

# Stogumber Neighbourhood Plan

## Basic Conditions Statement

### 1. Submission by a qualifying body

1.1 Stogumber Neighbourhood Plan is the name of the Neighbourhood Plan for the Parish of Stogumber, West Somerset.

1.2 The Stogumber Neighbourhood Plan Area comprises Stogumber Parish, excluding that part of the Parish that is within Exmoor National Park. West Somerset Council consulted about this by public notice and the Neighbourhood Plan Area was confirmed in May 2014.

1.3 Stogumber Neighbourhood Plan has been prepared by Stogumber Parish Council, a qualifying body under section 38A(12) of the Planning and Compulsory Purchase Act 2004 (as inserted by paragraph 7 of the Localism Act 2011).

### 2. What is proposed

2.1 Stogumber Neighbourhood Plan relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

2.2 Stogumber Neighbourhood Plan covers the period 2017 to 2027.

### 3. Excluded development

3.1 Stogumber Neighbourhood Plan comments on quarrying and waste management, and Policy EN2 refers to land formerly used for mineral extraction, but the Plan contains no policies on these matters as they are for other statutory plans. However, these comments have been considered acceptable by Somerset County Council: for full details see '*Responses to the formal consultation 7 December 2015 to 29 January 2016 and amendments approved at the Parish Council meeting on 12 May 2016*'. The Plan does not deal with nationally significant infrastructure or any other matters set-out in Section 61K of the Town and Country Planning Act 1990.

3.2 One neighbourhood area. The proposed neighbourhood plan relates to the Parish of Stogumber (excluding that part of the Parish that is within Exmoor National Park) and no other neighbourhood. There are no other neighbourhood development plans in place within the Parish of Stogumber.

### 4. Appropriate regard for National Policy

Stogumber Neighbourhood Plan has been prepared with regard for the National Planning Policy Framework's core planning principles:

**4.1 Empowering local people:** Stogumber Neighbourhood Plan has been developed with extensive consultation with Stogumber residents, and it has been amended to take account of feedback from residents and other stakeholders. See the '*Consultation Statement*'.

**4.2 Enhancement:** Stogumber Neighbourhood Plan includes policies to protect and enhance the high quality of the social, economic, built and natural character of the Parish, which is important to the community. It includes policies which seek to safeguard and increase the viability of vital community facilities such as the school, village hall, pub, shop and post office. The Plan has policies to help rebalance the housing stock, so that there are more smaller and medium sized homes, to maintain a diverse community. The Plan has policies to encourage business and increase employment in the Parish, to provide local jobs for residents and reduce the need for commuting.

**4.3 Local character:** Stogumber greatly values the character of its landscape, village and hamlets, and the Plan seeks to safeguard these, not by preventing development, but by requiring that development protects and enhances local character.

**4.4 Low carbon future:** Stogumber Neighbourhood Plan includes policies to encourage renewable energy generation for existing homes and businesses, and for new developments. One of the objectives is to increase employment in the Parish, partly to reduce the need for carbon-based commuting.

**4.5 Mixed use development:** Stogumber Neighbourhood Plan supports work-live developments. It also does not designate any sites as exclusively for either residential or business use: mixed use is a possibility for any site.

**4.6 Conserve heritage assets:** Stogumber Neighbourhood Plan proposes no change in existing conservation areas and listed buildings, and requires that development should conserve or enhance the special architectural and historic appearance and character of the Conservation Area, and outside of the Conservation Area, should reflect or compliment the established local character and distinctiveness.

**4.7 Conservation:** Stogumber Neighbourhood Plan protects designated local geological and wildlife sites from development, and a policy is included to restrict development from using the best and most versatile agricultural land consistent with paragraph 112 of the NPPF.

**4.8 Sustainable transport:** policies are included in the Plan to concentrate development in the village of Stogumber, where basic facilities (school, village hall, pub, shop and post office) are within walking distance, and to require that development where developments entail changes to the highway, these changes do not compromise the use of local roads by pedestrians or cyclists.

4.9 Please see the attached appendix for details of how the Stogumber Neighbourhood Plan policies map against the NPPF.

## **5. Contribute to the Achievement of Sustainable Development**

5.1 Stogumber Neighbourhood Plan aims to for a level of development that will preserve the essential services currently available in the village, so that the community retains, and if possible, increases its self-sustainability. However, the level of the development proposed will not stretch available resources, in particular the road network, beyond its capacity to expand. In order to achieve this, the Plan proposes a level of residential development ??% higher than the emerging West Somerset Local Plan.

5.2 Stogumber Neighbourhood Plan seeks to generate a wider range of house sizes in new developments, to help rebalance the housing stock which currently has a preponderance of four and five bedroom houses at one end, and social rented houses at the other. A sustainable community needs to attract a retain people from across the whole of the social and economic spectrum.

5.3 Stogumber Neighbourhood Plan includes a policy that seeks to prevent, within the constraints of permitted development rules, the loss of the pub and shop, as these services are vital to the sustainability of the community.

5.4 Stogumber Neighbourhood Plan encourages creation and growth of businesses in the Parish, to increase the proportion of residents who can work where they live, making the settlement more sustainable.

## **6. Conformity with Strategic Local Policy.**

6.1 Stogumber Neighbourhood Plan has been drafted to be in general conformity with the emerging West Somerset Local Plan. The attached appendix sets out how the Stogumber Neighbourhood Plan maps against the West Somerset Local Plan.

6.2 Stogumber Parish Council and West Somerset Council have identified two elements of Policy C3 Housing Delivery (one of which also occurs in **Policy EN2 Location of Development**) in the Stogumber Neighbourhood Plan where we jointly invite the independent Examiner to determine how much divergence is possible within *general* conformity. Please see the Appendix for more details.

## **7. Compatibility with EU Obligations.**

7.1 A Strategic Environmental Assessment (SEA) Screening Exercise on the draft Plan was commissioned by West Somerset Council and initially concluded that an SEA was required, due to the inclusion of a policy to enable a small village car park to be created. That policy has been deleted (because planning permission for the car park has now been granted by West Somerset Council) and the Plan now refers only to the creation of parking as required in respect of new developments. Therefore the assumption is that an SEA will not be required, but West Somerset Council have said that they will arrange for the Plan to be re-screened.

7.2 The Plan contains no proposals that impact on the rights and freedoms guaranteed under the European Convention on Human Rights and the Human Rights Act 1998.

## **8. Stogumber Neighbourhood Plan and supporting documents**

- Stogumber Neighbourhood Plan 2017 to 2027  
Draft amended following 1st formal consultation December 2015 - January 2016
- Stogumber Parish Survey 2011 - summary of results
- Survey on purchase of Beacon Field
- Statement of Needs and Wishes - survey on 1<sup>st</sup> draft [this includes the text of the 1<sup>st</sup> draft]
- Statement of Needs and Wishes - results of survey on 1<sup>st</sup> draft
- Statement of Needs and Wishes - revised after survey
- Neighbourhood Plan Area
- Public Consultation 2014 - responses [this includes the text of the draft Plan at that point]
- Formal Consultation consultees list
- Formal Consultation - responses and amendments
- Consultation Statement
- Basic Conditions Statement
- Basic Conditions Statement - Appendix

## Stogumber Neighbourhood Plan - Basic Conditions Statement - Appendix

### Table of General Conformity to the Local Plan and Regard to the National Planning Policy Framework

As noted in 6.2 of the Basic Conditions Statement, there are two elements of *Policy C3 Housing Delivery* (one of which also occurs in *Policy EN2 Location of Development*) where Stogumber Parish Council and West Somerset Council jointly invite the independent Examiner to determine how much divergence is possible within general conformity. These questions of conformity are shown shaded as here.

The full text of the comments from West Somerset Council (and other consultees) on the draft Plan, and Stogumber Parish Council's consideration of these comments, can be found in 'Stogumber Neighbourhood Plan - Responses to the formal consultation 7 December 2015 to 29 January 2016 and amendments approved at the Parish Council meeting on 12 May 2016'.

Stogumber Neighbourhood Plan 2017 to 2027 Title and brief summary of the policies	General Conformity with the West Somerset Local Plan to 2032 Title of the sections in the Local Plan which are relevant to the individual policies in the Stogumber Neighbourhood Plan	Regard to the National Planning Policy Framework
<p><b>O1 Overall Objectives of Development</b></p> <p>New development expected to:</p> <ul style="list-style-type: none"> <li>&gt; meet local economic and social needs in order to maintain vitality, diversity and inclusivity</li> <li>&gt; create opportunities for the local community and economy</li> <li>&gt; make the most of - and protect - landscape and built character</li> </ul>	<p><b>Section 4.0 The key issues identified in the plan preparation process and Section 6.0 Strategic objectives for West Somerset ...</b></p> <p>The objectives in Policy O1 of the Stogumber Neighbourhood Plan all reflect matters identified in</p> <p><b>Section 4.0 of the Local Plan:</b></p> <p>“Providing appropriate facilities for older people ... particularly appropriate housing provision.”</p> <p>“Providing an appropriate level of facilities for young people.”</p> <p>“Increasing the amount of, and broadening the variety of employment...”</p> <p>“Protecting the landscape and built heritage of West Somerset.”</p> <p><b>Section 6.0 of the Local Plan:</b></p> <p>“Create an aspirational, enterprising and entrepreneurial culture within West Somerset.”</p> <p>“Conserve and enhance the character of historic settlements, buildings and landscapes.”</p> <p>“Deliver high quality design in new development which will contribute to gthe area’s heritage in a positive way.”</p>	
<p><b>EN1 Local Environment</b></p> <p>New development expected to maintain or enhance landscape and / or built character</p>	<p><b>Policy NH1 Historic Environment and Policy NH2 Landscape Character Protection</b></p> <p>Policy EN1 of the Stogumber Neighbourhood Plan generally conforms with</p> <p><b>Policy NH1 of the Local Plan:</b></p> <p>“Proposals for development should sustain and/or enhance the historic rural ... heritage ...”</p> <p>“Proposals will be supported where the historic environment and heritage assets and their settings are sustained and/or enhanced ...”</p> <p>“Elements of the historic environment which contribute towards the unique identity of areas and help create a sense of place will be sustained and, where possible, enhanced.”</p> <p><b>Policy NH2 of the Local Plan:</b></p> <p>“Within the identified Landscape Character Areas ... [Stogumber is in Area 2] ... development should be located and designed in such a way as to minimise adverse impact on the quality and integrity of that Local Landscape Character Area.”</p>	
<p><b>EN2 Location of Development</b></p> <p>Preferred locations are previously developed sites within and immediately adjacent to the existing extent of Stogumber and the three identified hamlets</p> <p>Previously developed sites definition is wider than NPPF</p> <p>Greenfield sites in exceptional circumstances</p>	<p><b>Policy SC1 Hierarchy of Settlements, Policy SD1 Presumption in Favour of Sustainable Development and Policy NH5 Protection of the Best and Most Versatile Agricultural Land</b></p> <p>Where it prefers development within and adjacent to the village of Stogumber, Policy EN2 of the Stogumber Neighbourhood Plan generally conforms with Policy SC1 of the Local Plan:</p> <p>“Limited development in the Primary Villages of ... Stogumber ... will be permitted where it can be demonstrated that it will contribute to wider sustainability benefits for the area.”</p> <p>“The Taylor Report concluded that development in village communities was an appropriate way of addressing the need to retain vital communities in rural areas, without which rural populations will become increasingly reliant on urban areas for their services.” (Justification: referenced to Taylor, M; Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing; Communities and Local Government Publications; 2008; ISBN 978 1 4098 0328 7.)</p> <p>The reason development in Stogumber village is sought is in order to increase the viability of the essential services in the village, without which the whole village would be less sustainable economically, educationally and socially, with residents compelled to drive (there is no bus service) to larger settlements for services which are currently available in the village.</p> <p><b>QUESTION OF CONFORMITY: DEVELOPOMENT IN 3 IDENTIFIED HAMLETS</b></p> <p>This question is considered in <i>C3 Housing Delivery</i> below.</p> <p>The Local Plan does not appear to include policies that explicitly prefer development on previously developed land or give lower preference to greenfield development. However, there are policies that seek sustainable development (Policy SD1 of the Local Plan) and discourage development on some types of agricultural land (Policy NH5 of the Local Plan). Policy EN2 of the Stogumber Neighbourhood Plan generally conforms - whilst being more specific - with these.</p>	

<p><b>EN3 Setting of Stogumber</b> Development within and immediately adjacent to the village must maintain or enhance the settling of the village</p>	<p><b>Policy NH1 Historic Environment, Policy NH2 Landscape Character Protection and Policy NH10 Securing High Standards by Design</b> Policy EN3 of the Stogumber Neighbourhood Plan generally conforms with <i>Policy NH1 of the Local Plan:</i> “Proposals for development should sustain and/or enhance the historic rural ... heritage ...” “Proposals will be supported where the historic environment and heritage assets and their settings are sustained and/or enhanced ...” “Elements of the historic environment which contribute towards the unique identity of areas and help create a sense of place will be sustained and, where possible, enhanced.” <i>Policy NH2 of the Local Plan:</i> “Within the identified Landscape Character Areas ... [Stogumber is in Area 2] ... development should be located and designed in such a way as to minimise adverse impact on the quality and integrity of that Local Landscape Character Area.” <i>Policy NH10 of the Local Plan:</i> “New development will be expected to meet the highest standards of design ...” “... the detailed design responds positively to its neighbours and the local context.” “The proposal makes a positive contribution to the local environment ...” “The landscape proposals have been developed to enhance both the natural and built environment ...”</p>	
<p><b>EN4 Larger Development Sites</b> Sites of over 10 houses or 0.5ha in area: All relevant policies of this Plan still apply In addition, the ability for such sites to bring proportionally greater benefit to the community and local economy may justify increased overall levels of development in the Parish</p>	<p><b>Policy SD1 Presumption in Favour of Sustainable Development</b> Given that the Local Plan encompasses settlements such as Minehead, Watchet and Williton, it is not surprising that it does not define a development of 11 houses as ‘large’ although such a number would be large in Stogumber. Nevertheless, Policy EN4 of Stogumber Neighbourhood Plan generally conforms with Policy SD1 of the Local Plan in that it considers that larger developments can bring greater community and economic benefits.</p>	
<p><b>EN5 Design &amp; Appearance of Development</b> New development should: Make a positive contribution through design and materials Conserve or enhance the Conservation Area. Reflect or compliment the established character and distinctiveness Retain established native trees and hedgerows and new native trees and hedges should be planted where necessary Enable efficient collection of waste and recycling</p>	<p><b>Policy NH1 Historic Environment, Policy NH2 Landscape Character Protection and Policy NH10 Securing High Standards by Design</b> Policy EN5 of the Stogumber Neighbourhood Plan generally conforms with <i>Policy NH1 of the Local Plan:</i> “Proposals for development should safeguard and/or enhance the built and archaeological heritage...” <i>Policy NH2 of the Local Plan:</i> “Within the identified Landscape Character Areas ... [Stogumber is in Area 2] ... development should be located and designed in such a way as to minimise adverse impact on the quality and integrity of that Local Landscape Character Area.” <i>Policy NH10 of the Local Plan:</i> “New development will be expected to meet the highest standards of design ...” “... the detailed design responds positively to its neighbours and the local context.” “The proposal makes a positive contribution to the local environment ...” “The landscape proposals have been developed to enhance both the natural and built environment ...”</p>	
<p><b>EN6 Flood Risk</b> Sites with locally-specific flood risks identified Development not supported in flood zones 2 and 3 nor in locations at risk from surface water flooding Development not supported if it would increase the risk of flooding of homes or businesses at other locations</p>	<p><b>Policy CC2 Flood Risk Management</b> Policy EN6 of the Stogumber Neighbourhood Plan generally conforms to Policy CC2 of the Local Plan: “Development proposals should be located and designed so as to mitigate against, and to avoid increased flood risk elsewhere ...” Stogumber is fortunate that, compared to some other settlements in West Somerset, most of the land within and adjacent to Stogumber village and the three identified hamlets is not at risk of flooding. Following the advice given by the Environment Agency (when responding to the formal consultation) Stogumber Neighbourhood Plan would therefore not permit development in flood zones 2 and 3, nor in locations at risk from surface water flooding. This is a more stringent than the Local Plan.</p>	
<p><b>EN7 Renewable Energy</b> Supports small-scale on-site renewable energy subject to no significant harmful impacts on landscape or built character; or residential and other neighbours’ amenity</p>	<p><b>CC1 Carbon Reduction Non-Wind Energy Generating Schemes</b> Policy EN7 of the Stogumber Neighbourhood Plan generally conforms with Policy CC1 of the Local Plan: “Energy generating development proposals will be supported where: they respect the local environment ..., respect the local historic environment and the significance of any designated ... heritage assets ..., respect the positive economic and social characteristics of communities affected ..., and, adequate measures are taken to mitigate the cultural, economic, environmental and social impact ... on the communities affected ...”</p>	

<p><b>EN8 Transport &amp; Development</b></p> <p>Supports development that would reduce travel out of Parish for employment, services and facilities.</p> <p>Development involving highway works supported provided these not have significant harmful impacts on landscape and built character, nor compromise use of local roads by pedestrians or cyclists</p>	<p><b>TR2 Reducing Reliance on the Private Car</b></p> <p>As stated in the Local Plan: “It is recognised that in planning for the continuing health of the District’s rural settlements opportunities for the use of modes other than the private car are very limited.” (TR2 Justification). Therefore, whilst further development in Stogumber will increase use of the private car, this is justified by the need to maintain the viability of the village’s services. Indeed, if these services were lost, use of the private car by Stogumber residents would increase significantly.</p> <p>Nevertheless, in directly almost all development to Stogumber village, new residents and businesses will be within walking distance of the school, pub, shop and post office. And increasing employment opportunities within the Parish, the need for residents to commute beyond the Parish will be reduced.</p> <p>There are three hamlets identified very small amount of development (up to five houses in all, over 10 years); Lower Vellow and Capton are within reasonable walking distance of the frequent bus service along the A358 serving Minehead, Williton, Watchet and Taunton, and within reasonable cycling distance of Williton. Kingswood is within easy walking distance of Stogumber village.</p> <p>Overall, Policies EN2 and EN8 of Stogumber Neighbourhood Plan reflect the balance sought by the Local Plan and Policy TR2 in particular, between sustainable transport and viable rural communities:</p>	
<p><b>C1 Local Community</b></p> <p>New development to maintain or enhance the strength of local community, particularly self-sufficiency.</p> <p>Support development which increases number of young families or improves support and services for older people</p> <p>Development should not result in the loss of facilities, services etc</p>	<p><b>SC1 Hierarchy of Settlements and Policy SC5B Safeguarding of Village Facilities</b></p> <p>Policy C1 of the Stogumber Neighbourhood Plan generally conforms with Policy SC1 of the Local Plan:</p> <p>“Limited development in the Primary Villages: ... Stogumber ... , will be permitted where it can be demonstrated that it will contribute to wider sustainability benefits for the area.”</p> <p>The reason why Stogumber Neighbourhood Plan seeks a higher level of development than envisaged by the Local Plan is because it still retains a pub, school, (commercially-run) shop and post office, and it must increase the viability of these through additional development, because if any of these services were lost, Stogumber as a community would be less sustainable, in that all residents would then have to travel (almost entirely by private car as there is no bus) to access the service(s) lost. In other words, the disadvantage in generating (through additional development) some additional travel outside the Parish (to access those services not present) will be outweighed by the advantage that all the current residents and business can continue to access the essential services that are present.</p> <p>Furthermore, there are residents who do not have access (through infirmity or inaffordability) to a car are of course much more dependent on the essential services available in the village.</p> <p>Policy C1 of the Stogumber Neighbourhood Plan also generally conforms to Policy SC5B of the Local Plan:</p> <p>“Development resulting in the loss of community facilities such as public houses and shops where these are the last such facilities in, or serving a settlement, will be resisted ...”</p> <p>Stogumber only has one pub, shop and post office.</p>	
<p><b>C2 Housing Sites</b></p> <p>Layout and density to reflect or complement the built character, and assist physical and social integration and connectivity</p> <p>House sizes and tenures should be well mixed</p> <p>Density should not be reduced to circumvent the affordable housing requirements</p>	<p><b>NH10 Securing High Standards of Design and SC3 Appropriate Mix of Housing Types and Tenures</b></p> <p>Policy C2 of the Stogumber Neighbourhood Plan generally conforms with</p> <p><b>Policy NH10 of the Local Plan:</b></p> <p>“... the design responds positively to its neighbours and the local context.”</p> <p>“The public realm has been designed to ensure that it is attractive, safe, accessible and well connected to its surroundings ...”</p> <p><b>Policy SC3 of the Local Plan:</b></p> <p>“Residential and mixed development proposals should provide a mix of houses sizes, tenures and types to meet the demonstrated needs of the area’s communities.”</p>	

<p><b>C3 Housing Delivery</b></p> <p>14 additional dwellings in Stogumber village</p> <p>5 additional dwellings spread across the 3 identified hamlets (see also EN2 Location of Development)</p> <p>For proposals for three dwellings or more, one in every three be local needs affordable, provided on the same site. Exceptionally provision on separate sites within Parish may be combined to assist feasibility and viability and it may be possible to justify that the affordable units are not provided on the same site.</p>	<p><b>SC1 Hierarchy of Settlements</b></p> <p>The Local Plan sets a limit of about 10% growth in the Primary Villages (of which one is Stogumber).</p> <p>The 14 new dwellings proposed in the Neighbourhood Plan would be an increase of 8.5% on the figure of 164 dwellings in Stogumber village given in the Local Plan. As the Neighbourhood Plan period will end 5 years before the Local Plan period, it is perfectly possible (whether or not a new Neighbourhood Plan is made) that a lower in rate of growth in the latter period will bring Stogumber back to the limit set in the Local Plan. However, if the higher rate of growth is maintained in the latter period, the NPPF permits neighbourhood plans to set a higher level of growth than the relevant local plan, and the disparity in this instance is not in any case excessive.</p> <p><b>QUESTION OF CONFORMITY: DEVELOPMENT IN 3 IDENTIFIED HAMLETS</b></p> <p><b>OC1 Open Countryside Development</b></p> <p>The Neighbourhood Plan sets the same criteria for development in the three identified hamlets as for development in the village (albeit an extremely low level of development) whereas the Local Plan sets tighter criteria for development in the hamlets, as these are classified as ‘open countryside’ in the Local Plan.</p> <p><b>View taken by Stogumber Parish Council</b></p> <p>Whilst there is this difference between the two Plans, Stogumber Parish Council suggests that this is acceptable because:</p> <ul style="list-style-type: none"> <li>• The three identified hamlets are true settlements with a distinct sense of place and are tangible communities: they are not truly ‘open countryside’.</li> <li>• The NPPF permits a neighbourhood plans to set a higher level of growth than is permitted under the relevant local plan.</li> <li>• National Planning Policy Guidance ‘Rural Housing, How should local authorities support sustainable rural communities?’ states that:  “Assessing housing need and allocating sites should be considered at a strategic level and through the Local Plan and/or neighbourhood plan process. However, all settlements can play a role in delivering sustainable development in rural areas - and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence. A neighbourhood plan can allocate additional sites to those in a Local Plan where this is supported by evidence to demonstrate need above that identified in the Local Plan and the plan proposal meets the basic conditions.”</li> </ul> <p><i>A note setting out the view taken by West Somerset Council will be attached</i></p> <p><b>QUESTION OF CONFORMITY: PROPORTION OF AFFORDABLE HOUSING</b></p> <p><b>SC4 Affordable Housing</b></p> <p>The Local Plan requires affordable housing provision of 35%.</p> <p><b>View taken by Stogumber Parish Council</b></p> <p>1 in 3 (33%) will work better for developments involving small numbers of dwellings. To achieve exactly 35% it would be necessary to build 20 houses, which is feasible in Minehead, Williton and Watchet, but it is unlikely that there will be developments of 20 (or 40 or 60 etc) houses in Stogumber. However, 33% can be achieved in developments of 3, 6, 9, 15, 18 (etc) houses. If a proportion of 35% were required, this would almost invariably result in commuted payments, and this would mean segregated provision of open-market and affordable housing, which would undermine community cohesion, and would require the purchase of a separate site, which could lead to building in a less suitable location, as has been recently seen in Crowcombe.</p> <p><i>A note setting out the view taken by West Somerset Council will be attached</i></p>	
<p><b>C4 Live-Work</b></p> <p>Live-work units will be supported, subject to:</p> <ul style="list-style-type: none"> <li>&gt; commercial floorspace exceeds domestic floorspace</li> <li>&gt; Not have significant harmful impacts on residential and other neighbours; nor on local roads in terms of vehicles visiting or parking</li> </ul> <p>Use controlled by a suitable conditions</p> <p>Live-work units included in the housing targets</p>	<p><b>EC6 Work/Live Developments, SC1 Development at Primary and Secondary Villages and EC1 Widening and Strengthening the Local Economy</b></p> <p>Policy C4 of the Stogumber Neighbourhood Plan generally conforms with</p> <p><b>Policy EC6 of the Local Plan</b></p> <p>“Proposals for work/live developments through new build or conversion of existing buildings will be supported where:</p> <ul style="list-style-type: none"> <li>• The employment element within each unit forms the majority of the gross floorspace of each unit,</li> <li>• The employment and residential elements are integrated with one another and cannot be separated or sold off as separate units and activities at a subsequent point in time,</li> <li>• [...]</li> </ul> <p><b>Policy SC1 Development at Primary and Secondary Villages</b></p> <p>“That a modest amount of new development can help to maintain the vitality of the larger villages, particularly if economic as well as residential development is provided, for example in the form of work-live units.” (Assumptions)</p> <p><b>EC1 Widening and Strengthening the Local Economy</b></p> <p>“[...] New development, re-development and conversion proposals for all types of employment generating activities will be encouraged. [...]”</p>	

<p><b>C5 Residential Institutions for Older and Disabled People</b> Supported, subject to no significant harmful impacts on residential and other neighbours; nor on local roads in terms of vehicles visiting or parking</p>	<p><b>4.1 Key Issues Identified during the Plan preparation process</b> Policy C5 of the Stogumber Neighbourhood Plan addresses one of the key issues identified in the Local Plan: “Providing appropriate facilities for the older people amongst the District’s population (relating particularly to appropriate housing provision)” There is no mention of ‘disabled’ in the Local Plan.</p>	
<p><b>C6 School</b> Supports alteration and expansion of the school, on current or alternative site</p>	<p><b>ID1 Infrastructure Delivery</b> Policy C6 of the Stogumber Neighbourhood Plan generally conforms to Policy ID6 of the Local Plan: “The planning and delivery of development should ensure efficient and effective use of existing infrastructure and should provide for delivery of an appropriate level of justified new or improved transport, education, health, cultural, sport, recreation and green infrastructure in relation to the development proposed.”</p>	
<p><b>C7 Village hall</b> Supports alteration and expansion, on current or alternative site</p>	<p><b>ID1 Infrastructure Delivery</b> Policy C7 of the Stogumber Neighbourhood Plan generally conforms to Policy ID6 of the Local Plan: “The planning and delivery of development should ensure efficient and effective use of existing infrastructure and should provide for delivery of an appropriate level of justified new or improved transport, education, health, cultural, sport, recreation and green infrastructure in relation to the development proposed.”</p>	
<p><b>C8 School &amp; village hall site</b> Re-use of current site other than by school or village hall only supported if enabling development for relocation of the school or village hall to equally suitable alternative site and subject to criteria</p>	<p><b>ID1 Infrastructure Delivery and CF1 Maximising access to Health, Sport, Recreation and Cultural Activities</b> Policy C7 of the Stogumber Neighbourhood Plan generally conforms with <b>Policy ID1 in the Local Plan:</b> “The planning and delivery of development should ensure efficient and effective use of existing infrastructure and should provide for delivery of an appropriate level of justified new or improved transport, education, health, cultural, sport, recreation and green infrastructure in relation to the development proposed.” <b>Policy CF6 in the Local Plan:</b> “The provision of new, and improvement of existing, health, sport, recreation and cultural activities will be supported, where this helps to strengthen and or enhance a balanced range of provision for local communities and visiting tourists. The unnecessary loss of valued services and facilities should be prevented, particularly where this would reduce the community’s ability to meets its day to day needs. Where a development proposal would result in the loss of such facilities, equivalent or greater replacement facilities serving the same area must be provided as part of the proposals. [...]”</p>	
<p><b>C9 Existing Public Open Spaces</b> Re-use of existing Public Open Spaces subject to: Replacement by alternative of equal or higher quality and value on equally suitable site No loss of open space important to character and quality of local environment</p>	<p><b>ID1 Infrastructure Delivery and CF1 Maximising access to Health, Sport, Recreation and Cultural Activities</b> Policy C7 of the Stogumber Neighbourhood Plan generally conforms with <b>Policy ID1 in the Local Plan:</b> “The planning and delivery of development should ensure efficient and effective use of existing infrastructure and should provide for delivery of an appropriate level of justified new or improved transport, education, health, cultural, sport, recreation and green infrastructure in relation to the development proposed.” <b>Policy CF6 in the Local Plan:</b> “The provision of new, and improvement of existing, health, sport, recreation and cultural activities will be supported, where this helps to strengthen and or enhance a balanced range of provision for local communities and visiting tourists. The unnecessary loss of valued services and facilities should be prevented, particularly where this would reduce the community’s ability to meets its day to day needs. Where a development proposal would result in the loss of such facilities, equivalent or greater replacement facilities serving the same area must be provided as part of the proposals. [...]”</p>	
<p><b>C10 The Beacon Field</b> Development supported subject to being of benefit to the community and no have unacceptably harmful impacts residential and other neighbours; sufficient temporary car parking space for large events. Potential uses include relocation of school and/or village hall, allotments or Community Supported Agriculture</p>	<p><b>ID1 Infrastructure Delivery and CF1 Maximising access to Health, Sport, Recreation and Cultural Activities</b> Policy C7 of the Stogumber Neighbourhood Plan generally conforms with <b>Policy ID1 in the Local Plan:</b> “The planning and delivery of development should ensure efficient and effective use of existing infrastructure and should provide for delivery of an appropriate level of justified new or improved transport, education, health, cultural, sport, recreation and green infrastructure in relation to the development proposed.” <b>Policy CF6 in the Local Plan:</b> “The provision of new, and improvement of existing, health, sport, recreation and cultural activities will be supported, where this helps to strengthen and or enhance a balanced range of provision for local communities and visiting tourists. The unnecessary loss of valued services and facilities should be prevented, particularly where this would reduce the community’s ability to meets its day to day needs. Where a development proposal would result in the loss of such facilities, equivalent or greater replacement facilities serving the same area must be provided as part of the proposals. [...]”</p>	

<p><b>C11 Car Parking</b> Additional parking spaces supported subject to location where it will be readily used and not have significant harmful impacts landscape or built character, nor on neighbours, nor on local roads in terms of vehicles visiting site Where development likely to exacerbate local parking problems and provision of additional car parking would alleviate this, commensurate contributions towards this will be sought</p>	<p><b>SC5A Self Containment of Settlements</b> The Local Plan does not have specific policies on car parking (except EC8 in relation to tourism developments) but Policy C11 of the Stogumber Neighbourhood Plan generally conforms to one of the assumptions under Policy SC5A of the Local Plan: “The highly dispersed settlement pattern and thinly spread population within most of the Local Plan area mean that the private car is the only realistic form of transport for making the journeys necessary for everyday life for much of West Somerset’s population.”</p>	
<p><b>C12 Essential Services</b> Loss of village shop and pub only permitted if replaced by services and facilities of equal / higher quality and value If either shop or pub no longer needed or viable, alternative use to provide equal or greater benefits Diversification to support the core business is supported</p>	<p><b>SC5B Safeguarding Village Facilities</b> Policy C12 of the Stogumber Neighbourhood Plan generally conforms to Policy SC5B of the Local Plan: “Development resulting in the loss community facilities such as public houses and shops where these are the last such facilities in, or serving a settlement, will be resisted ...”</p>	
<p><b>C13 Church</b> Support sensitive changes for community use which do not detract from architectural or historic importance</p>	<p><b>NH1 Historic Environment</b> Policy C13 of the Stogumber Neighbourhood Plan generally conforms with Policy NH1 of the Local Plan: “[...] 2. Elements of the historic environment which contribute towards the unique identity of areas and help create a sense of place will be sustained and, where possible, enhanced.” “Purpose: To conserve and enhance the built and historic environment and the heritage assets within the area that comprise it, in such a way that they continue to contribute positively to the communities’ sense of identity and their attractiveness for residents and visitors.”</p>	
<p><b>EC1 Local Economy</b> Economic development and premises for business are supported subject to: no significant harmful impacts on landscape or built character; residential and other neighbours; local roads in terms of vehicles visiting or parking</p>	<p><b>EC1 Widening and Strengthening the Local Economy</b> Policy EC1 of the Stogumber Neighbourhood Plan generally conforms with Policy EC1 of the Local Plan: “Proposals which will make the West Somerset Economy stronger and more diverse and that are likely to increase the proportion of higher paid jobs locally will be supported. New development, re-development and conversion proposals for all types of employment generating activities will be encouraged.”</p>	
<p><b>EC2 Visitor Accommodation</b> Supported subject to specific criteria for: guest houses, B&amp;Bs; self-catering units; small scale camping or 'glamping' sites</p>	<p><b>EC9 Tourism outside of settlements</b> Policy EC2 of the Stogumber Neighbourhood Plan broadly generally conforms with Policy EC9 of the Local Plan. Some of the criteria are essentially the same in each Plan, and other criteria differ, but the overall strength of the policies (in terms of controlling development) are similar.</p>	
<p><b>C3 Business Space</b> Supported subject to: no significant harmful impacts on landscape or built character; residential and other neighbours; local roads in terms of vehicles visiting or parking New retail premises, through location, size or design, should not have a harmful impact on existing retail outlets</p>	<p><b>EC1 Widening and Strengthening the Local Economy</b> Policy C4 of the Stogumber Neighbourhood Plan generally conforms with Policy EC1 of the Local Plan: “[...] New development, re-development and conversion proposals for all types of employment generating activities will be encouraged. [...]”</p>	
<p><b>EC4 Agricultural Land</b> Protect agricultural productivity: development of agricultural land for additional / mixed purposes which would significantly adversely affect agricultural viability and productivity of the land on which they would be situated will not be permitted</p>	<p><b>4.4 Key Issues Identified during the Plan preparation process and EC5 Protection of the best and most versatile agricultural land</b> Policy EC4 of the Stogumber Neighbourhood Plan addresses /generally conforms with <b>Section 4.4 in the Local Plan:</b> “The importance of the agricultural industry to the area and its contribution to sustainable food production.” <b>Policy EC5 of the Local Plan:</b> “The best and most versatile agricultural land (grades 1, 2 and 3A) will be protected from significant development ...”</p>	
<p><b>EC5 Agricultural Development</b> Agricultural development and diversification supported subject to: no significant harmful impacts on landscape or built character; residential and other neighbours; local roads in terms of vehicles visiting or parking</p>	<p><b>EC11 Agriculture</b> Policy EC5 of the Stogumber Neighbourhood Plan generally conforms to Policy EC11 of the Local Plan: “Development proposals for farm diversification which help to support the local agricultural economy will be supported where it does not conflict with sustainability considerations.”</p>	

<p><b>EC6 Re-use of Agricultural Buildings</b></p> <p>Supported subject to: no significant harmful impacts on landscape or built character; residential and other neighbours; local roads in terms of vehicles visiting or parking</p> <p>Modern buildings: commercial re-use is preferred; other uses only be supported if buildings not suitable, feasible or viable for commercial re-use</p> <p>Traditional farm buildings: all types of re-use acceptable provided no adverse impacts on fabric and character</p>	<p><b>EC11 Agriculture</b></p> <p>Policy EC6 of the Stogumber Neighbourhood Plan generally conforms to Policy EC11 of the Local Plan:</p> <p>“Development proposals for farm diversification which help to support the local agricultural economy will be supported where it does not conflict with sustainability considerations.”</p>	
<p><b>EC7 Dwellings on New Holdings</b></p> <p>Supported where an essential need is proven</p> <p>Where viability of holding business significantly compromised without ability to live on site, but essential need not proven, temporary consent may be granted for low environmental impact dwellings readily capable of removal</p>	<p><b>OC1 Open Countryside Development</b></p> <p>Policy EC7 of the Stogumber Neighbourhood Plan generally conforms to Policy OC1 of the Local Plan:</p> <p>The open countryside includes all land outside of existing Settlements, where development is not generally appropriate. In exceptional circumstances development may be permitted where this is beneficial for the community and local economy. Residential development in the open countryside (land not adjacent or in close proximity to the major settlements, Primary and secondary villages) will only be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>• such a location is essential for a rural worker engaged in e.g: agricultural , forestry, horticulture, equestrian or hunting employment, or;</li> <li>• it is provided through the conversion of existing, traditionally constructed buildings in association with employment or tourism purposes as part of a work / live development, or;</li> <li>• it is new-build to benefit existing employment activity already established in the area that could not be easily accommodated within or adjoining a nearby settlement identified in policy sc1, or;</li> <li>• it meets an ongoing identified local need for affordable housing in the nearby settlement which cannot be met within or closer to the settlement, or;</li> <li>• it is an affordable housing exceptions scheme adjacent to, or in close proximity to, a settlement in the open countryside permitted in accordance with policy sc4(5).</li> </ul> <p>Applications for dwellings under this policy that would not be located in a settlement identified in policy sc1 or any other settlement, would be considered subject to a functional and financial economic test. Where permission is granted consideration would be given to this being initially made on a temporary basis.</p>	