

NETHER STOWEY

NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT



Produced: January 2020

Table of Contents

1	Legal requirements	3
2	Introduction and Background	3
3	National Planning Policy Framework	3
4	Sedgemoor Local Plan 2011 - 2032.....	5
5	Contribution to the achievement of sustainable development	8
6	Compatibility with EU obligations and legislation	9
	Strategic Environmental Assessment.....	10
	Habitats Regulations Assessment	10
7	Appendix A – NSNP Policies	10

1 Legal requirements

This statement has been prepared by the Neighbourhood Plan Steering Group on the behalf of Nether Stowey Parish Council] to accompany its submission to Sedgemoor District Council under Regulation 15 of the Neighbourhood Planning Regulations 2017.

The Nether Stowey Neighbourhood Plan (NSNP) has been prepared by the Nether Stowey Parish council, a qualifying body, as designated by Sedgemoor District Council on 25th Many 2016.

The plan proposal relates to planning matters (the use and development of land) in the designated neighbourhood area and covers the period from 2011 to 2032. It does not contain policies relating to excluded development as laid out in the Regulations.

The following statement will address each of the four ‘basic conditions’ required of the Regulations and explains how the Neighbourhood Plan meets the requirement of paragraph 8 of schedule 4B to the 1990 Town and Country Planning Act.

The Regulations state that the neighbourhood plan will have met the basic conditions if it:

- Has regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contributes to the achievement of sustainable development;
- Is in general conformity with the strategic policies of the development plan for the area;
- Is compatible with European Union (EU) and European Convention on Human Right (ECHR) obligations.

2 Introduction and Background

Work to produce a Nether Stowey Neighbourhood Plan started in 2015 and has been steadily evolving since. During the period of production, changes have taken place in the Parish, the Cricketer development in particular, but the underlying issues of traffic management and housing for an aging population are the key issues we seek to address.

Our Consultation Statement provides a full history of the production and the engagement within the village as well as with other interested organisations and partied.

For ease of reference, a copy of our policies is given in Appendix A.

3 National Planning Policy Framework

The NSNP has been prepared having regard to the policies set out in the National Planning Policy Framework (NPPF) of February 2019. It also gives regard to the 6 planning principles contained in paragraph 16 of the National Planning Policy Framework, alongside the most recent National Planning Practice Guidance (NPPG) published by the Government in relation to the formation of Neighbourhood Plans.

The table below sets out a summary of how each policy has regard to the NPPF. The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.

Policy	NPPF Paragraph(s)	Comments on conformity
H1: Conversion of Redundant Farm and Other Buildings in the Countryside	79c	Our policy conforms to paragraph 79c as it seeks to reuse existing building infrastructure within certain caveats.
H2: Affordable Housing	20a, 34, 61	Our policy conforms to these paragraphs and provides criteria to ensure the affordable housing stock is made available to buyers/ renters with strong connections to the local community.
H3: Housing Type and Size	61	The intention of our policy is to support developments which provide the size and type of quality housing identified as being required within our community.
H4: Sustainable Development	110e, 150b, 153a	Our policy conforms and supports paragraphs 110e, 150b and 153a as it seeks to ensure that new developments offer provision for households to reduce their impact on climate change
E1: Design and Character of Local Development	72, 122e, 124 125, 127, 128	Our policy conforms to and supports the paragraphs listed by detailing the requirements of new development maintain and enhance our local character and conservations areas.
E2: Heritage Assets and Character	79b, 184, 185 190, 192, 193 194, 195, 197 198	Our policy supports all listed paragraphs by seeking to protect our three conservation areas as well as the listed and non-listed heritage assets in our community.
E3: Development Proposals	83d, 92a, 197	Our policy conforms with the listed paragraphs and seeks to protect the named listed and non-listed heritage assets and assets identified as having value to our community.
E4: Protecting the Local Landscape	127c, 170, 174a,	Our policy it seeks to protect and enhance the rich wildlife, rural setting and natural environment of our village. The retention of as many trees and hedgerows as possible within will also contribute toward the creation of healthy communities and improved quality of life.
E5: Protecting Wildlife and Habitats	174, 175	Our policy conforms to the listed paragraphs and protects wildlife habitats and the wildlife corridors associated with the Quantock AONB.
E6: Local Green Spaces	99, 100	Our policy conforms with both paragraphs and identifies our Local Green Spaces and seeks to protect them from adverse development impacts.

T1: Safe and Easy Access to Nether Stowey Village	98, 110a,	Our policy supports the listed paragraphs by encouraging potential developments to create safe and secure access to the village and integrate with our existing network of footpath, tracks and bridleways.
T2: Development North of the A39	108c, 110	Our policy conforms by identifying and encouraging improvements to road safety in a recognised area of concern in the village.
T3: Protecting and Enhancing Pedestrian, Cyclist and Horse Rider Routes	91a, 110a	Our policy seeks maintain and enhance the network of footpaths and bridleways.
T4: Safe Cycle Route to Cannington	104d, 122c	Our policy identifies an opportunity for new cycle routes in conformity with these paragraphs.
T5: Improvement to car parking facilities	105	Our policy conforms with this paragraph to try not adversely impact and, where possible, address the parking issues faced by the village
T6: Transport Statements	102, 111	Paragraph 102 of NPPF states " <i>Transport issues should be considered from the earliest stages of plan-making and development proposals</i> " and our policy recognises the role of Transport Statements in promoting the use of sustainable transport and that potential impacts of developments on the local transport network can be addressed In addition, our policy conforms to paragraph 111 as it highlights the requirement for potential developments to adhere to Sedgemoor District Council procedures.
C1: Protecting Community Buildings and Amenities	83, 92, 182,	Our policy conforms to these paragraphs and identifies those community facilities and assets to be protected, maintained and enhanced.
C2: School Relocation	94a, 121b,	Our policy recognises the limitations of the existing school infrastructure and encourages the development of alternative locations.
C3: Recreation Ground	92e, 96, 97	Our policy conforms to these three paragraphs and encourages the development of existing recreational facilities where possible.
B1: New and Existing Businesses	80, 83a, 104	Our policy encourages the development of local business and employment to replace those opportunities lost over previous years.

4 Sedgemoor Local Plan 2011 - 2032

The Neighbourhood Plan has been prepared to ensure that it is in general conformity with the development plan for the area.

The current development plan for the area is the adopted Sedgemoor District Council Local Plan 2011-2032.

The table below sets out how each of the policies in our Neighbourhood Plan are in general conformity with the Local Plan

NSNP Policy and Title	Relevant local plan policy	Comment on conformity
H1: Conversion of Redundant Farm and Other Buildings in the Countryside	CO3	Our policy conforms to policy CO3 and seeks to retain as much of the local rural character of any future development as possible by reuse of buildings rather than by replacement.
H2: Affordable Housing	D6	Our policy seeks to provide more detailed criteria regarding eligibility that prospective residents have a strong connection with Nether Stowey.
H3: Housing Type and Size	D5	Our policy provides more detail regarding the housing mix which best meets the requirements of our Parish and seeks to ensure potential developers are aware of and conform with other applicable documentation.
H4: Sustainable Development	D2, D3	Our policy provides detail regarding the factors we wish developers to offer in new homes to support climate change mitigation.
E1: Design and Character of Local Development	T2a, D2	Our policy conforms to policies T2a and D2 and will ensure any new development meets all current standards as well as enhancing the local area and local ecology.
E2: Heritage Assets and Character	D26	Our policy fully supports policy D26 and seeks to ensure that our three conservation areas are protected.
E3: Development Proposals	D26 D28, D29	Some of the identified areas in our policy support policy D26 and seek to protect identified, including listed, historical, assets as well as protecting other assets deemed to have community value. Our policy supports policies D28 and D29 by providing protection for community assets and green infrastructure which provide areas for recreation and promote healthy lifestyles / well-being.
E4: Protecting the Local Landscape	T2a, T2b, CO1,	Our policy conforms to policies T2a, T2b and CO1 by seeking to maintain and enhance local green spaces and local wildlife habitats

	D19	Our policy conforms to policy D19 by seeking to protect and mitigate adverse impacts on, the local landscape and landscape features.
E5: Protecting Wildlife and Habitats	D20, D22	Our policy support both policies D20 and D22 by seeking to mitigate any adverse impact on local wildlife and wildlife habitats which exist within the Parish.
E6: Local Green Spaces	D22, D28	We build upon policies D22 and D28 by seeking to provide protection for the local green spaces and woodlands identified in our policy
T1: Safe and Easy Access to Nether Stowey Village	D14, D35	Our policy seeks to enhance, or at least mitigate adverse impacts to, our well-used network of footpaths, lanes and bridleways.
T2: Development North of the A39	D14	Our policy supports policy D14 by identifying the need for traffic improvements and the need to manage traffic impacts in the event of development on the north side of the A39.
T3: Protecting and Enhancing Pedestrian, Cyclist and Horse Rider Routes	D13	We wish to enhance our existing network of footpaths, bridleways and tracks
T4: Safe Cycle Route to Cannington	D13	Our policy conforms to policy D13 as we wish to implement safe cycle routes to Cannington and seek to reduce car usage in the local area.
T5: Improvement to car parking facilities	D14	Our policy conforms to policy D14 and seeks to ensure adequate car parking facilities are provide with any new development and where possible, additional capacity can be introduced to mitigate the existing issues within the village.
T6: Transport Statements	D13	Our policy supports policy D13 by seeking to ensure that any developments make full consideration, and mitigate, any traffic impacts on the village.
C1: Protecting Community Buildings and Amenities	D35	Our policy conforms with policy D35 and identifies the local facilities we wish to extend and enhance.
C2: School Relocation	D27	Our policy conforms to policy D27 as we would actively support developments which expand, enhance or relocate our existing primary school and thereby address associated traffic and child safety issues.
C3: Recreation Ground	D28, D33, D34, D35	Our policy is fully conformant with policies D28, D33, D34 and D35 as it seeks to enhance the facilities at our Recreation Ground and encourages developers to supplement these facilities where possible.

B1: New Businesses	D15	Our policy conforms with policy D15 as we seek to replace the employment opportunities which have disappeared from within our community.
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5 Contribution to the achievement of sustainable development

The NPPF has three overarching objectives to describe sustainable development:

- **economic** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **social** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- **environmental** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Our Neighbourhood Plan takes into account the need to contribute to these objectives as outlined in the table below.

Sustainable development (NPPF definition)

Economic.

How our Plan contributes to this element of sustainable development

Our policies contribute to economic sustainability by:

- Seeking to improve infrastructure and therefore the opportunities for home working and for local businesses, primarily tourist-based, to promote themselves more widely
- ensuring premises are identified for use by new businesses
- ensuring that potential customers and tourists are not deterred by traffic difficulties.

It is also recognised that additional housing will generate more customers for local businesses

Social:

Our Plan specifies housing which recognises the need for affordable housing, housing for young families and housing for a village population which is aging and that that all new developments have safe pedestrian access to shops, schools, medical services and other community facilities;

Our Plan seeks to address traffic and parking in the village which have a major impact on village life and vitality.

We have policies which support the development and enhancement of existing community facilities.

We identify the need for a new school location which will help address the management of traffic in and around the village by reducing the volume of traffic and congestion at peak times.

Our Policies seek to protect valued community assets, such as local green spaces, and to seek to improve pedestrian and cycle ways.

Environmental.

Our Plan emphasises the importance of good design that is in keeping with village character as well as seeking to preserve the charm of the village, particularly the conservation areas and our outstanding views and to maintain and improve access to the outstanding countryside

We explicitly seek to protect our historic environment as well as encouraging the incorporation of renewable and green energy technologies systems into new developments.

Our trees, wooded areas and open spaces must also be protected to ensure the sustainability of wildlife, green and recreations spaces, which are important characteristics of the village.

6 Compatibility with EU obligations and legislation

The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. Considerable emphasis has been placed throughout the consultation process to ensure that no sections of the community have been isolated or excluded.

Strategic Environmental Assessment

A screening report, dated April 2019, was prepared by Sedgemoor District Council determined that:

“Having regard to the criteria set out in Schedule 1 of the SEA Regulations, and consultation with Environment Agency, Historic England and Natural England the District Council has made a determination under Regulation 9 that the Nether Stowey Neighbourhood Development Plan is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment).”

A full copy of the SEA can be found at:

<http://netherstowey-pc.gov.uk/wp-content/uploads/2019/09/Draft-SEA-screening-and-Reg-91-determination.pdf>

Habitats Regulations Assessment

A report, dated June 2019, was prepared by Somerset Ecology Services (a Somerset County Council consultancy) on behalf of Nether Stowey Parish Council, as the 'competent authority' under the Conservation of Habitats in and Species Regulations 2017 and in its Conclusions states that further assessment (Stages 3 and 4) is not required.

A full copy of the HRA can be found at:

<http://netherstowey-pc.gov.uk/wp-content/uploads/2019/09/Habitat-Regulations-Assessment.pdf>

7 Appendix A – NSNP Policies

Policy H1: Conversion of Redundant Farm and Other Buildings in the Countryside

Development proposals for the conversions of redundant agricultural and other buildings to dwellings within the countryside (outside of the Nether Stowey Settlement Boundary), and which require planning permission, will be supported providing:

- i) The proposals are consistent with protecting the character and landscape quality of the area.
- ii) The design approach is appropriate and sympathetic to the building, the locality and immediate surroundings.
- iii) The building is capable of conversion, rather than complete or substantial rebuild.
- iv) That they are fully compliant with Sedgemoor District Council's Planning Guidance Note on Conversion of Agricultural / Rural Buildings

Policy H2: Affordable Housing

To help ensure that local residents or those with a connection to the parish can remain or move back to the village, all housing developments will be expected to deliver at least the minimum levels of affordable housing as detailed in Local Plan 2011-2032, (subject to viability).

For any new affordable housing unit in our Plan's area, initial priority (and subsequent future allocation of the affordable home) will be given to eligible households who are in housing need and who have the following local connection with our Plan area:

- i) Currently live in (and have done so for 5 years or more) our Plan's area.
- ii) Previously lived for 5 years or more (within the previous 10 years) in our Plan's area.
- iii) Work 16 hours or more a week in our Plan's area.
- iv) Have immediate family (who currently live in, and have done so for 5 years or more) our Plan's area - means grandparent(s), parent(s), child(ren) or sibling(s)
- v) Provides or receives care for immediate family in the Nether Stowey Parish (immediate family as defined above)

Should any affordable homes be left unallocated after exhausting the above list, the unallocated affordable homes will be allocated in accordance with the Homefindersomerset housing policy and rules (or any subsequent replacement)

Policy H3: Housing Type and Size

To help ensure a locally appropriate supply of dwelling types and sizes, proposals for dwellings should be of high-quality design in accordance with policy E1

To help ensure a locally appropriate supply of dwelling types and sizes, where appropriate, development proposals must provide a design code which demonstrates compliance with best practices as described in the Governments Planning Practice Guidance

(<https://www.gov.uk/guidance/design>).

Developers are encouraged to provide dwelling types in the following approximate proportions in accordance with Sedgemoor District Councils SHMA.:

- 5-10% single floor 1- or 2-bedroom dwellings;
- 25-35% two floor 1- or 2-bedroom dwellings;
- 45-55% 3-bedroom dwellings;
- 10-15% 4+ bedroom dwellings.

However, where feasible and viable, an increase in the number of smaller dwellings to meet locally identified needs would be welcomed

Developments are strongly discouraged from including housing of more than two stories.

Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals consider both this plan's aims and objectives and the views of the local community.

Policy H4: Sustainable Development

All new residential developments should:

- i) offer potential buyers the option of having Electric Vehicle charging points provided.
- ii) offer potential buyers the option of having solar panels to be installed (where they are likely to be effective).
- iii) demonstrate that they have considered alternative sources of energy other than fossil fuels for heating purposes.
- iv) be provided with a water butt to receive rainwater from the roof.

Policy E1: Design and Character of Local Development

Development proposals will be supported where they have demonstrated that they are of high-quality design, complementing the local vernacular, will enhance visual amenity and minimise any adverse impacts on the built environment. Where a Design and Access Statement or a Travel Plan is required by the local planning authority, that document should demonstrate compliance with this policy.

The design of all new buildings should take into account, in particular, Local Plan 2011-2032 policies D2: Promoting High Quality and Inclusive Design and D27: Historic Environment, and particular attention should be paid to:

- i) ensuring that the size, height, density, scale and location of the development respect its setting and the character of the area. For housing proposals, to inform consideration of the appropriateness of the proposal's suitability in relation to the character of the built environment and the site's setting, applicants should provide an analysis of proposal's plot size(s), building footprint and private garden area(s) in relation to the existing dwellings in the surrounding area;
- ii) ensuring that materials and design of the development are sympathetic and complementary to its setting and character of the area;
- iii) ensuring that it is designed in such a way as to minimise its impact on the visual amenity of the surrounding landscape, on views of the proposed development and on the natural environment and mitigating any adverse impact firstly through good design and appropriate setting in the landscape and then through the use of landscaping and planting appropriate to the local habitat and ecology where necessary;
- iv) opportunities to provide habitats for insects and bird nesting;
- v) opportunities for 'greening' the built environment through natural planting of hedgerows and trees appropriate to the local habitat and ecology;
- vi) preserving or enhancing the Conservation Area and heritage assets in the parish;
- vii) using Sustainable Drainage Systems (SuDS) to minimise the impact of surface water flooding and wider flood risk. Where SuDS are introduced, a management plan should be put in place for future maintenance of the system;
- viii) with regard to new dwellings ensuring adequate private rear amenity space is provided.
- ix) ensuring that good connectivity is achieved adhering to policies T1, T2 and T3 and the road layout and widths are designed to ensure good and safe access to all dwellings for residents, visitors, delivery and service vehicles and the emergency services (exceeding local Highway Authority standards where viable); and,
- x) ensuring that adequate car parking is provided in accordance with the parking standards detailed within the Somerset County Council Parking Strategy (and exceed them where viable).

Developers should also ensure that designs have taken into consideration the visually important assets of Nether Stowey as outlined in the Nether Stowey Parish Council Visual Landscape Study, Sedgemoor District Council's Landscape Assessment and Countryside Design Summary 2003 and the AONB Quantock Hills Landscape Character Assessment 2018.

Proposers of development are encouraged to:

- i) apply the most up-to-date accessibility standards which are applicable to the type and location of development and to as many new dwellings as viability allows (and exceed those standards where possible)
- ii) engage with the local community about their proposals at the earliest opportunity.

It should be noted that although this Policy is primarily directed at housing developments it is accepted that in the case of infrastructure development functionality is prime but that precedence over design does not necessarily mean at the expense of design or eroding the quality of the landscape or built character or of biodiversity.

Policy E2: Heritage Assets and Character

To protect the historic character of Nether Stowey, Heritage Assets (listed buildings, scheduled monuments, etc) and their setting will be protected from adverse impact arising from their development, alteration or refurbishment and from adverse impact of other development proposals by avoiding or mitigating such impacts. Where relevant, proposals affecting heritage assets and / or their settings:

- i) should take into account any relevant adopted Conservation Area Appraisal;
- ii) should take into account local authority guidance relating to development in Conservation Areas; and,
- iii) are encouraged to have regard to any available additional local evidence documenting local historic and heritage assets.

Development proposals that harm heritage assets and their setting will not be supported.

Policy E3: Development Proposals

Development proposals will be assessed with regards to their potential impact on identified community assets or features of historic, including:

- i) Butchers Lane
- ii) Coleridge Cottage
- iii) Castle Hill / The Mount
- iv) Library (former village School)
- v) Plot 173
- vi) The Allotments
- vii) Stowey Brook
- viii) Millennium / Jubilee Woods
- ix) Clock Tower and Old Gaol
- x) Church
- xi) Stowey Court

These assets can be seen on the map in section 7.6.

Schemes that will seriously adversely affect such assets will not be supported.

Policy E4: Protecting the Local Landscape

The landscape which physically and visually links the village of Nether Stowey with the surrounding open countryside, is a key part of the village's character and should be protected from any adverse impact of development.

Development proposals will only be supported where they are in accordance with Local Plan 2011-2032, Policy D20 and D19.

Development proposal should ensure the network of public rights of way are safeguarded

Open views towards the countryside or across open spaces will be maintained if possible. An assessment of views to and from the development should accompany a planning application wherever relevant.

Policy E5: Protecting Wildlife and Habitats

Development proposals will be supported where they:

- i) do not cause direct or indirect harm to any site designated for its wildlife or habitat value; and
- ii) where necessary, includes proposals to protect or restore any existing habitat where protected or endangered species are present or mitigate where loss is unavoidable;
- iii) where mitigation is necessary and not possible on site, recreate habitat features in close proximity to the site;
- iv) where temporary alternative use is necessary on the site, restore the habitat to achieve net gain in biodiversity;
- v) create opportunities for blue / green and wildlife corridors linking to other areas of wildlife habitat

Particular consideration must be given to potential indirect impact(s) of development proposals within the Parish from increased recreational use of the Quantocks woodlands which may cause disturbance to Barbastelle bats in their roost sites as well as developments creating disturbance to the flight paths of Barbastelle bats across the Parish.

Policy E6: Local Green Space

Community green spaces are to be protected from development. The following areas are designated as Local Green Space and are shown on Map 7 and as detailed in Appendix 3.

- xii) Recreation Ground
- xiii) The Allotments
- xiv) Millennium / Jubilee Woods
- xv) Plot 173

Development proposals on or likely to have an adverse impact on sites will rarely, if ever, be supported and then only where they:

- i) maintain or enhance the existing use and amenity value of the site;
- ii) enhance the access to and use of the site where also used for recreational purposes;
- iii) have no adverse impact on the recreational use or environmental value of the site or (where unavoidable) satisfactorily mitigate such impact, for example, through replacement of the space (of the same or greater size) at a location easily accessible to the original space's users and / or the site's wildlife habitat; and,
- iv) do not change the purpose for which the space is valued and the reason for designation;
- v) do not result in the loss of the Local Green Space; and,

- vi) do not cause significant cumulative adverse environmental effects or such impact can be satisfactorily mitigated.

Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals for change take into account both this plan's aims and objectives and the views of the local community.

Development that damages or results in the loss of or trees or hedgerows of arboriculture and amenity value will not be supported. Development proposals must be designed to retain trees or trees or hedgerows of good arboriculture and amenity value.

Policy T1: Safe and Easy Access to Nether Stowey Village

Development proposals should, where feasible and appropriate, take opportunities to improve road safety, minimise local traffic generation and ensure safe access for pedestrians, cyclists and horse riders between the development and Nether Stowey village.

New connections to the village will, where feasible and appropriate, be integrated with the existing network of rural lanes, bridleways.

Policy T2: Development North of the A39

Development proposals north of the A39 will only be supported where they introduce measures to ensure safe pedestrian and cyclist (controlled) crossing of the A39.

Policy T3: Protecting and Enhancing Pedestrian, Cyclist and Horse Rider Routes

Where relevant, development proposals must protect the character, use and amenity of existing footpaths, bridleways and cycle routes.

Development proposals which enhance routes for pedestrians, horse riders and cyclists will be supported.

Policy T4: Safe Cycle Route to Cannington

Development proposals which provide or enable a safe cycling route from Nether Stowey village to Cannington will be supported.

Policy T5: Improvement to Car parking facilities

Development proposals which seek to improve parking capacity and facilities within Nether Stowey village Settlement Boundary will be supported

Policy T6: Transport Statements

Development proposals should be supported by a Transport Statement that sets out an assessment of the impact of the proposed development identifying the realistic level of traffic it is likely to generate. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include, where appropriate, a Travel Plan that sets out measures to mitigate any impacts. Development that would give rise to unacceptable impacts will not be supported.

Such Statements should be in accordance with the Sedgemoor District Councils Local Validation Checklist which can be found at:

<https://www.sedgemoor.gov.uk/article/830/Planning-Application-Validation>

Policy C1: Protecting Community Buildings and Amenities

Existing built community facilities will be protected for such use and their loss will not normally be supported.

Our particularly locally valued built community facilities are identified on the map in section '**Error! Reference source not found.**' and are:

- i) The Church;
- ii) The Recreation Ground equipped Play Area; and,
- iii) The Library.

Development proposals for new, replacement, extended and/or improved community facilities will be supported where:

- i) the proposal would not have significant adverse impact on the amenity of nearby residents; and,
- ii) the proposal would not have significant adverse impacts on the surrounding local environment (with regard to biodiversity, wildlife habitat and landscape character); and,
- iii) the proposal would not have unacceptable impacts on the local road network (with regard to additional traffic volume / congestion, demand for parking, and pollution levels); and,
- iv) the proposed use will be dedicated to community use in perpetuity and easily accessible to residents.

Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals take into account both this plan's aims and objectives, the needs of users and the views of the local community

Proposals for the redevelopment or change of use these facilities should demonstrate that:

- i) There is no need for a similar replacement facility;
- ii) There is no reasonable prospect of a viable continued use of the existing building or facility which will benefit the local community;
- iii) There is a need for the proposed development

To demonstrate that a business is no longer financially viable, evidence must be submitted to the planning authority in line with Local Plan 2011-2032 requirements

Policy C2: School Relocation

Development proposals which seek to or result in the relocation of the school to meet demand will be supported

Policy C3: Recreation Ground

Support will be given to projects seeking to enhance the facilities at the Recreation Ground. In addition, developers are encouraged to enhance and expand the existing facilities at the Recreation Ground rather than create new facilities within the village except small children's play facilities (LAP) recognising the spatial limitations set out in Local Plan, Policy D34

Policy B1: New and existing Businesses

Development proposals will be supported where they:

- i. Improve/expand existing business premises
- ii. Create new business premises that are accessible, well-related to existing buildings and do not exacerbate existing parking issues
- iii. Will lead to increased local employment opportunities
- iv. Maintain a balance of businesses and services for both residents and visitors
- v. Address the needs of a changing demographic (i.e. retirement home)
- vi. Improve the visual aspect of the village (i.e. parking)
- vii. Address the requirements of a Tier 2 settlement
- viii. Facilitate increased tourism