

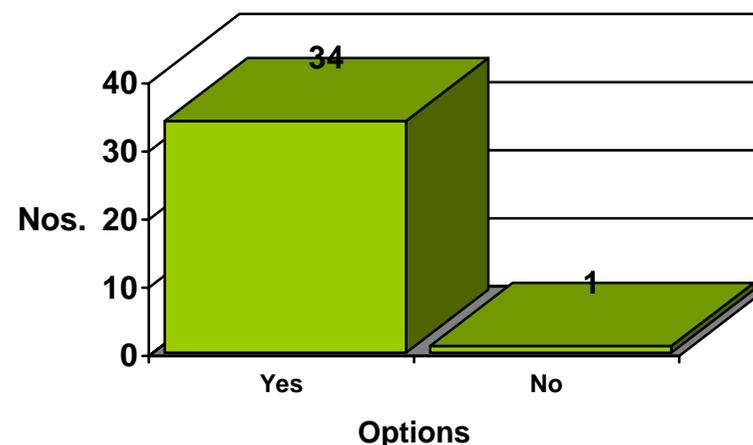
DEVELOPMENT MANAGEMENT POLICIES – ENVIRONMENTAL QUALITY

Option DMEQ1 – Design

DMEQ1: Retain adopted Local Plan Policy ST6 and assess Design and Access Statements against this policy criteria to ensure all development deliver high quality places.

Response Levels to Options

Retain adopted Local Plan Policy ST6 and assess Design and Access Statements against this policy criteria to ensure all development delivers high quality places.



DMEQ1: Summary	Evidence Base Consideration	Policy or Proposal
	'Design and Access Statements; How to write, read and use them' by CABE provides detailed guidance on the assessment of submitted design and access statements. Policy ST6 is the most used policy in the Local Plan (AMR, 2008). Good design is fundamental to the creation of high quality new development (PPS1 and 3).	Include appropriate design policy to ensure high quality places are delivered.

Option DMEQ2 – Design

DMEQ2: Identify a new list of criteria to assess Design and Access Statements against. What should the criteria be?

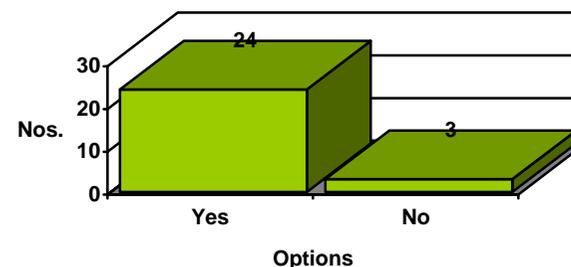
DMEQ2: Summary	Evidence Base Consideration	Policy or Proposal
Criteria to assess design & access statements: Accessibility to work, Commute to work, Sustainability, Community Cohesion, sustainable criteria, homes for living, Energy / Water Efficiency, Sustainable construction techniques, traffic impact assessment, Height, Impact upon adjacent properties and infrastructure.	'Design and Access Statements; How to write, read and use them' by CABE provides detailed guidance on the assessment of submitted design and access statements.	Continue to use CABE guidance 'Design and Access Statements; How to write, read and use them'. Ensure policy promoting good design is locally distinctive.
Continue to use 'Design and Access Statements; How to write, read and use them' by CABE.	'Design and Access Statements; How to write, read and use them' by CABE provides detailed guidance on the assessment of submitted design and access statements.	Continue to use CABE guidance 'Design and Access Statements; How to write, read and use them'. Ensure policy promoting good design is locally distinctive.

Option DMEQ3 – Design

DMEQ3: Require consultation from a Police Architectural Liaison Officer on schemes to ensure they are 'Secure By Design'. This could be a criterion of an overall design policy.

Response Levels to Options

Require consultation from a Police Architectural Liaison Officer on schemes to ensure they are 'Secure By Design'. This could be a criterion of an overall design policy.



DMEQ3: Summary	Evidence Base Consideration	Policy or Proposal
	<p>'Safer Places - The Planning System & Crime Prevention' promotes the consultation of Police Architectural Liaison Officers. This aspiration is further supported by 'Secured By Design' a group of national police projects focusing on the design and security for new & refurbished homes, commercial premises and car parks.</p>	<p>Proposed explanatory text will make reference to the consultation of Police Architectural Liaison Officers and secure by design. Consider inclusion of secure by design within a generic design policy.</p>

Question DMQEQ1 – Environmental Protection and Enhancement

DMQEQ1: Given the level of protection afforded to the natural and built environment through other forms of legislation such as landscape designations (Area of Outstanding Natural Beauty, AONB) or nature conservation designations (Site of Special Scientific Interest, SSSI), would a general policy seeking to protect and enhance the built and natural, including historic environment, be sufficient? What criteria would be required for such a policy?

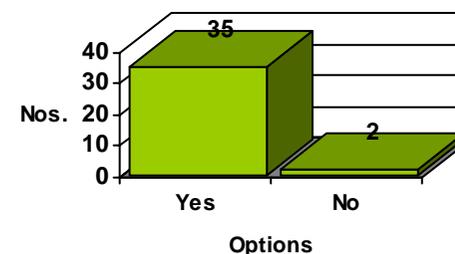
DMQEQ1: Summary	Evidence Base Consideration	Policy or Proposal
<p>Well-designed development that respects its setting and relates well to its context will always be acceptable.</p> <p>Special criteria are needed to protect historic buildings based upon the building's uniqueness, value to the community and usability.</p> <p>It is necessary to develop local policy that enhances the existing protection already given to local and nationally important features.</p> <p>General policy should be sufficient to give guidance of case by case basis.</p> <p>It is not considered that a general policy seeking to protect and enhance the built and natural, including the historic environment, would be appropriate.</p> <p>There is no need to repeat national policy.</p>	<p>The natural & built environment is extensively protected by National & Regional policy, e.g. PPS9 Biodiversity & Geological Conservation.</p> <p>Regional Spatial Strategy; ENV1: Protecting and Enhancing the Region's Natural and Historic Environment; ENV2: Landscape Character Areas; ENV3: Protected Landscapes; ENV4: Nature Conservation; ENV5: Historic Environment; RE8: Woodlands and Forests; SD1: The Ecological Footprint & SD3: The Environment & Natural Resources.</p> <p>Notable designations in South Somerset include: Areas of Outstanding Natural Beauty (AONBs), Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC), Ramsar, as well as numerous other local wildlife designations.</p>	<p>Reference protection of the historic and/or natural environment within explanatory text, signposting national and regional policy. The natural and historic environment will be important considerations in developing the overall strategy for development in the district.</p>

<p>The Core Strategy should identify the natural resources that are important in the plan area, where they are and the implications for development, infrastructure and resource management, etc Ensure consultation with other appropriate bodies. The policies in the current local plan are clear and comprehensive and these high standards for environmental protection should be maintained</p>	<p>numerous other local wildlife designations. PPG15 Planning & the Historic Environment, as well as Conservation Areas, Historic Parks and Gardens, & Listed Building designation protect the Historic environment.</p>	
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Option DMEQ4 – Environmental Protection and Enhancement

Response Levels to Options

Include a policy in the LDF addressing flood risk, impact on air quality, water quality, light pollution, noise and other potentially polluting impacts of development?



DMEQ4: Development can increase the risk of flooding and pollution. Include a policy in the LDF addressing issues such as flood risk, impact on air quality, water quality, light pollution noise and other potentially polluting impacts of development.

DMEQ4: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>You must ensure that flood risk management and pollution prevention is appropriately covered in the policies for your authority. You should consider developing a specific policy relating to flood risk based upon the outputs from the Strategic Flood Risk Assessment being</p>	<p>PPS25: Development and Flood Risk and accompanying practice guide provide advice on national flood risk issues. The completed Strategic Flood Risk Assessment (SFRA) for South Somerset identifies specific flooding issues for many of the district's main</p>	<p>The SFRA has identified flooding issues specific to South Somerset that should be referenced when considering the future development of the district. Flood risk can be incorporated into climate change policy. Consider introducing a general policy on pollution</p>

<p>undertaken by your authority.</p> <p>The potential impacts of development, such as adverse impacts on the water environment, need to be managed by pollution prevention and remediation of contaminated sites. Therefore, appropriate risk assessments need to be considered prior to developing sites.</p>	<p>settlements.</p> <p>PPS23: Planning and Pollution Control covers the impact of air quality, light pollution Water Quality and noise.</p> <p>National guidance is provided by PPS25: Development and Flood Risk. The South Somerset Strategic Flood Risk Assessment (SFRA) presents a local review of flooding issues.</p>	<p>control. Consider existing national guidance sufficiently covers specific issues.</p>
<p>With regards to noise, PPG24 should be considered. The consideration of noise arising from development is important when considering its effect on existing areas of tranquillity or areas of existing or future residential development. Areas of tranquillity will need to be identified and more general long-term development aims should result in the consideration of potential improvements in the noise environment of areas. This might be by the use of development acting as screening from the noise from major roads or by avoiding inappropriate development close to noise sensitive areas. General statements might be included to highlight the desire for the reduction of the environmental impact of new and refurbished buildings, including reducing air, land, water, noise and light pollution throughout the building's lifetime.</p>	<p>PPG24: Planning and Noise sets out national guidance on noise prevention and minimisation.</p>	<p>Agree that a statement on noise reduction should be included within the Core Strategy.</p>
<p>There is no need to repeat national policy. The Core Strategy should identify the areas at risk and the implications are for development, infrastructure and resource management, etc.</p>	<p>National guidance is provided by PPS25: Development and Flood Risk. The South Somerset Strategic Flood Risk Assessment (SFRA) presents a local review of flooding issues.</p>	<p>Reference SFRA, and include flooding in a climate change policy.</p>

Question DMQEQ2 – Environmental Protection and Enhancement

DMQEQ2: What criteria could be used to assess Option EQ4?

DMQEQ2: Summary of Issues	Evidence Base Consideration	Policy or Proposal
Professionally qualified officers should draft.	PPS25: Development and Flood Risk and accompanying practice guide provide advice on national flood risk issues. PPS23: Planning and Pollution Control covers the impact of air quality, light pollution Water Quality and noise. PPG24: Planning and Noise covers noise issues from a National prospective. At the local level the South Somerset Strategic Flood Risk Assessment (SFRA) presents local evidence of flood risk.	Policies will be drafted in consultation with stakeholders.
Use national criteria.		Should make reference to PPS25 & PPG24. These guidance notes already provide general policies on flood risk and pollution.
The advice of the Environment Agency.		Explanatory text should refer to the Environment Agency and their specialist knowledge of flood risk.
Suggested criteria for assessing flood risk & pollution: Impact upon flood risk area, opportunities for mitigation, opportunities for general improvement (e.g. provision of flood alleviation), Do not build on any area liable to flood or be polluted, Ensure flood plains cater for some global warming sea rises, acceptable flood risk and environmental impact, Historical evidence, No building on flood plains, All risks should be taken into consideration including insurance.		Flooding will be included in climate change policy, consistent with SFRA and PPS25.
No policy necessary.	National guidance is provided by PPS25: Development and Flood Risk. The South Somerset Strategic Flood Risk Assessment (SFRA) presents a local review of flooding issues.	The SFRA has identified flooding issues specific to South Somerset that should be referenced when considering the future development of the district.

Option DMEQ5 – Environmental Protection and Enhancement

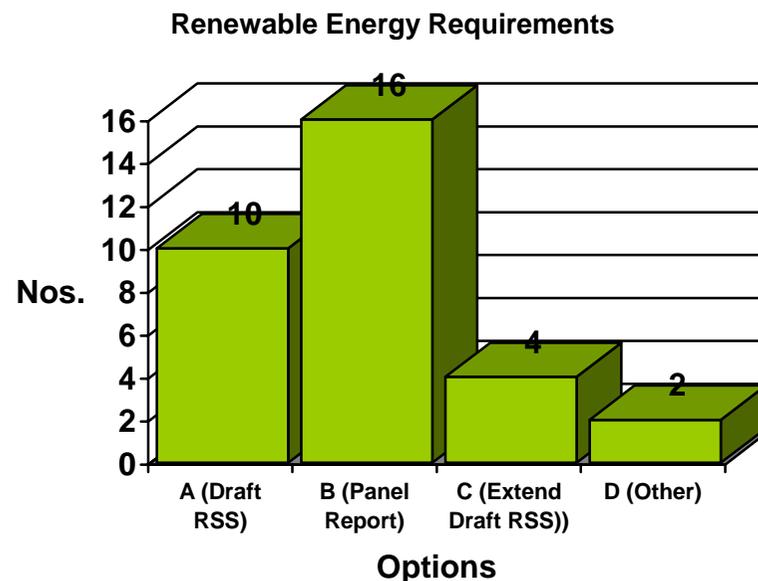
DMEQ5: *In light of the draft RSS include a policy which seeks:*

- A.** *The renewable energy requirement set out in Policy RE5 of the draft RSS, or*
- B.** *The renewable energy requirement set out in Policy RE5 of the Panel Report into the draft RSS, or*
- C.** *Go beyond the RSS target and develop an evidence based on-site renewable energy requirement policy, extending the RSS requirement to apply to all new buildings, or*
- D.** *An alternative option.*

In all cases to assist developers in complying with policy, they will be required to submit:

- 1.** *The target building carbon emissions TBE or the target site carbon emissions TSE assuming compliance of Part L 2006 of the Building Regulations and no use of on-site renewable energy expressed in CO2 tonnes/yr.*
- 2.** *An assessment of the renewable energy technologies chosen for the development and their expected contribution to the energy demand expressed as a percentage as measured in CO2 tonnes/yr..*

Response Levels to Options



DMEQ5: Summary of Issues	Evidence Base Consideration	Policy or Proposal
	<p>National guidance on renewable energy is contained in PPS1: Delivering Sustainable Development; Planning & Climate Change the supplement to PPS1; PPS22: Renewable Energy and Planning for Renewable Energy Companion to PPS22.</p> <p>RSS Policy RE5 now sets an interim renewable energy target for major developments of at least 10% in advance of local standards.</p>	<p>The core strategy % target will need to be based on evidence of local feasibility – currently being prepared.</p>
<p>Renewable energy resources vary widely in type, scale and location requirements (e.g. energy from waste, biomass crops, wind generators). No single approach will be appropriate</p>	<p>The Policy RE5 is non prescriptive in terms of the approach to be used. The target should avoid prescription on technologies and be flexible in how carbon savings from local energy supplies are to be secured (Planning and Climate Change – Supplement to PPS1, para 26).</p>	<p>Avoid prescribing renewable technologies in the core strategy.</p>
<p>Refer to PPS 1 Supplement, paragraphs 32 and 33. When proposing local requirements for sustainable buildings (ahead of national standards) planning authorities should focus on specific opportunities for development areas or sites; ensure what is proposed is evidence-based and viable; demonstrate that the approach is consistent with achieving the required housing supply trajectory; and advise on how the requirements will be monitored and enforced.</p>	<p>The target that is set should be viable and based upon evidence (Planning and Climate Change – Supplement to PPS1). The emerging RSS (Proposed Changes) specifies 10% for larger scale developments in advance of local authorities setting their own targets.</p>	<p>Agree that local renewable energy opportunities should be identified. A policy on renewable energy will be based on a robust local evidence base – currently being prepared.</p>
<p>Option D - see response to option EQ3 above. Use of off-site purchased renewable should be considered for at least part of the requirement, whilst distribution losses are a consideration, the economies of scale and the ability to substitute new low carbon or renewable technologies remotely from the site will be retained.</p>	<p>Decentralised and renewable or low carbon energy can include near-site provision (PPS1 Supplement), and the Government are considering whether to allow greater flexibility (CLG Zero Carbon consultation).</p>	<p>Ensure consistency with national policy on what can constitute decentralised energy. The core strategy % target will need to be based on evidence of local feasibility – currently being prepared.</p>

Other Issues – Development Management Policies: Environmental Quality

Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>Paragraph 10.39/10.41 - In relation to the "Natural, Historic and Built Environment" section of Development Management Policies - while there is a separate paragraph on the historic environment and a general statement on the environment, there is nothing specific on the natural environment. There should be something about building biodiversity into development and linking it into surrounding habitats.</p>	<p>National Government guidance on the natural and historic environment is held within PPS9: Biodiversity and Geological Conservation & PPG15: Planning and the Historic Environment.</p> <p>Regional Spatial Strategy; ENV1: Protecting and Enhancing the Region's Natural and Historic Environment; ENV2: Landscape Character Areas; ENV3: Protected Landscapes; ENV4: Nature Conservation; ENV5: Historic Environment; RE8: Woodlands and Forests; SD1: The Ecological Footprint; SD3: The Environment & Natural Resources & GI1: Green Infrastructure.</p>	<p>Introduce a policy on Green Infrastructure. This policy will seek to safeguard strategic open space and Biodiversity sites and enhance the Green Infrastructure network through Green Corridors in new developments.</p>
<p>Paragraph 10.39 - '...wildlife habitat dominates.' No - agriculturally produced habitat dominates, much of it of degraded or of little value to wildlife.</p>		<p>Supporting text will give greater clarity to the biodiversity differences between agricultural land and wildlife habitats.</p>
<p>Paragraph 10.46 - Historic environment and archaeology is specifically mentioned as being protected and enhanced. The natural environment is under increasing pressure but should also be protected and enhanced.</p>	<p>The Somerset Biodiversity Partnership have prepared the 'Wild Somerset: The Somerset Biodiversity Strategy 2008 - 2018' a Biodiversity Action Plan for Somerset.</p>	<p>The natural environment will be given equal weight with the Historic Environment in terms of protection and enhancement.</p>
<p>Paragraph 10.48 - Design criteria should include a statement on biodiversity as per PPS9.</p>		<p>Protect and enhance Biodiversity when assessing development proposals.</p>