

# WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006

(WRITTEN STATEMENT)

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### **SETTLEMENT POLICY**

#### **POLICY SP/1 - Settlement Hierarchy**

The Local Planning Authority recognises the following settlement hierarchy for development purposes:

- Minehead will be regarded as a town.
- Watchet and Williton will be regarded as rural centres.
- Brushford, Carhampton, Crowcombe, Dunster Marsh, Kilve, Stogumber, Stogursey and Washford will be regarded as villages.
- Bicknoller, Brompton Ralph, Holford, Huish Champflower, Monksilver, Old Cleeve, Sampford Brett, Skilgate, Upton, West Quantoxhead and Withycombe will be regarded as small villages.

In all cases development will be considered in accordance with their size and function, individual characteristics and constraints.

#### **POLICY SP/2 – Development in Minehead and Rural Centres**

Within the development limits of Minehead, Watchet and Williton commercial or residential development will be permitted where:

- (i) It does not result in the loss of land specifically identified for other uses.
- (ii) There is safe and convenient access by bus, cycle or on foot to facilities or employment.
- (iii) It involves infilling or small groups of dwellings, conversion, subdivision or redevelopment of an existing building or buildings or the redevelopment of previously used land.

#### **POLICY SP/3 - Development in Villages**

Within the following villages; Brushford, Carhampton, Crowcombe, Dunster Marsh, Kilve, Stogumber, Stogursey and Washford, development\* will be limited to that which supports their social and economic viability, protects or enhances their environmental quality and is unlikely to lead to a significant increase in car travel.

\* (Residential development in a village will be limited to conversions, infilling or the redevelopment of previously used land and small groups of dwellings).

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### **POLICY SP/4 Development in Small Villages**

**Within the following small villages; Bicknoller, Brompton Ralph, Holford, Huish Champflower, Monksilver, Old Cleeve, Sampford Brett, Skilgate, Upton, West Quantoxhead and Withycombe, development\* will be limited to that which supports their social and economic viability, protects or enhances their environmental quality and is unlikely to lead to a significant increase in car travel and where for residential development it usually provides only for affordable housing to meet an identified local need.**

**\* (Residential development in a small village will usually be limited to conversions, infilling or the redevelopment of previously used land and small groups of dwellings).**

### **POLICY SP/5 – Development Outside Defined Settlements**

**In the countryside areas outside of settlement development limits, development will only be permitted where it both benefits economic or social activity without leading to a significant increase in car travel and maintains or enhances environmental quality and accords with other policies of the West Somerset District Local Plan.**

## **LANDSCAPE CONSERVATION**

### **POLICY LC/1: Exmoor National Park Periphery**

**Development proposals in areas bordering Exmoor National Park, which may harm the landscape character of the Park will not be permitted.**

### **POLICY LC/2: Quantock Hills Area of Outstanding Natural Beauty**

**Development, which would harm the natural beauty and character of the Quantock Hills Area of Outstanding Natural Beauty will not be permitted. Major industrial or commercial development will only be permitted where justified by a proven national interest and a lack of alternative sites.**

### **POLICY LC/3: Landscape Character**

**Where development is permitted outside development limits, particular attention will be given to the protection of the scenic quality and distinctive local character of the landscape. Development, which does not respect the character of the local landscape will not be permitted.**

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### **TREES AND WOODLAND**

#### **POLICY TW/1: Trees and Woodland Protection**

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

#### **POLICY TW/2: Hedgerows**

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

### **NATURE CONSERVATION**

#### **POLICY NC/1: Sites of Special Scientific Interest**

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

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

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

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

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### **POLICY NC/2: Sites of International Importance**

Development not directly connected with or necessary to the management of sites of international importance (i.e. potential and classified SPAs, candidate and designated SACs and proposed Ramsar sites) and which is likely to have a significant adverse effect in combination on the site will not be permitted unless:

- i) there are no alternative sites available, and
- ii) there are imperative reasons of overriding public interest for the development.

Where such a site hosts a priority natural habitat and/or species permission will only be granted for reasons of human health or safety or for beneficial consequences of primary importance to the environment.

### **POLICY NC/3: Sites of Local Nature Conservation and Geological Interest**

Planning permission will not be granted for development which has a significant adverse effect on local nature conservation/geological interests or integrity of landscape features\*, unless the importance of the development outweighs the value of the substantive interests present.

Where development is permitted which would damage the nature conservation value of the site, such damage will be kept to a minimum. The use of conditions and/or Planning Obligations to provide appropriate compensatory measures will be considered'.

\*Landscape features:-

- River, streams and ponds
- Species rich hedgerows, field margins and road verges
- Broad-leafed woodlands and orchards
- Wood pasture, parkland and veteran trees present.

### **POLICY NC/4: Species Protection**

Development proposals which may have an adverse effect on badgers, otters and other species protected by law will not be permitted unless harm to the species can be avoided through the use of planning conditions and/or planning obligations which seek to:

- i) facilitate the survival of individual members of the species affected by the proposal;
- ii) reduce disturbance to a minimum;
- iii) provide adequate alternative habitats to sustain at least the current level of population.

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### **POLICY NC/5: Wildlife Habitats**

Habitats and other features of the landscape identified as priorities in the West Somerset Biodiversity Action Plan, or otherwise of major importance for wildlife, will be protected and their management and enhancement encouraged by not permitting damaging development and where development is permitted, by the use of planning conditions, obligations and management agreements.

## **THE WATER ENVIRONMENT**

### **POLICY W/1: Waste Water, Sewage Management and, Infrastructure**

Development will only be permitted where adequate drainage, sewerage and sewage treatment facilities are available or where suitable arrangements are made for their provision. In sewered areas new development will be expected to connect to main drainage. New sewers will be expected to be constructed to a standard adoptable by the appropriate water company.

### **POLICY W/2: Surface Water Protection**

Development which would adversely affect the quantitative and quality aspects of surface, underground or coastal waters will only be permitted where acceptable mitigating works are undertaken as an integral part of that development.

### **POLICY W/3: Groundwater Source Protection**

Development which would adversely affect Groundwater Source Protection Areas will not be permitted if the risk to the quality and quantity of water in water courses or aquifers could result in the inability of a groundwater source to maintain public supply.

### **POLICY W/4: Water Resources**

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

### **POLICY W/5: Surface Water Run-Off**

Development which would result in significant additional surface water run-off and result in contributing to an increase in the risk of flooding within the site and elsewhere, particularly in relation to areas liable to flooding (as shown on the Proposals Map) will only be permitted where appropriate mitigating measures are taken as a part of the development.

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### **POLICY W/6: Flood Plains**

**Development on flood plains or that which would result in increased flood risk of water courses, land and property, whether on the site or elsewhere will only be permitted where satisfactory environmentally acceptable measures are undertaken to mitigate these risks.**

### **POLICY W/7: River Corridor Protection**

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

## **THE COAST**

### **POLICY CO/1: The Coastal Zone**

**Development proposals in any part of the Coastal Zone, including those areas of existing developed coast, will only be permitted where:**

- i) the development and its associated activities are unlikely to have an adverse affect, either directly or indirectly on
  - a) heritage features,**
  - b) landscape character areas,**
  - c) nature conservation interests, including sub-tidal and marine habitats, and**
  - d) residential amenities.****
- ii) the development is unlikely to have an adverse affect on the character of the coast and maintains and where possible, enhances, improves or upgrades the environment particularly in derelict and/or despoiled coastal areas,**
- iii) the development requires a coastal location.**

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### **POLICY CO/2: Coastal Defences**

The construction of coastal defences will be permitted where they protect existing communities, commercial and industrial assets, port facilities, best and most versatile agricultural land, irreplaceable habitats and historic sites and where no adverse environmental impacts will result.

### **POLICY CO/3: Impact of Development on Coastal Defences**

Development which would require, either directly or indirectly, the construction of new, or upgrading of existing, coastal defences will only be permitted where it can be demonstrated that:

- i) the development is essential to the economic and social well-being of the locality, and,
- ii) no alternative sites are available.

Where development is permitted, conditions will be imposed and/or obligations sought to ensure that the coastal defence works required as a consequence of the proposal, form an integral part of the development.

## **ARCHAEOLOGY**

### **POLICY AH/1: Nationally Important Archaeological Remains**

Development will not be permitted where it would involve significant alteration or cause damage to nationally important archaeological remains (whether scheduled or not) or which would have a significant impact on the setting of visible remains.

### **POLICY AH/2: Locally Important Archaeological Remains**

Development which is likely to damage archaeological remains of local importance, including sites recorded on the county sites and monuments record, will only be permitted where the importance of the development outweighs the intrinsic importance of the remains.

### **POLICY AH/3: Areas of High Archaeological Potential**

Within Areas of High Archaeological Potential planning permission will not be granted unless an evaluation has been carried out to determine whether archaeological remains of local or national value exist on the site.

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### **LISTED BUILDINGS**

#### **POLICY LB/1: Listed Buildings Alterations and Extensions**

Development which involves alteration or extension to a listed building, or is within the curtilage of a listed building, will only be permitted where its features and setting are preserved and where:

- i) the essential form, scale and appearance of the building is not adversely affected,
- ii) any new details are designed so as to respect the character or appearance of the building,
- iii) materials for the extension or alteration are in harmony with the existing building,
- iv) features of architectural or historic interest are retained unaltered including those in the interior of the building.

#### **POLICY LB/2: Listed Building Demolition**

Development involving the demolition of a listed building will not be permitted other than in exceptional circumstances and not unless the Local Planning Authority is satisfied that every possible effort has been made to continue the present use, or to find a suitable new use.

#### **POLICY LB/3: Historic Parks and Gardens**

Development which would harm any part or setting of a registered historic park or garden will not be permitted.

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### **CONSERVATION AREAS**

#### **POLICY CA/1: New Development and Conservation Areas**

Development proposals in conservation areas will be permitted only where they are compatible with the preservation or enhancement of the architectural and historic character or appearance of the conservation area. In particular, proposals should meet the following requirements:

- i) The proposal must be in keeping with the scale, architectural quality and features of the area and not detract from the setting of historic or architecturally important buildings.**
- ii) External building materials must be appropriate to those that are traditional in the conservation area.**
- iii) The proposal should not detract from the existing landscape elements of the conservation area including trees, hedgerows, walls, banks, footpaths and open spaces.**

#### **POLICY CA/2: Demolition in Conservation Areas**

Within conservation areas the Local Planning Authority will not permit development which involves the demolition of a building which contributes to the character and appearance of the area unless reasonable efforts have been made to continue the present use or find a suitable alternative use for the building.

#### **POLICY CA/3: Redevelopment Within Conservation Areas**

Where the demolition of a building in a conservation area is to be followed by redevelopment of the site, consent will only be given where there are acceptable detailed plans for that development. Where it is considered necessary, the Local Planning Authority will seek a legal agreement to ensure acceptable redevelopment of the site occurs.

#### **POLICY CA/4: Advertisements in Conservation Areas**

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

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

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### **POLICY CA/5: Shop Fronts in Conservation Areas**

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

## **BUILDING DESIGN**

### **POLICY BD/1: Local Distinctiveness**

New development will only be permitted which is sympathetic to the scale and layout of existing buildings and spaces within a distinct neighbourhood or street or in the countryside which respect local land form, field patterns and tree and hedgerow cover.

### **POLICY BD/2: Design of New Development**

Proposals for new development should respect the scale and character of their surroundings. Planning applications for new buildings will only be permitted where:

- i) The siting of the building(s) has regard to its relationship with adjoining buildings and open spaces.
- ii) The building materials and detailing are appropriate to the area and sympathetic to adjoining buildings.
- iii) The design of the building(s) is in scale and harmony with adjoining buildings and the area as a whole.
- iv) Walls, fences and outbuildings are appropriate to the area and will respect the character predominating in the locality.
- v) The siting and design of the building(s) - together with walls and fences are determined having regard to the interests of crime prevention.
- vi) Hard and soft landscaping (as appropriate) forms an integral part of the development - including the retention of existing trees and hedgerows where their removal would significantly harm the character of the area.

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### **POLICY BD/3: Conversions, Alterations and, Extensions**

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

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

### **POLICY BD/4: Shop Frontages**

**Developments involving new shopfronts or alterations to existing shopfronts will only be permitted where the proportions, scale, character and materials respect the character of the building(s) and the surrounding area.**

### **POLICY BD/5: New Industrial and Commercial Buildings**

**New industrial and business development and alterations or extensions to existing buildings will only be permitted where:**

- i) the site has sufficient land for functional needs, for parking and turning, with adequate vehicular access and services.**
- ii) the siting of the building(s), boundary walls and/or fencing has regard to the relationship with adjoining buildings and the area as a whole - together with the interests of crime prevention.**
- iii) the general design (including form, materials and colour) and mass of the building(s) are in scale and character with adjoining buildings and the area as a whole. hard and soft landscaping (as appropriate) forms an integral part of the development - including the retention of existing trees and hedgerows where their removal would significantly harm the character of the area**

### **POLICY BD/6: Agricultural Buildings**

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

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

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### **POLICY BD/7: Advertisements**

Proposals for advertisements will be permitted unless:

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

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

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

### **POLICY BD/9: Energy and Waste Conservation**

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

## **EMPLOYMENT**

### **POLICY E/I: Employment Land Allocations**

The following sites are allocated for Employment Development Uses (as defined by Class B1, B2 and B8 of the Town and Country Planning (Use Classes) Order, 1987):

Site Ref.	Site	Hectares
2	Stephenson Road/Hawksworth Road, Minehead	1.2
4	Brendon Road, Watchet	1.0
5	Roughmoor, Williton	3.3
6	Fairfield, Brushford	0.5
7	Highways Depot, B.3222, Dulverton	0.5
	<b>TOTAL</b>	<b>6.5</b>

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### **POLICY E/2: Employment Development Within Settlements**

The Local Planning Authority will permit proposals for employment development within defined settlements, subject to the scale and type of proposed development being compatible with the role and size of the settlement and where:

- (i) the proposed use has minimal adverse impact upon the amenities of neighbouring properties or land uses.**
- (ii) they have no unacceptably detrimental impact on landscape, nature conservation or wildlife amenity.**
- (iii) the design and use of materials have regard to Policy BD/5.**
- (iv) satisfactory arrangements for access and parking can be met.**
- (v) it does not result in the loss of land allocated or protected for other uses in the plan.**
- (vi) for village locations, they are well located to the existing highway network and accessible by a choice of means of public transport or otherwise accessible to a local residential workforce.**

### **POLICY E/3: Employment Conversions Within Settlements**

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

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

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### **POLICY E/4: Small Scale Employment Conversions Outside Settlements**

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

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

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

### **POLICY E/5: New Business Developments Outside Settlements**

**The Local Planning Authority will permit small scale employment development proposals outside but adjacent to the development limits of villages where:**

- (i) There is no suitable site available on existing or planned employment land within the village;**
- (ii) The development does not lead to the dispersal of activity on such a scale as to prejudice town or village vitality;**
- (iii) The design and use of materials are sensitive to the local landscape setting;**
- (iv) The development is compatible with the amenities of neighbouring properties;**
- (v) The development does not have an adverse affect on landscape, wildlife or nature conservation interests; and,**
- (vi) Access roads are able to accommodate any increase of traffic generated.**

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### **POLICY E/6: Expansion of Existing Businesses**

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

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

### **POLICY E/7: Retention of Employment-Use**

Within defined settlements the local planning authority will seek to retain significant existing employment use or allocated sites and only permit new or redevelopment proposals to non employment uses where:

- (i) they impinge upon the amenities of neighbouring land uses particularly housing,**
- (ii) they cause highway or traffic problems,**
- (iii) there would be overriding environmental benefits in permitting alternative uses.**

The development would not cause or accentuate a significant shortage of land for employment use in the area concerned.

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### **POLICY E/8: Employment Use Within Residential Property**

The formation of a workplace within a dwelling will be permitted where the essentially residential character of the building and area is maintained by:

- (i) Limiting the type and level of activity, including the hours of work and deliveries, to that consistent with the residential amenity of the area.**
- (ii) Preventing any harmful future intensification, and,**
- (iii) Limiting any advertisement to a small, discrete notice.**

## **AGRICULTURE**

### **Policy A/1: Farm Diversification**

The Local Planning Authority will permit development of new buildings for the diversification of employment or income generating activity on an agricultural holding where:

- (i) the building is located in proximity to the existing farm buildings.**
- (ii) the holding remains primarily in agricultural use and retains a rural character.**
- (iii) the proposal will only result in a minimal increase in the use of private transport either for the delivery of goods and personnel or visitors.**
- (iv) its design, layout and location are consistent with the countryside and nature conservation policies of the plan.**
- (v) development will have a minimal adverse impact on the amenities of local residents or existing land uses.**
- (vi) adequate arrangements are made for access and parking.**

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### **Policy A/2: Best and Most Versatile Agricultural Land**

The best and most versatile agricultural land (grades 1, 2 and 3a) will be protected from development. Planning permission for development affecting such land will only be granted exceptionally if there is an overriding need for the development and either

- (i) sufficient land of a lower grade (grades 3b, 4 and 5) is unavailable; or**
- (ii) available lower grade land has an environmental value recognised by a statutory or non-statutory wildlife, historic or archaeological designation and 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.

## **TOURISM**

### **POLICY TO/1: Sustainable Tourism Development Within Settlements**

Proposals for tourism-related developments in defined settlements will be permitted where they:

- (i) Consolidate and expand coastal holiday and visitor facilities centred on Minehead or Watchet.**
- (ii) Respect the character of their surroundings in terms of scale, siting, materials and noise.**
- (iii) Protect and enhance areas of acknowledged wildlife and landscape importance and heritage sites or buildings.**
- (iv) Reinforce existing visitor facilities, at a locally appropriate scale at Williton or designated villages.**
- (v) Are served by approach roads and junctions capable of accommodating any extra traffic generated.**
- (vi) Are accessible by public transport for developments that would attract a significant number of people.**

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### **POLICY TO/2: Tourism Development in Minehead**

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

- (i) The design, layout, scale and siting is acceptable in landscape and conservation terms.**
  - (ii) In relation to the criterion (i) no adverse effects to the tourism character of such areas ensue.**
  - (iii) The level of impact in terms of noise, pollution or light pollution is acceptable.**
  - (iv) Satisfactory existing or proposed provision for access and on-site parking\* is made to meet the needs of visitors.**
- (\* As detailed in Policy T/7 and Appendix 4, Table 3).**

### **POLICY TO/3: Tourism Development in Watchet**

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

### **POLICY TO/4: New Tourism Accommodation in Watchet**

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

- (i) In the case of change of use, the alterations respect the scale and form of any special architectural features of the existing building.**
  - (ii) It would minimise adverse effects on the amenities of residents or conflict with neighbouring land uses.**
  - (iii) It would not have an adverse effect on the character and quality of the townscape.**
  - (iv) Satisfactory existing or proposed provision for access and on-site parking\* is made to meet the needs of visitors.**
- (\* As detailed in Policy T/7 and Appendix 4, Table 3).**

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### **POLICY TO/5: Caravan and Camping Sites in the Countryside**

Development proposals for the provision of touring caravans and tented camping sites or small scale extensions to existing sites will be permitted provided that:

- (i) They are visually unobtrusive and can be screened in a manner which is compatible with the surrounding landscape.**
- (ii) There will be no adverse impact upon the local community or nature conservation interests.**
- (iii) The proposals are on a scale related to their rural setting.**
- (iv) The proposals are not located in areas liable to flooding.**
- (v) The site has good and safe access to the main road network.**

### **POLICY TO/6: Cafes, Tea-Rooms and Restaurants in Rural Areas**

Proposals for cafes, tea rooms and restaurants with satisfactory access and parking facilities, well related to existing development, will be permitted providing there is no adverse effect on the character or appearance of the surroundings or on residential enjoyment in the locality.

### **POLICY TO/7: Extension to Existing Holiday Parks**

Small scale extensions to existing static caravan sites, holiday chalet or holiday cabin developments will only be permitted as part of a comprehensive plan for upgrading which may include better layout or landscaping and be subject to conformity with items (ii) - (v) of Policy TO/5.

## **SHOPPING**

### **POLICY SH/1: Retail Development in Minehead Town Centre**

The Local Planning Authority will permit development proposals in Minehead Town Centre which enhance the range of existing retail and service facilities subject to accordance with Policies SH/2, CA/1 and BD/2 as appropriate.

### **POLICY SH/2: Type of Retail Use in Minehead Prime Shopping Area**

In Minehead's prime shopping area, the Local Planning Authority will not permit proposals for changes of use to non-retail uses (ie Class A2 financial and professional services, Class A3 food and drink) on the ground floor unless the proposal does not cause demonstrable harm to the vitality and viability of the town centre as a whole.

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

## **(WRITTEN STATEMENT)**

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

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

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

### **POLICY SH/4: Retail Development in Watchet and Williton**

Proposals for retail development in Watchet and Williton will be permitted where:

- (i) They are of an appropriate size and related to the shopping needs of the locality.**
- (ii) They are accessible by a choice of means of transport (including public transport).**
- (iii) They have adequate servicing and parking arrangements.**

### **POLICY SH/5: Retail Development in Villages**

The Local Planning Authority will permit proposals which seek to improve the viability of village shops or public houses through refurbishment, conversion or extension. Development that would lead to the loss of such facilities in designated villages will not be permitted where this represents a significant or total loss of the same facilities to the local community unless it can be satisfactorily demonstrated that the existing use is no longer viable.

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

## **(WRITTEN STATEMENT)**

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### **POLICY SH/6: Retail Development Outside Settlements**

**In countryside areas small-scale retail development will only be permitted where proposals comprise of one of the following:**

- (i) Retail outlets associated with locally made crafts.**
- (ii) The on-site sale of farm produce.**
- (iii) Shops which are ancillary to visitor attractions, camping and caravan sites.**
- (iv) Shops which are ancillary to existing petrol filling stations.**

## **TRANSPORT**

### **POLICY T/1: Safeguarded Road Proposals**

**Applications for development on or adjacent to the lines of the following schemes, as defined on the proposals map, which would prejudice the future development of these roads, will not be permitted:**

- A39 Washford/Bilbrook by-pass**
- A39 Carhampton by-pass**
- A39 Williton by-pass**

### **POLICY T/2: Traffic Management and Calming**

**Traffic calming measures will be promoted by the District Council and support given to their implementation where they are considered to provide an appropriate solution to identified traffic problems.**

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

## **(WRITTEN STATEMENT)**

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### **POLICY T/3: Transport Requirements of New Development**

**New roads and improvement schemes should be designed to minimise their environmental impact. As far as the Local Planning Authority's powers permit, planning permission will only be permitted where the proposal:-**

- i) is of a design which both minimises the environmental impact and also the risk of accidents.**
- ii) has no adverse effects on the character of sensitive or distinctive landscapes, townscapes and areas of acknowledged historic or wildlife interest.**
- iii) uses materials and street furniture sympathetic to the locality.**
- iv) includes indigenous landscaping schemes to integrate into the surrounding area.**
- v) makes appropriate provision for pedestrians, cyclists the mobility impaired and for access to public transport.**
- vi) minimizes the impact on the environment through mitigation and compensation measures where necessary; and**

**conforms with national and county council design standards.**

### **POLICY T/4: Private Signs and Directional Advertisements**

**Private advance signs and directional advertisements will be permitted unless:**

- i) They intrude upon or harm views to and from the countryside, conservation areas, listed buildings, scheduled monuments or landmarks.**
- ii) They are unduly prominent or create visual clutter when viewed with any existing signs,**
- iii) They are prejudicial to public safety.**

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

## **(WRITTEN STATEMENT)**

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### **POLICY T/5: Loss of Public Car Parking Provision**

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

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

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

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

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

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

### **POLICY T/7: Non-Residential Development Car Parking**

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

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

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

## **(WRITTEN STATEMENT)**

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### **POLICY T/8: Residential Car Parking**

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

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

### **POLICY T/9: Existing Footpaths**

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

### **POLICY T/10: Non-Car Accessibility**

**Development will only be permitted if the design makes adequate and safe provision for access by foot, cycle, public transport and vehicles as appropriate to the scale of the development and in accordance with National and County Council Design Standards; and in all cases the development shall not be brought into use before the completion of any related transport infrastructure.**

### **POLICY T/11: Cycling**

**The Local Planning Authority will seek to encourage the development of safer cycling along the A39 and A358 which link residential areas, education, employment sites and recreational facilities. Non-residential developments will make provision for secure and covered bicycle parking to meet County Council Design Standards.**

### **POLICY T/12: West Somerset Railway**

**The Local Planning Authority will protect the track bed of the West Somerset Railway from any development other than that of associated facilities.**

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

## **(WRITTEN STATEMENT)**

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### **POLICY T/13: Bus Facilities and Infrastructure**

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

### **POLICY T/14: Harbour Facilities at Minehead and Watchet**

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

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

### **POLICY T/15: Transport Infrastructure and Developer Contributions**

**The Local Planning Authority will allow the development of land allocated as such in the Local Plan provided that:-**

- i) The development authorised shall not be brought into use or occupied before any transport improvements identified as necessary to serve it (including such features as public transport links, cycle tracks or footpaths) shall have been completed, or**
- ii) Such works constitute an integral part of the development.**

**In such cases the Local Planning Authority will ensure the sequence of the provision of access infrastructure and the coming into use of the related development by means of either an appropriate planning condition or by seeking a planning obligation.**

# WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006

## (WRITTEN STATEMENT)

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### HOUSING

#### **POLICY H/1: Housing Land Allocations**

The following sites, which are defined on the Proposals Map, are allocated for residential development:

<b>Site Number</b>	<b>Location</b>	<b>Number of Units</b>
2	Seaward Way, Minehead	36
3	Rear of North Street, Williton	20
5	St. Audries Close east, Stogursey	45
7	Higher Marsh Farm, Dunster Marsh	40
<b>TOTAL</b>		<b>141</b>

#### **POLICY H/2: Agricultural and Forestry Workers Accommodation**

Dwellings for agricultural or forestry workers will only be permitted outside the limits of settlements where:

- i) there is a proven need for the dwelling on the holding.
- ii) the design and materials of the dwelling and associated ancillary activities are in keeping with the local vernacular and the rural character of the area.
- iii) the siting of the dwelling minimises impact on the surrounding landscape;
- iv) an appropriate landscaping scheme is proposed.
- v) they are of a size commensurate with the established functional requirement of the holding.

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

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

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

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

## **(WRITTEN STATEMENT)**

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### **POLICY H/4: Affordable Housing**

**Based on the level of identified housing need of the area, affordable housing will be sought on development sites as follows:-**

- In Minehead on any development of 15\* or more dwellings or 0.5 ha or more;**
- in Watchet and Williton on any development of 5\* or more dwellings or any residential site of 0.2 ha or more;**
- In Brushford, Carhampton, Crowcombe, Dunster Marsh, Kilve, Stogumber, Stogursey and Washford on any residential development of 2\* or more dwellings or 0.1 ha or more.**

**The following requirements will be taken into account in assessing proposals:-**

- i) Site suitability in terms of proximity to local services and facilities and access to public transport;**
- ii) Particular costs associated with the development of the site;**
- iii) The need to realise other planning objectives that should be given priority in the development of the area;**
- iv) The number and type of outstanding planning permissions within the area.**

**\*(Developers are not precluded from providing affordable housing on sites below this site threshold).**

### **POLICY H/5: Affordable Housing on Rural Exception Sites**

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

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

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

## **(WRITTEN STATEMENT)**

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

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

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

### **POLICY H/7: New Protected Buildings**

**New protected buildings will be permitted provided that they are at an acceptable distance from existing livestock units, slurry lagoons, or tanks which could cause unavoidable odour or noise nuisance.**

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

## **(WRITTEN STATEMENT)**

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### **POLICY H/8: Gypsy and Travellers Non-Permanent Accommodation**

The use of land by gypsies and other travellers for the stationing of caravans, mobile homes or other non-permanent forms of accommodation will be permitted provided it satisfies the following criteria:

- i) The proposal would meet an identified need for travellers residing in or passing through the Plan Area.
- ii) The proposal would not be unacceptably visually intrusive in the landscape, and incorporates landscaping provisions to enhance the screening of the site.
- iii) The proposal is well related to existing community, social, educational and other facilities.
- iv) Adequate provision is made for vehicular access, manoeuvring and parking.
- v) There is minimal adverse effect on the amenities of neighbouring land-uses.
- vi) The proposed site contains the following facilities: a refuse collection point, access to a drinking water supply and a satisfactory means of sewage disposal management.

Sites will not be permitted in the Quantock Hills Area of Outstanding Natural Beauty, Sites of Special Scientific Interest or other nationally designated sites.

## **SPORTS, RECREATION AND THE ARTS**

### **POLICY R/1: Formal Sports Facilities**

The Local Planning Authority will permit the development of existing and new formal sports facilities provided they:-

- (i) are of a size and scale appropriate to its setting
- (ii) do not significantly affect the amenity of neighbouring properties;
- (iii) are well located in relation to the highway and offer safe and convenient access by bus, cycle or on foot;
- (iv) allow for suitable access and parking facilities.

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

## **(WRITTEN STATEMENT)**

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### **POLICY R/2: Dual-Use Facilities**

The Local Planning Authority will permit development that provides for the dual use of educational establishments, village halls and other facilities for recreational purposes, provided they are not intrusive in terms of scale, noise, traffic generation or have an unacceptably adverse effect on the local community.

### **POLICY R/3: Outdoor Play-Space**

Development of areas of outdoor playing space as shown on the Proposal Map will only be permitted for recreation or sports facilities associated with the playing space, provided that an equivalent and equally convenient area is laid out and made available by the applicant for the same open space purpose.

### **POLICY R/4: Playing Pitch Improvements**

The development of a playing pitch or extensions or improvements to existing facilities will be permitted where:

- (i) The development is located within or adjacent to an existing settlement;**
- (ii) A degree of use of the provision by the wider community is secured; and,**
- (iii) It would not be visually intrusive.**

When the development is located outside development limits only small-scale buildings and hard-surfaced areas ancillary to the primary open recreational use of the land will be permitted.

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

## **(WRITTEN STATEMENT)**

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### **POLICY R/5: Public Open Space and Large Developments**

**Public open space will be sought in residential developments for 25 dwellings or more in the ratio of one hectare per 173 dwellings or part thereof.**

**Having regard to the type of dwellings, the location and size of scheme, extent of existing provision in the locality, this open space can include the following elements:**

- (i) Amenity and informal areas - to include well lit space with seating and surfacing to meet the particular needs of the elderly and disabled;**
- (ii) Children's play space - fenced, with play equipment suitable for pre and early school children and safe surfacing. Play areas should be separated from other facilities for older children and away from situations where they may be subject to potential abuse and vandalism;**
- (iii) Sports playing field - to include playing fields for organised sports where the scale of development is sufficiently large to justify provision.**

**Open space must be well related and easily accessible to the dwellings, served by good quality pedestrian and cycle routes, and provide clear access to service and emergency vehicles.**

**Where it is necessary conditions and/or agreements attached to planning permissions will set out measures to ensure an adequate provision.**

**Agreements may include contributions towards the provision of or improvement to open space elsewhere when this would be in the public interest.**

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

## **(WRITTEN STATEMENT)**

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### **POLICY R/6: Public Open Space and Small Developments**

Having regard to the types of dwelling, the location and size of the scheme, extent of existing provision in the locality, open space will be sought to the amount of, pro rata, 1 hectare per 173 dwellings or part thereof for residential development for less than 25 dwellings. Open space can include the following elements:-

- (i) Amenity and informal areas - to include well lit space with seating and servicing to meet the particular needs of the elderly and disabled.**
- (ii) Children's play space - fenced, with play equipment suitable for pre and early school children and safe surfacing. Play areas should be separated from other facilities for older children and away from situations where they may be subject to potential abuse and vandalism.**

Open space must be well related and easily accessible to the dwellings, served by good quality pedestrian and cycle routes, and provide clear access to service and emergency vehicles.

Where it is necessary conditions and/or agreements attached to planning permissions will set out measures to ensure an adequate provision.

Agreements may include contributions towards the provision of or improvement to facilities elsewhere when it is impossible to make provision on site.

### **POLICY R/7: Amenity Open Space**

Development of land identified on the Settlement Inset Maps as important Amenity Open Space will only be permitted where:

- (i) Development within such areas would provide facilities which would enhance informal recreation provision of the site; or**
- (ii) Development of the site would provide a positive social or economic development which would outweigh the loss of the Open Space; or**
- (iii) Development would provide a suitable equivalent and equally convenient area laid out and made available by the applicant for the same Open Space purpose and in all cases.**

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

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

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### **POLICY R/8: Allotments**

Proposals which would result in the partial or complete loss of allotments will only be permitted if suitable alternative allotment provision of equal or greater community benefit is to be provided and made available prior to the commencement of development.

### **POLICY R/9: Water Sports**

Development of mooring and launching facilities in coastal or inland water locations will be permitted where the proposal, including ancillary facilities and access arrangements, does not have an adverse affect on landscape, wildlife or nature conservation interests and on flooding, water quality and navigational regimes.

### **POLICY R/10: Equestrian Establishments**

Development proposals for horse riding establishments and private stables will be permitted where:

- (i) For riding establishments they are compatible with Policies relating to landscape conservation and will not adversely affect nature conservation interests,
- (ii) Activities will not adversely affect highway safety and facilities will be well sited in relation to the bridleway network,
- (iii) The reuse of existing buildings, where appropriate, have been assessed in preference to new building,
- (iv) There will be adequate land within the curtilage of the site for stabling, grazing and exercising of horses,
- (v) The siting, scale, design and materials of any new buildings will have regard to their rural setting and will not result in a unacceptable proliferation of buildings in one locality,
- (vi) The provision of adequate land for the safe storage and disposal of animal waste exists.

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

## **(WRITTEN STATEMENT)**

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### **POLICY R/11: Golf Courses and Driving Ranges**

**Development proposals for golf courses and driving ranges will be permitted provided that:**

- (i) The development will not harm the landscape and character of Exmoor National Park, The Quantock Hills AONB or wider countryside;**
- (ii) Traffic generated by users will not have an unacceptable impact on the local environment nor be detrimental to highway safety;**
- (iii) The development is accessible by a choice of means of transport;**
- (iv) Existing buildings will be incorporated into the design of the proposal, and new buildings will be built of a scale and design compatible to their rural setting;**
- (v) Any built development will be restricted to facilities that are essential or ancillary to the golf course;**
- (vi) The development will not have an adverse affect on wildlife or nature conservation interests;**
- (vii) The development will not involve the loss of best and most versatile agricultural land subject to the provisions of Policy A/2;**
- (viii) The proposals will not interfere with public rights of way.**

***\* A legal agreement will be sought to ensure that the first 9 holes are constructed and in use prior to the occupation of the clubhouse.***

### **POLICY R/12: Informal Recreation Facilities**

**Development proposals which would facilitate and enhance informal recreational activities and access related to the enjoyment and interpretation of the countryside will be permitted where they would:-**

- (i) Be integrated with the Public Rights of Way system or public transport network;**
- (ii) Not adversely affect the character of the area; and**
- (iii) Not be likely to have an adverse affect on other land uses in the vicinity.**

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

## **(WRITTEN STATEMENT)**

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### **POLICY R/13: Provision of Art in New Development**

The Local Planning Authority will seek the provision of new works of art, craft and decoration in major development and improvement schemes, where appropriate.

## **ACCESS FOR PEOPLE WITH DISABILITIES**

### **POLICY AD/1: Access for Disabled People**

Development to which the public would reasonably expect to have access will only be permitted if provision is made in the design for safe and convenient access for all, including people with disabilities.

## **POLLUTION CONTROL**

### **POLICY PC/1: Air Pollution**

Developments that generate atmospheric emissions which would cause harm or offence to human health, senses or property will not be permitted and where such uses exist the local planning authority will not permit sensitive other uses within a reasonable distance of such uses.

### **POLICY PC/2: Noise Pollution**

Proposals for developments involving potential noise nuisance to existing occupiers of land or buildings will only be permitted when measures to minimise the impact of noise likely to be generated are incorporated as part of the development.

### **POLICY PC/3: Noise Sensitive Developments**

Proposals for noise-sensitive developments, typically housing, hospitals and schools, will not be permitted where:

- (i) an unacceptable level of nuisance arises from existing sources of noise (eg from road traffic, railways, aerodromes, industrial and commercial developments, recreational and sporting activities)
- (ii) there is potential for an unacceptable level of nuisance by the increase in the existing level of noise.

Unless appropriate noise mitigation measures are incorporated in the design of the development.

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

## **(WRITTEN STATEMENT)**

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### **POLICY PC/4: Contaminated Land**

All development proposals on or in proximity to land known to be, or which maybe, contaminated will include measures designed to prevent an acceptable risk to public health and the environment.

## **TELECOMMUNICATIONS**

### **POLICY TC/1: Telecommunications Development**

Proposals for telecommunications development will be permitted where:

- (i) there will be no serious adverse effect on the character and appearance of the area,**
- (ii) it can be demonstrated that, as is required by the requirements of the licensing regime, the applicant has investigated the possibilities of sharing an existing radio site,**
- (iii) the proposal would not detract from the character or setting of a conservation area, listed building or historic park or garden, and**
- (iv) there would be no adverse impact on residential amenity.**

Within the Quantock Hills Area of Outstanding Natural Beauty, proposals for telecommunications development will only be acceptable where they would provide an essential link in a national network and where it can be shown that no alternative site exists. In such cases measures will be required to minimise any adverse impact.

Planning permission will include a condition that the apparatus and structure shall be removed from the land as soon as it is reasonably practical after it is no longer required for telecommunication purposes for a code system operator, and the land restored to its condition before the development took place.

### **POLICY TC/2: Impact of Telecommunications Apparatus on Amenity**

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

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

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### **OVERHEAD SERVICE LINES**

#### **POLICY UN/1: New Overhead Service Lines**

In considering proposals for new overhead service lines the Local Planning Authority will seek to minimise their impact on the landscape and will resist routes in the countryside, particularly in the Quantock Hills Area of Outstanding Natural Beauty unless there is no reasonable alternative.

Where no alternative exists, the lines should not intrude upon open skylines and be located parallel and adjacent to field boundaries or other physical features.

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

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

### **COMMUNITY FACILITIES & PLANNING OBLIGATIONS**

#### **POLICY PO/1: Planning Obligations**

The Local Planning Authority in determining planning applications for significant forms of residential, commercial or industrial development may seek to negotiate appropriate planning obligations with developers to provide or contribute to infrastructure or community facilities directly related to the proposed development and commensurate with the development proposals.

### **ENERGY – RENEWABLES**

#### **POLICY EN/1: Wind Turbines in the Quantock Hills AONB**

Proposals for the development of wind turbines within the Quantock Hills AONB will be permitted only where they would not have an unacceptable effect on:

- (i) the landscape (including the skyline) of the designated area;
- (ii) the amenities of nearby residents; and
- (iii) that they satisfy the requirements of criteria (iii), (iv) and (vi) of Policy EN/2.

# WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006

## (WRITTEN STATEMENT)

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### POLICY EN/2: Wind Turbines Outside the Quantock Hills AONB

Proposals for the development of wind turbines, groups of turbines or wind farms outside the Quantock Hills Area of Outstanding Natural Beauty will be permitted provided that:

- (i) There will be no serious effect on the intrinsic landscape character of the area;
- (ii) They have no adverse impact on the amenities of neighbouring occupiers by reason of noise emission, visual dominance, shadow flicker or reflected light;
- (iii) They do not create an unacceptable electro-magnetic disturbance to any existing transmitting or receiving systems;
- (iv) Highway safety during construction or operation including through driver distraction is not prejudiced;
- (v) There would be no harm to the natural beauty, character and special qualities of the adjacent National Park or AONB; and
- (vi) Measures to ensure the removal of installations, should they cease to operate, and the restoration of the site can be secured through the use of a Planning Obligation.

### POLICY EN/3: Small Scale Wind Turbine Development

Development proposals for small scale, individual turbines serving single dwellings or groups of properties will be permitted in or adjacent to an existing complex of buildings which would have no appreciable impact on the distinctive character of the landscape and meet the requirements of items (ii), (iii) and (iv) of Policy EN/2.

# WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006

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### POLICY EN/4: Other Renewable Energy Developments

In considering proposals for the generation of energy from other renewable energy sources, the Local Planning Authority will balance the advantages of the development of renewable energy against the impact on the environment in which the proposal is located.

Development will be permitted where:

- (i) There will be no serious effect on landscape character, townscape or nature conservation interests;
- (ii) The proposal has no adverse impact on the amenity of the area in respect of noise, odour, in visual terms or due to traffic generation;
- (iii) The approach roads and access to the site are adequate; and
- (iv) Measures to insure the removal of installations, should they cease to operate, and the restoration of the site can be secured through the use of a Planning Obligation.

Particular care will be taken in assessing proposals in or effecting The Quantock Hills Area of Outstanding Natural Beauty or Exmoor National Park. Proposals that significantly affect Sites of Special Scientific Interest will be subject to special scrutiny.

## ENERGY – NUCLEAR

### POLICY EN/5: Nuclear Energy Developments

The Local Planning Authority will resist the development of further nuclear power generation capacity at Hinkley Point, over and above that already approved.

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

## **(WRITTEN STATEMENT)**

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### **SETTLEMENTS**

#### **Brushford**

##### **POLICY BRU/1: Important Amenity Area**

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

#### **Carhampton**

##### **POLICY CAR/1: Important Amenity Areas**

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

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

#### **Crowcombe**

##### **POLICY CRO/1: Extension to Cemetery**

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

# **WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006**

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### **Dunster Marsh**

#### **POLICY DM/1: Mixed-Use Development**

**Residential development at Higher Marsh Farm, Dunster Marsh, will be permitted subject to the following requirements:**

- (i) The design and layout of the development will observe the principles in Policy BD/2 and will provide for:-**
  - (a) Public house/village shop or other appropriate community facility;**
  - (b) a number of live/work units as a proportion of the open market housing secured by a Section 106 Planning Obligation;**
  - (c) a recreation field and picnic area on Land South of Marsh Lane; and,**
- (ii) The provision of related highway improvements including the provision of a footpath and cycle link along Marsh Lane to its junction with the A39 road.**

**In considering the wider community and infrastructure requirements for the development of Site 7 regard will be paid to Policies H/5, PO/1 and T/14.**

### **Minehead**

#### **POLICY MINE/1: Minehead Enterprise Park Enhancement**

**The Minehead Enterprise Park will be a priority area for an environmental improvement scheme in terms of existing sites including enhancement of estate roads, footpaths, car parks and other outside facilities.**

# WEST SOMERSET DISTRICT LOCAL PLAN – APRIL 2006

## (WRITTEN STATEMENT)

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

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

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

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

### **Old Cleeve**

#### **POLICY OC/1: Development at Cleeve Park**

Development in the form of further chalet provision or extensions to the living area of existing chalets at Cleeve Park will not be permitted.

### **Stogursey**

#### **POLICY SY/1: Residential Development, Land East of St. Audries Close**

The Local Planning Authority will permit residential development east of Park View and St Audries Close, Stogursey subject to the following requirements:-

- (i) the design and layout of the development site will be set against the principles established in Policy BD/2 and CA/1 and will make provision for highway junction improvements between Priory Hill, Church Street and Farrington Hill Lane

\* As shown on the Stogursey Settlement Inset Map

- (ii) provision of affordable housing will be sought in negotiation with developers

(When considering the wider community and physical infrastructure requirements for development of Site 5, regard will be given to Policies PO/1, H/4, R/4, T/14 and need for a burial ground, public car parking/toilets)

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### **POLICY SY/2: Community Facilities**

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

### **POLICY SY/3: Primary School Playing Field**

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

## **Watchet**

### **POLICY WAT/1: East Wharf Mixed-Use Development**

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

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

When considering the wider community and physical infrastructure requirements for development of the East Wharf, regard will be given to Policies PO/1 and T/14.

## **Withycombe**

### **POLICY WIT/1: Playground**

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