not agree and provide any relevant supporting evidence:

Do you have any additional comments on this part of the plan?

Section 10. Gypsy and traveller policy (Policies GT1)

Q19. Consultation question:
 ○ Do you agree with the Local Plan's approach to Gypsy and Traveller provision?

Yes..... No.....
 if No, please state why you do not agree and provide any relevant supporting evidence:

Do you have any additional comments on this part of the plan?

Section 11. Habitat Regulations Assessment – suggested additional policies	
Q20.	<p>The Habitat Regulations Assessment of the Local Plan Preferred Strategy has given rise to two suggested additional policies and amendments to one of the existing policies in order to safeguard international nature conservation interests relating to protected bat and bird species.</p> <p>Consultation question:</p> <ul style="list-style-type: none"> ○ Do you agree with the proposed additional policies and amended policy set out in the separate Habitat Regulations paper, forming part of this consultation?
	<p>Yes..... No.....</p> <p>if No, please state why you do not agree and provide any relevant supporting evidence:</p>
	<p>Do you have any additional comments to make in respect of this matter?</p>

Please use the space below for continuation of comments from questions above (please indicate which question(s) they refer to). Use additional sheets if necessary.

