

Policy No	Amendment	Notes and Text Amendments
EC1	<p>Amend Policy</p> <p>Development proposals that reflect the presumption in favour of sustainable development set out within the National Planning Policy Framework will be viewed positively subject to other policies in the Neighbourhood Plan.</p> <p>Where applications are contrary to the policies within the East Coker Neighbourhood Plan, a statement setting out the material planning considerations that outweigh those policies should be submitted with the application, identifying the quantifying the economic, social and environmental benefits that will be achieved as a result of the proposed development.</p> <p>Proportionate to the scheme, developers and applicants should demonstrate how they have proactively engaged and consulted East Coker Parish Council and other community groups and/or residents directly affected by their proposal.</p>	
ECH1	<p>Amend Policy:</p> <p>Excluding development coming forward under Local Plan Policy YV2 (Keyford), it is proposed that at least 54 additional new dwellings will be provided within East Coker Parish, over the period April 2011 – March 2028 inclusive, subject to any change in higher level policies as a result of the Local Plan Review, once it has been adopted. Applications will only be approved if they can demonstrate that they meet local need, conform to Local Plan policies SS2 and HG5 and will be considered in the light of other Local and Neighbourhood Plan policies.</p>	
ECH2	Unchanged	
ECH3	<p>Amend Policy:</p> <p>All new development will be expected to achieve the provision of the following:</p> <ol style="list-style-type: none"> 1. Sufficient internal space in housing for everyday activities and to enable flexibility and adaptability 	

	<p>by meeting nationally described space standards; and</p> <p>2. External amenity space should be:</p> <p>a) functional and safe; and</p> <p>b) easily accessible from living areas; and</p> <p>c) orientated to maximise sunlight; and</p> <p>d) of a sufficient size and functional shape to meet the needs of the likely number of occupiers; and</p> <p>e) designed to take account of the context of the development, including the character of the surrounding area: and</p> <p>3. Where Public opens space on site in proportion to the scale of development and providing for different types of space based on local need. Where there is access to alternative facilities that would meet the needs of the new development, contributions to the ongoing maintenance and management of these alternative facilities may be required as part of a reduced requirement on site.</p>	
ECH4	<p>Amend Policy</p> <p>Affordable Housing</p> <p>All new housing schemes within the plan area on sites where there is a net increase in more than 10 dwellings or where dwellings would combine gross floor space more than 1000 square metres (not including replacement dwellings) must contribute towards affordable housing need.</p> <p>Development should provide affordable housing in accordance the target levels as set out in the Development Plan . The mix of affordable housing will vary through negotiation and shall be provided taking into account South Somerset District Council and any East Coker Parish Council's housing need evidence and any viability constraints identified . However the target provision for affordable housing (other than starter homes) is typically in the following tenure proportions:</p> <p>11% intermediate housing</p> <ul style="list-style-type: none"> • 10% affordable rented, and 	<p><i>Text amendments need to include reference to: SHMA Oct 2016 too, which specifies tenure proportions and explain tenure types).</i></p> <p>Add to text</p> <p>The Housing and Planning Act (2016) has introduced the requirement for Local Planning Authorities to promote the supply of starter homes. The Act sets out a definition of starter homes which will be clarified by secondary legislation.</p>

	<ul style="list-style-type: none"> • 79% social rented. <p>As and when by the Housing and Planning Act (2016) and subsequent Regulations, the provision of affordable housing will include an element of Starter Homes to meet the needs of qualifying households.</p> <p>Planning obligations will be used to ensure that affordable housing is provided and (where possible) retained for eligible households.</p> <p>Any off site contributions must be broadly equivalent in value to on site provision and secured to support the delivery of affordable housing through a planning obligation.</p> <p>Development proposals, whose primary purpose is to provide affordable housing to meet local needs will be supported where they are clearly affordable housing led and would be related well to the settlement and appropriate in scale and character and appearance.</p> <p>The number, type, size and tenure of affordable dwellings should reflect identified local needs as evidenced through South Somerset's Housing Register, any East Coker Housing Need Assessment or any specific local surveys carried out.</p> <p>The Council will secure the first and future occupation of the affordable homes to those with a housing need and local connection in line with the Council's adopted local connection policies.</p>	
ECH5	<p>Amend Policy and title:</p> <p>Conversion of Buildings in the Countryside</p> <p>The conversion of redundant or disused rural buildings of substantial and permanent construction which positively contribute to an area's rural character for residential, tourism or employment uses will be supported where:</p> <p>(a) A suitable access to the building is in place or can be created without damaging the surrounding</p>	

	<p>area's rural character and the road network can support the proposed use; and</p> <p>b) The building can be converted without significant alteration, extension or rebuilding; and</p> <p>(c)The design will retain the original character of the building and its surroundings; and</p> <p>(d)The development will retain any nature conservation interest associated with the site or building, and provide net gains in biodiversity where possible.</p>	
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P16 amendments

Amend HOUSING OBJECTIVE

Replace existing objective with:

To encourage the delivery of housing which meets local need, including affordable housing, and provides everyone in the community with the opportunity to live in an appropriate home.

Amend AGRICULTURAL OBJECTIVE

Replace existing objective with:

Protect high grade agricultural land in order to increase sustainability of food supplies.

Section 7 Amendments

ECCEM1	<p>Amended Policy</p> <p>The Council will seek to safeguard the employment land and premises at Halves Lane. In considering proposals that would result in the loss of business space at Halves Lane, East Coker must:</p> <p>demonstrate there is no market demand through active and continued marketing for a maximum of 18 months or a period agreed by the Local Planning Authority in conjunction with the Parish Council, prior to application submission; or</p> <p>demonstrate that there is no loss of economic performance of the site or location through the provision of better quality employment space allowing for mixed use of the site that incorporates an employment generating use; or</p>	<p>TEXT AMENDMENTS: p27</p> <p>Numbering needs to be addressed in this section</p> <p>Insert paragraph before Policy ECCEM1:</p> <p>7.7 Halves Lane employment site remains an important part of supporting employment growth in the Parish and it is important that it be protected. Applicants when submitting proposals for a change of use will be required to demonstrate that there is no commercial</p>
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	<p>The land / premises is / are no longer suitable to continue as business use when taking into account access / highway issues, site infrastructure, physical constraints, environmental considerations and amenity issues.</p>	<p>interest in the re-use of the site for employment purposes. In view of the on-going fluctuations in the national economy, an 18 month marketing period is considered appropriate. Details of the requirements for marketing are outlined in the Council's guidance document 'Commercial Marketing of Property in Relation to Planning and Listed Building Applications'. If there is no interest in the site as a result of marketing, the potential of the site for mixed use development including employment must be considered in preference to the total loss of employment. This will involve determining whether the site still has the potential to be developed viably for mixed use development or can only be viable if the whole site is developed for non-employment uses. In all cases, the proposed use must not significantly harm any other existing uses in the area, or be harmed by those uses. For example, housing development may not be acceptable in close proximity to general industry, depending on the nature and scale of the industrial use.</p>
ECEM3	Unaltered.	

ECM4	Deleted in reference to suggested amendments to Policy ECH5	<p>Merged Policy ECEM 4 and ECH5 to reflect NPPF and to address SSDC comments.</p> <p>TEXT AMENDMENTS to p28 Add sentence to end of para 7.7 Proposals for employment development will be considered as appropriate against Policy ECH5.</p>
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Section 8 Amendments

Para 8.2	Amend first sentence	<p>TEXT AMENDMENTS TO p30</p> <p>The results of local household surveys undertaken as part of the Neighbourhood Development Plan show that....</p>
ECT2	<p>Amend Policy</p> <p>Proposals to improve access and car parking as part of any redevelopment of the existing Primary School and Village Hall site, will be supported where they accord with other development plan policies.</p>	<p>Note to PC - reference to the projects e.g. signage have raised conflict in terms of community response and are repeated in Policy EC2. PC to advise on response and any text amendments required – here and in the matrix.</p>
ECT3	<p>Amend Policy and new title</p> <p>Parking and accessibility</p> <p>Development should encourage provision for safe and suitable access for all people and not cause a significantly adverse impact on the local road network that cannot be managed or mitigated.</p>	<p>INSERT NEW PARA p32 8.19 Policies in the Neighbourhood Plan are designed to encourage opportunities to utilize layout to take account of street parking and accessibility.</p>

	Development proposals that minimise car parking other than in designated parking areas and discourage on street-parking will be supported.	
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Section 9 Amendments

Section 10 Amendments


ECCN1	Amend Policy and title	INSERT NEW PARAs p38
	<p>Development affecting heritage assets</p> <p>Heritage assets and their settings are an irreplaceable resource. Accordingly the Council will:</p> <p>a) Apply a presumption in favour of preservation in situ in respect of the most important heritage assets.</p> <p>b) Require development proposals likely to affect heritage assets and their settings, including new buildings, alterations, extensions, changes of use and demolitions, to consider their significance, character, setting(including views to or from)appearance, design, layout and local distinctiveness, and the opportunities to enhance them.</p> <p>c) Only approve proposals that would be likely to substantially harm heritage assets and their settings if substantial public benefit outweighs that harm or the requirements of requirements of paragraph 133 of the National Planning Policy Framework are met.</p> <p>d) Where a development proposal would lead to less</p>	<p>10.2 A heritage asset is defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. This includes designated heritage assets such as listed buildings, scheduled monuments, registered parks and gardens and conservation areas, and undesignated sites that can include archaeological sites, locally listed assets.</p> <p>10.3 All heritage assets have significance and importance, usually reflected in levels or grades of designation. The greater importance the asset has the greater level of assessment would be expected, and when considering the impact of a proposed development on significance, the greater weight will be accorded to the asset’ s conservation.</p> <p>10.4 The significance of a heritage asset can be harmed or lost through alteration or destruction of the asset or development within its setting. Any harm or loss, including cumulative impacts and less than substantial harm, will require proportionate, clear and convincing justification to allow the harm to be balanced against any public benefits of the proposal.</p> <p>10.5 Proposals for development should be informed by and will be determined in line with specific relevant guidance, principles and best practice. At present this includes relevant Historic England Guidance.</p> <p>Suggest moving POLICY ECCN5 to follow this policy as it relates to non listed heritage assets</p>

	<p>than substantial harm, that harm will be weighed against any public benefit, including securing optimum viable use.</p> <p>e) Require developers to make a proportionate but systematic assessment of the impact on setting as set down in the guidance from Historic England: 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning:3'.</p>	
<p>INSERT ECCN5 and amend numbering accordingly..re number – Non Listed Heritage Assets now becomes ECCN2</p>	<p>Insert Policy and amend title</p> <p>NON LISTED HERITAGE ASSETS</p> <p>Proposals affecting buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets should ensure they are conserved, having regard to their setting, significance and degrees of any harm of loss of significance and setting.</p> <p>Non listed heritage assets identified as having a degree of significance are as follows. This list is not exhaustive.</p> <p>The sunken lanes</p>	<p>INSERT PARA</p> <p>10.6 Non-designated assets can be buildings, monuments, archaeological sites, places, areas or landscapes positively identified in a Neighbourhood Plan as having a degree of significance meriting consideration in planning decisions.</p> <p>10.7 Development proposal might draw attention to a heritage asset that had not previously been identified or assessed. The absence of an asset from the heritage asset register at the time an application is submitted does not indicate that the asset has no heritage value.</p> <p>10.8 "Local Heritage Listing Historic England Advice Note 7" (2016) sets out Historic England's guidance on local listing of heritage assets. This advises that communities can play a key role as a Neighbourhood Plan may indicate buildings and sites which merit inclusion on the local list. However, the guidance explains that identifying potential properties is only the first stage of the process of preparing the local list. Identified sites then have to be assessed and ratified by the local authority following consultation with property owners and the local community before the list is published. The generation of a formal Local Heritage List will be pursued with South Somerset District Council as per guidance.</p> <p>Note to PC – I assume you are happy with this reference, may wish to include in list of projects.</p>

<p>ECCN2 re-numbered to ECCN3</p>	<p>Amend Policy</p> <p>Development proposal will be expected to maintain the special character and appearance of East and North Coker Conservation Areas, especially positive elements that may be identified in any Conservation Area Appraisal.</p>	
<p>ECCN3 re-numbered to ECCN4</p>	<p>Amend Policy</p> <p>Development must maintain and enhance East Coker Parish's distinctive natural and historic character.</p> <p>Development will be expected to demonstrate a design process that has clearly considered the existing context, and how the development contributes to the social, economic and environmental elements of sustainability through fundamental design principles of:</p> <ul style="list-style-type: none"> i) being of an appropriate scale, density, layout, height and mass; and ii) provide continuity with the existing built form and respect and work with the natural and historic environment; and iii) provide building structures that can be easily altered, particularly internally, to respond to both climate change and changing social and economic conditions; and iv) does not contribute to or suffer from adverse impacts arising from noise, light or air pollution, land instability or 	<p>This policy includes reference to the consideration of light pollution and drainage, which has been raised by a number of consultees.</p> <p>Note to PC -are you happy with this approach, as opposed to generating separate policies.</p>

	<p>cause ground water pollution; and</p> <p>v) utilise sustainable construction methods, minimises the use of non-renewable resources and maximises the use of recycled and sustainably sourced materials; and</p> <p>vi) incorporate the principles of Secured by Design (SBD); and</p> <p>vii) undertake community engagement, involvement and consultation in the design process proportionate to the scheme; and</p> <p>viii) Appropriate drainage including sustainable drainage systems (SUDS), including arrangements for future maintenance, and connection of foul drainage to a mains sewer where available; and</p> <p>ix) protect individuals and property from:</p> <p>a) overlooking and unreasonable loss of privacy; and</p> <p>b) overshadowing and overbearing impacts; and</p> <p>c) unreasonable noise and disturbance.</p>	
ECCN4 re-numbered to ECCN5	<p>Amend Policy</p> <p>The siting, scale, form, layout, design, materials and landscaping of any development that may be permitted within the areas of East Coker Parish, including the proposed Southern Yeovil Urban Extension (Keyford) should respect, conserve and enhance, wherever possible, the rural nature and existing visual landscape</p>	

	<p>quality of the area, its wildlife and the heritage value of the open countryside of the Parish, as well as maintaining a legible gap between the villages of East and North Coker and Keyford, retain their separate identities. Any development should also respect the important contribution the open countryside makes to the setting and visual quality of East and North Coker, and will make to the setting and visual quality of the new urban extension.</p> <p>In particular, new development should, wherever possible:</p> <p>Maintain existing hedgerows, trees and woodland and provide for the planting of new trees and hedgerows on boundaries and within sites and the creation of wildlife habitats and corridors.</p> <p>Include new tree planting that should be of appropriate disease resistant native species.</p>	
ECCN6	<p>Amend Policy</p> <p>The areas shown in x on the following page and listed in schedule x– below are designated as Local Green Spaces.</p> <p>Development on these areas will not be permitted other than in very special circumstances.</p> <p>Where development on designated green space is permitted, any harm to the</p>	<p>Note to PC – see associated paper on this and comments from developer/landowner on master matrix</p>

	<p>site's character, accessibility, appearance or general quality will be compensated by the community benefiting from an equivalent or superior replacement green space or funding of an alternative community facility.</p>	
ECCN7	<p>Amend Policy</p> <p>Development should consider the visual impact of proposals on key views (see proposals map on page x and described in the following schedule) and minimise adverse impact on these views through the careful consideration of the design, siting and layout of proposals.</p>	 <p>Map above is an example of a made NDP referring to views and vistas. It shows long (blue arrows) and short (orange arrows) range views.</p> <p>Note to PC - I would suggest that the map and table are amended to include this detail</p>
ECCN8	<p>PC advised this Policy is to remain unaltered due to the consideration that the</p>	<p>INSERT PARA</p> <p>10.11 Land is a valuable resource. In providing for our needs we need to make best use of</p>

	<p>majority of land within the Parish is Grade 1 land.</p>	<p>land, this must be achieved as efficiently as possible and where appropriate.</p> <p>Note to Simon -in view of consultee responses are there specific alterations required here e.g percentage clarification.</p> <p>.</p>
ECCN9	<p>Amend Policy and title:</p> <p>NATURAL ENVIRONMENT</p> <p>Development proposals will need to sustain local distinctiveness and character and protect and where possible enhance East Coker's natural environment and assets according to their international, national and local significance. Development proposals should avoid adverse impact on existing features of biodiversity and geodiversity. Where adverse impacts are unavoidable they must be adequately and proportionately mitigated. If full mitigation cannot be provided, compensation maybe considered appropriate.</p>	<p>INSERT additional sentence to para 10.14</p> <p>Planning applications which have the potential to impact on biodiversity and geodiversity will need to be accompanied by ecological statements, which describe the ecological value of the site, nature and extent of any impact of the proposed development and outline any mitigation measures necessary to make the application acceptable in planning terms.</p>