



Queen Camel Neighbourhood Plan

Strategic Environmental Assessment and Habitats Regulations Screening Report

February 2019

Queen Camel Neighbourhood Plan 2018 to 2034
Strategic Environmental Assessment and Habitats Regulations Assessment Screening
Report

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1. Introduction

- 1.1 One of the basic conditions is that a Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations. These obligations include the SEA Directive and Habitats Directive. The Habitats Directive requires that plans do not have significant effects on European sites (Special Areas of Conservation, Special Protection Areas and Ramsar sites).
- 1.2 A Strategic Environmental Assessment (SEA) is required under European legislation for all plans which may have a significant effect on the environment. This particularly relates to plans which designate sites for development such as the District Council's Local Plan and Neighbourhood Plans produced by parish councils.
- 1.3 A Habitats Regulations Assessment (HRA) is a process which looks at the potential impact of proposals within a plan on European sites.
- 1.4 South Somerset District Council is required to determine whether or not the contents of the Queen Camel Neighbourhood Plan require a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC¹ and associated Environmental Assessment of Plans and Programmes Regulations 2004. If it is concluded that an SEA is required, the Queen Camel Frontrunner Steering Group are responsible for its production and it must form part of the material that is consulted on once the formal consultation stage is reached.
- 1.5 A draft Queen Camel Neighbourhood Plan SEA/HRA screening report was originally published in January 2015. Since that time significant further work has been undertaken on the neighbourhood plan and new policies, including site allocations have been produced. For this reason it is now necessary to undertake a further screening process.
- 1.6 The draft neighbourhood plan of December 2018, proposes 35-40 new homes over the Plan period and to allocate two sites for housing one for up to five dwellings (Policy QC3) and another for about 30 dwellings (Policy QC4). The Old School site is allocated for a community enterprise and education centre (Policy QC8). Appendix 1 includes the draft policies and accompanying map. The aims of the emerging Queen Camel Neighbourhood Plan are set out below:
 - To create new opportunities for local people to live and work in the parish and so strengthen the community and the local economy
 - To make sure new development strengthens Queen Camel's character
 - To support businesses which provide services and employment within the community
 - To improve and extend safe routes in and around the village for horse riders, cyclists and pedestrians
 - To make sure there is sufficient off-road car parking for existing and new development
 - To preserve existing green spaces that are valued by local residents
 - To maintain, improve and extend recreational facilities to meet better the needs of local residents of every age and ability
 - To preserve and enhance the historically significant monuments and features

¹ 'SEA Directive'

- 1.6 The legislative background in the following section 2 outlines the regulations that determine the need for this screening exercise. Section 3 gives an overview of the screening process, whilst section 4 provides a screening assessment of the likely significant environmental effects of the emerging Queen Camel Neighbourhood Plan and considers the need for a full SEA. The outcome of the screening assessment is set out in section 5.

2. Legislative Background

- 2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC as transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations 2004 (from here on referred to as “the Regulations”). Detailed Guidance of these regulations can be found in the Government publication ‘A Practical Guide to the Strategic Environmental Assessment Directive’ (ODPM 2005).
- 2.2 Schedule 2 of the Neighbourhood Planning (General) Regulations 2012 makes provision in relation to the Habitats Directive. The Directive requires that any plan or project likely to have a significant effect on a European site must be subject to an Appropriate Assessment, part of the Habitats Regulations Assessment process. To achieve this, paragraph 1 prescribes a basic condition that the making of a neighbourhood plan is not likely to have a significant effect on a European site. Paragraphs 2 to 5 of Schedule 2 amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to neighbourhood development orders and neighbourhood plans. In particular, paragraph 4 inserts new regulation 78A which provides that a neighbourhood development order may not grant planning permission for development which is likely to have a significant effect on a European site.
- 2.3 The Planning and Compulsory Purchase Act 2004 (as amended) requires Sustainability Appraisal, incorporating SEA, to be carried out for Local Plans. The governments Planning Practice Guidance (PPG)² explains that there is no legal requirement for a neighbourhood plan to have a sustainability appraisal. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. A sustainability appraisal (SA) may be a useful approach for doing this and the guidance on sustainability appraisal of Local Plans should be referred to.
- 2.4 In some limited circumstances, where a neighbourhood plan could have significant environmental effects, it may fall within the scope of the Regulations and so require a strategic environmental assessment. One of the basic conditions that will be tested by the independent examiner is whether the making of the neighbourhood plan is compatible with European Union obligations (including under the Strategic Environmental Assessment Directive).³
- 2.5 Whether a neighbourhood plan requires a strategic environmental assessment, and (if so) the level of detail needed, will depend on what is proposed in the draft neighbourhood plan. A strategic environmental assessment may be required, for example, where:
- a neighbourhood plan allocates sites for development
 - the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
 - the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.⁴

² PPG Paragraph: 026 Reference ID: 11-026-20140306

³ PPG Paragraph: 027 Reference ID: 11-027-20140306

⁴ PPG Paragraph: 046 Reference ID: 11-046-20150209

- 2.6 To decide whether an emerging neighbourhood plan might have significant environmental effects, its potential scope should be screened at an early stage against the criteria set out in Schedule 1 the Regulations.⁵
- 2.7 This report focuses on screening the Queen Camel Neighbourhood Plan for SEA and HRA.

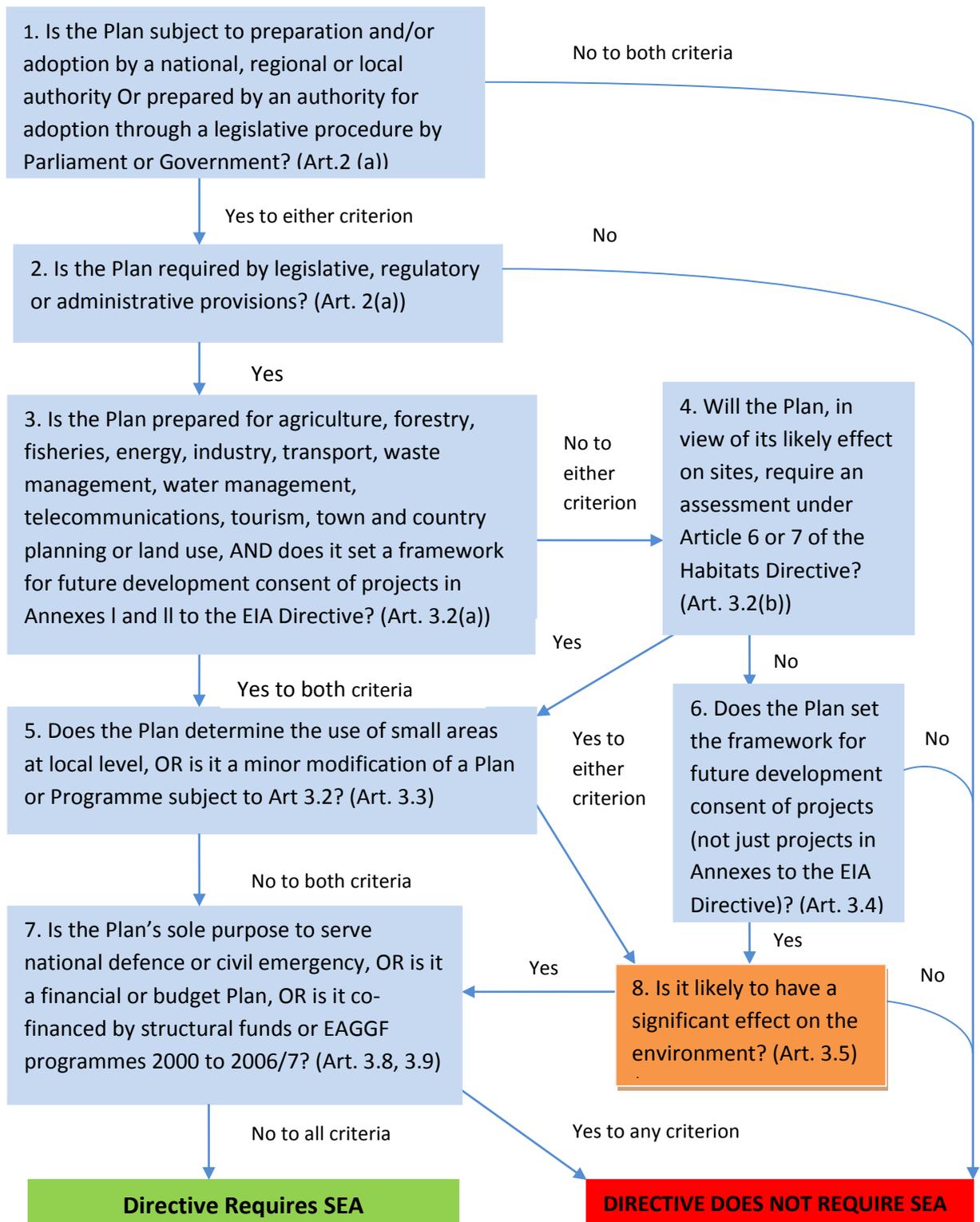
⁵ NPPG Paragraph: 029 Reference ID: 11-029-20140306

3. An Overview of the Screening Assessment

- 3.1 Figure 1 below reflects 'A practical guide to the Strategic Environmental Assessment Directive' and illustrates the process for screening a Neighbourhood Plan to ascertain whether a full SEA is required (Article numbers relate to European Directive 2001/42/EC).
- 3.2 In order to carry out the screening process it is necessary to consider each of the criteria set out in Figure 1 - this is done in Table 1. Table 2 explicitly addresses criterion 8 (coloured orange) by considering if the Neighbourhood Plan is likely to have a significant effect on the environment. This is done by considering the Plan against the criteria for determining the likely significance of effects referred to in the Directive⁶ - these criteria are listed in Figure 2.
- 3.3 Once the process set out in Figure 1 has been completed a screening outcome can be reached and the conclusion can be found in section 5.

⁶ Article 3.5 of European Directive 2001/42/EC

Figure 1: Application of the SEA Directive to Neighbourhood Plans



*The Directive requires Member states to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

- 3.4 The criteria for determining the likely significance of effects referred to in the Directive⁷ are set out in Figure 2.

Figure 2: Criteria for Determining Likely Significance of Effects

1. The characteristics of plans and programmes, having regard, in particular, to
 - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
 - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
 - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
 - environmental problems relevant to the plan or programme,
 - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
 - the probability, duration, frequency and reversibility of the effects,
 - the cumulative nature of the effects,
 - the transboundary nature of the effects,
 - the risks to human health or the environment (e.g. due to accidents),
 - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
 - the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

⁷ Article 3.5 of European Directive 2001/42/EC (these criteria are replicated in Schedule 1 of the Regulations)

4. Carrying out the Assessment of Queen Camel Neighbourhood Plan

- 4.1 Queen Camel Neighbourhood Plan Steering Group have drafted a range of policies that support the aims of the Neighbourhood Plan as set out in paragraph 1.5 of this document. Policies have been drafted which support new housing development, including allocating land for housing development; supporting the retention of community assets including allocating a site for a community enterprise and education centre; promote businesses; manage transport impact; protect heritage assets; preserve green spaces and infrastructure.
- 4.2 The only European site within South Somerset is the Somerset Levels and Moors Special Protection Area/Ramsar. One other European site⁸ is in close proximity to the district boundary. These sites have been addressed in the Habitats Regulations Assessment which has been carried out alongside the South Somerset Local Plan.
- 4.3 Table 1 assesses whether the Queen Camel Neighbourhood Plan will require a full SEA. The criteria within Table 1 are drawn from Figure 1 which sets out how the SEA Directive should be applied. The maps in Appendix 1 show the environmental constraints within the Queen Camel Neighbourhood Area.

Table 1: Assessment of the Need for SEA

Assessment Criteria	Assessment	
1. Is the Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Yes	Neighbourhood Plans are prepared by parish/town councils (as the “qualifying body”) under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act 2011. Once the Plan has been prepared, and subject to examination and referendum, it will be “made” by South Somerset District Council as the Local Planning Authority. GO TO ASSESSMENT CRITERION 2
2. Is the Plan required by legislative, regulatory or administrative provisions? (Art. 2(a))	Yes	Whilst producing a Neighbourhood Plan is not a requirement and is optional, it will if ‘made’ form part of the statutory Development Plan for the District and will be used when making decisions on planning applications. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive. GO TO ASSESSMENT CRITERION 3

⁸ Bracket’s Coppice Special Area of Conservation, located south east of Crewkerne in Dorset.

<p>3. Is the Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))</p>	<p>Yes</p>	<p>Queen Camel Neighbourhood Plan is prepared for town and country planning and land use purposes and does set out a framework for future development in Queen Camel. The draft policies support new housing development, including allocating land for housing development; supporting the retention of community assets including allocating a site for a community enterprise and education centre; promote businesses; manage transport impact; protect heritage assets; preserve green spaces and infrastructure. Therefore this may fall under 10(a & b) of Annex II of the EIA Directive.</p> <p>GO TO ASSESSMENT CRITERION 5</p>
<p>4. Will the Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))</p>		<p>NOT APPLICABLE (refer to Figure 1)</p>
<p>5. Does the Plan determine the use of small areas at local level, OR is it a minor modification of a Plan or Programme subject to Art. 3.2? (Art. 3.3)</p>	<p>Yes</p>	<p>Queen Camel Neighbourhood Plan draft policies support new housing development, including allocating land for housing development; supporting the retention of community assets including allocating a site for a community enterprise and education centre; promote businesses; manage transport impact; protect heritage assets; preserve green spaces and infrastructure.</p> <p>GO TO ASSESSMENT CRITERION 8</p>
<p>6. Does the Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)</p>		<p>NOT APPLICABLE (refer to Figure 1)</p>
<p>7. Is the Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)</p>		<p>NOT APPLICABLE (refer to Figure 1)</p>
<p>As a result of the response to assessment criterion 5 it is necessary to consider the Neighbourhood Plan under assessment criterion 8. Table 2: Determining the Likely Significant Effects of the Queen Camel Neighbourhood</p>		

Plan on the Environment does this by using the criteria set out in Figure 2 of this document.

Table 2: Determining the Likely Significant Effects of the Queen Camel Neighbourhood Plan on the Environment

Significant effect criteria	Assessment	Likely Significant Environmental effect
The characteristics of the plans, having regard to:		
The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	<p>Queen Camel Neighbourhood Plan draft policies support new housing development, including allocating land for housing development; supporting the retention of community assets including allocating a site for a community enterprise and education centre; promote businesses; manage transport impact; protect heritage assets; preserve green spaces and infrastructure.</p> <p>The draft neighbourhood plan proposes to allocate two sites for housing, one for up to five dwellings (Policy QC3) and another for about 30 (Policy QC4). The Old School site is allocated for a community enterprise and education centre (Policy QC8).</p> <p>Whilst the Neighbourhood Plan sits within the wider framework of the National Planning Policy Framework (NPPF), and the South Somerset Local Plan 2006-2028, and will help to set the framework for projects that are localised in nature and are likely to have limited resource implications. There is the potential for an effect on the environment resulting from policies allocating development in the plan.</p>	Yes
The degree to which the plan influences other plans and programmes including those in a hierarchy.	<p>The Neighbourhood Plan will be in general conformity with the NPPF and with the strategic policies of the South Somerset Local Plan 2006-2028. The Neighbourhood Plan should not significantly influence other plans and programmes.</p> <p>The level of housing growth proposed, 35-40 homes is consistent with the scale of growth for a Rural Settlement such as Queen Camel.</p>	No
The relevance of the plan for the	A Neighbourhood Plan is required to contribute to the achievement of sustainable	No

<p>integration of environmental considerations in particular with a view to promoting sustainable development.</p>	<p>development and covers a parish wide geographical area. Therefore the likely significant effects on the environment are minimised as the Neighbourhood Plan should integrate environmental considerations and promote sustainable development.</p>	
<p>Environmental problems relevant to the plan.</p>	<p>The environmental impacts of the proposals within the Queen Camel Neighbourhood Plan may have a significant effect.</p> <p>Part of the parish is located within Flood Zones 2 & 3 - most notably around the Old School site which is proposed to be allocated for a community enterprise and education centre (Policy QC8) any planning application in that location would be subject to a site-specific flood risk assessment in accordance with the NPPF. There is a listed building on the proposal site and listed buildings on the periphery, most notably the Grade 1 listed Church of St Barnabas.</p> <p>As well as a number of listed buildings the parish has other heritage assets, including a Conservation Area, archaeological assets listed on Somerset Historic Environment Records and a Scheduled Monument – a Romano-British settlement immediately south west of Camel Hill Farm.</p> <p>Whilst the Neighbourhood Plan intends to protect these assets the land proposed to be allocated for five homes as Policy QC3: Land on the south side of Sutton Montis Road adjoins the conservation area to the north west and adjoins the site of a deserted village at Camel Farm (HER 54445) to the south. Somerset Historic Environmental Records show that an earthwork survey was carried out in 2002 on the land including the site allocation (HER 16186).</p> <p>The land proposed to be allocated for about 30 homes as Policy QC4: Land to the north side of West Camel Road is located adjacent to the site of a Roman Villa (HER 22545).</p> <p>Whilst the site allocations include requirements to assess the impact of development on these assets and constraints, it is considered that there is likely to be a significant environmental impact arising from the proposed development.</p>	<p>Yes</p>

<p>The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).</p>	<p>The Neighbourhood Plan has to be in general conformity with the Local Plan. The Local Plan has had regard to European Community legislation on the environment and therefore the NP is not directly relevant to the implementation of other European legislation. Waste management issues are addressed in the Somerset Waste Core Strategy.</p>	<p>No</p>
<p>Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</p>		
<p>The probability, duration, frequency and reversibility of the effects.</p>	<p>The draft neighbourhood plan allows for development to take place in Queen Camel therefore some element of environmental change will take place. The overall impacts of Policies QC3, QC4 and QC8 should be addressed to ensure that significant effects do not arise.</p>	<p>No</p>
<p>The cumulative nature of the effects.</p>	<p>The draft neighbourhood plan should not lead to significant cumulative impacts. The level of housing proposed accords with the Local Plan and the NP policies seek to protect the historic environment.</p>	<p>No</p>
<p>The transboundary nature of the effects.</p>	<p>There are no transboundary effects resulting from the draft Queen Camel Neighbourhood Plan.</p>	<p>No</p>
<p>The risks to human health or the environment (e.g. due to accidents).</p>	<p>There is limited risk to human health or the environment as result of the draft Queen Camel Neighbourhood Plan.</p>	<p>No</p>
<p>The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected) by the Plan.</p>	<p>The Neighbourhood Area (NA) covers the civil parish of Queen Camel which has a resident population of 908 people (2011 Census) and covers a geographical area of around 943 ha.</p>	<p>No</p>

<p>The value and vulnerability of the area likely to be affected by the Plan due to:</p> <ul style="list-style-type: none"> - Special natural characteristics or cultural heritage, - Exceeded environmental quality standards or limit values, - Intensive land-use, - The effects on areas or landscapes which have a recognised national, Community or international protection status. 	<p>Queen Camel NA has no sites of national wildlife/geological significance. The NA does have some Local Wildlife/Geology sites to the north and the southern part of the Hazelgrove House Historic Park and Garden falls within the NA (Local Plan Policies EQ2, EQ4 and EQ5). A large proportion of the existing built up area of the settlement is within an Area of High Archaeological Potential (Local Plan Policy EQ3). There is a known Roman Villa to the west of Queen Camel (HER 22545) adjacent to proposed allocation QC4 and the site of a deserted village adjacent to proposed allocation QC3. A Scheduled Monument is located in the north of the parish away from the main settlement.</p> <p>A Conservation Area covers a large proportion of the existing built settlement. Parts of the Queen Camel NA are designated as Flood Zones 2 and 3 (medium – high flood risk), including an area that runs through the northern edge of the village where proposed allocation QC8 is located.</p> <p>There are no landscapes which have a recognised national, Community or international protection status in the Queen Camel NA.</p> <p>The Neighbourhood Plan intends to protect these valued areas. The policies within the NPPF and Local Plan (identified in brackets) should ensure that most significant negative effects are mitigated. However, given their proximity to heritage assets proposed allocations, policies QC3, QC4 and QC8 could have a significant effect on the environment.</p>	<p>Yes</p>
<p>Criterion 8 Conclusion</p>	<p>The Queen Camel Neighbourhood Plan is likely to have a significant effect on the environment.</p>	

5. Screening Outcome

- 5.1 As a result of the findings set out in Table 1: Assessment of the Need for SEA and Table 2: Determining the Likely Significant Effects of the Queen Camel Neighbourhood Plan on the Environment, it is concluded that the draft Queen Camel Neighbourhood Plan is likely to have significant environmental effects; consequently **a full SEA is required**.
- 5.2 Whilst the Queen Camel Neighbourhood Plan policies are particularly supported by South Somerset Local Plan 2006-2028 Policies SS2: Development in Rural Settlements, EQ2: Design & General Development and EQ3: Historic Environment, all of which have been prepared in accordance with the SEA Directive by being subject to Sustainability Appraisal. It is considered that the inclusion of three policies allocating land for development mean that a full SEA is required.
- 5.3 Given the lack of European Sites in the vicinity of the neighbourhood area, and the limited wider impacts likely from the plan itself, this screening also concludes that Queen Camel Neighbourhood Plan **will not have significant effects upon the integrity of European sites**.
- 5.4 The three statutory consultation bodies, Historic England, Natural England and the Environment Agency were consulted on 15 January 2019 to determine if they agree with the screening outcomes of this report. Their responses are summarised Table 3 below:

Table 3: Summary of Consultation Responses from Statutory Bodies

Statutory Consultee	Summary of Comments
Historic England	<p>This is our first sight of a version of the Plan though we were in liaison with the community in March of last year. At that time we were consulted by it on the Site Assessment Summaries completed in support or possible site allocations then being considered. We identified queries on the evidence base that had been prepared and advised that a more informed SEA Screening review be carried out.</p> <p>We have had no subsequent involvement in the preparation of the Plan and so are therefore grateful for the opportunity to consider the version provided. We note the ambition to allocate sites for development in policies QC3, QC4 and QC8. We have not attempted to visit the Plan's website to see if the evidence base we saw last year has been enhanced to substantiate these policies but on the basis of the Screening Report provided I</p>

	<p>can confirm that we concur with the view that a full SEA is required.</p> <p>We will obviously revisit the evidence base as part of subsequent consultations on the Plan and associated SEA processes.</p> <p>Otherwise, there are no significant issues associated with the Plan we wish to comment on, other than to welcome policies for the protection and enhancement of its historic environment – especially those on locally informed design (QC5), Streetscape (QC12), Green Spaces and Views (QC13), Heritage (QC14), and Archaeology (QC15).</p>
Natural England	<p>Natural England confirms that it agrees with the conclusion of the draft screening report, in that a SEA is required and a HRA is not required.</p>
Environment Agency	<p>I can confirm that we have considered the documents and agree with the conclusion that SEA could be required, due to the allocations, and HRA would not be.</p> <p>We note the consideration of flood risk, which obviously has constraints on the type of development in the published flood zones. This is especially important around the Old School site where significant depths of flooding have been observed.</p>

5.5 In the light of the District Council’s findings and the responses from the statutory consultees it is concluded that there is no requirement to undertake HRA **but a full SEA is required.**

Appendix 1: Draft Policies and Maps

Draft Queen Camel Neighbourhood Plan 2018 to 2034

Policies

Policy QC1. Housing

Provision is made for 35 – 40 new homes to be built in Queen Camel parish between 2018 and 2034, to meet the projected local needs of the community. These should be delivered through

- a) Sites allocated for development (Policies QC3 and QC4)
- b) Infill or redevelopment opportunities within the defined settlement boundary (in line with Policy QC2)
- c) Conversions or replacement of dwellings (in line with the Local Plan policies or permitted development rights)

All sites proposed for new housing are expected to provide affordable housing in line with the Local Plan requirements. Unless impractical, at least half of the affordable housing provided should be designed in line with HAPPI principles to suit an ageing population. Restrictions will be included to ensure that Affordable Housing is prioritised and remains affordable to local people (with a connection to the parish) in perpetuity, using the cascade mechanism as set out in Appendix 1.

The open market housing provided should predominantly comprise a mix of smaller, 2 and 3-bedroom dwellings that are likely to be more affordable on the open market due to their size and specifically designed to cater for an ageing population (in line with the HAPPI principles).

Starter homes and self-build plots will also be supported as part of the wider housing mix.

Larger homes (with the equivalent space for four or more bedrooms) should comprise no more than 20% of the total provision of open market homes per site, unless the characteristics of the plot and surrounding area would only lend itself to a larger dwelling. Where feasible, any larger homes should be designed to facilitate possible subdivision to allow multiple occupancy (such as a carer's apartment or annex).

Policy QC2. Infill development within the settlement boundary

Infill development, including the replacement, conversion of a building or sub-division of an existing dwelling, will be supported within the defined settlement boundary (as shown on Fig 7), subject to:

- a) the protection of important local green spaces
- b) the protection of heritage assets (both designated and non-designated), and their setting
- c) the provision of safe access by pedestrians, cyclists and motor vehicles
- d) sufficient off-road parking

- e) the protection of community facilities
- f) the protection of residential amenities (of the occupiers of the proposed and nearby properties)
- g) the sympathetic design and layout of the proposed development being in keeping with, or enhancing, the character of the village
- h) the type and size of housing built should be in accordance with Policy QC1.

Policy QC3. Land on the south side of the Sutton Montis Road

Land on the south side of the Sutton Montis Road, as shown on Fig 8, is allocated for up to five custom or self-build dwelling plots, subject to all of the following requirements:

- a) A detailed evaluation of the archaeological and ecological interest of the site is provided and appropriate mitigation secured to avoid harm.
- b) A suitable safe vehicular access point onto Sutton Montis road is provided, and measures secured to enable safe pedestrian access.
- c) The existing hedge / tree planting along the site boundaries should be retained (other than where access is required), and reinforced using native species.
- d) The type and size of housing accords with Policy QC1, as custom or self-build dwellings.
- e) The design of the development accords with Policy QC5.

Policy QC4. Land to the north side of West Camel Road

Land to the north side of West Camel Road, as shown on Fig 8, is allocated for about 30 dwellings, to be built on an area of no more than 1.7ha. in the southern part of the site, and the adjoining area to the east is allocated for recreation land and archaeological heritage interpretation. This development is subject to all of the following requirements:

- a) The area to the north of Roman Way, as indicated on Fig 8, is provided for community benefit in perpetuity, for recreation and/or an archaeological interpretation area, with a contribution towards its provision and future maintenance secured in line with the requirements set out in the Local Plan.
- b) A detailed evaluation of the archaeological interest of the site is provided to inform the layout and appropriate mitigation secured to avoid harm, including a management strategy in relation to the Roman Villa remains.
- c) A suitable safe vehicular access point onto West Camel Road is provided, and measures secured to enable safe pedestrian and cycle access connecting to the village High Street.
- d) The type and size of housing accords with Policy QC1.
- e) The design of the development is landscape-led and of high quality, and accords with Policy QC5.
- f) The existing hedge / tree planting along the site boundary with Roman Way should be retained, and strategic landscape planting belts, using native species, are secured along the western and northern boundaries and any new vehicular link from West Camel Road as part of any landscaping and biodiversity enhancement plan. These should be of sufficient width and incorporate suitable planting (including large specimen trees) to provide a soft transition

with the countryside and reduce the prominence of any built development in wider views, and provide recreational route linking from the Playing Field.

Policy QC5. Design of Buildings

Development should be designed to complement and reinforce the local distinctiveness, historic character and rural scale and nature of Queen Camel. Proposals should be based on a detailed site and character analysis and include reference to and consideration of all of the following matters, as described in more detail in Table 2:

- The building form respecting the prevalence of 2-storey buildings and irregular roof lines, and the layout respecting the traditional building lines and groupings found in the local area.
- The use of stone walls and railings or hedges as boundary treatments
- The use of local, natural building materials, e.g. white lias stone and clay tiles
- The use of panelled painted doors, and white sash / casement windows
- The visual interest provided by appropriate detailing
- The incorporation of parking and turning areas, service, utility and storage provision, including waste and recycling, should be shown clearly in the designs in order that their impact can be assessed.

Views of the Church, Old School House & bridge should be respected as a landmark group. Where possible clear views of the church tower should be allowed for in the layout and design of new development.

The sensitive inclusion of renewable energy and other energy-efficient and eco-friendly measures over and above that required by building regulations will be supported, subject to avoiding harm to nearby heritage assets.

Policy QC6. Business & Employment

Proposals for the extension or alternation of existing business premises (including local services and facilities), and the provision of new small scale business premises, will be supported provided:

- a) The site is well-related to the village (as defined by the settlement boundary) or to an existing business premises, or the proposed business would re-use an existing building that has a good connection to the highway network;
- b) Any previously developed land related to the site is used in preference to development of a greenfield site;
- c) There would be no adverse impacts on the character and appearance of the area, or on environmental or heritage designations, arising from the proposed use, design, parking and storage requirements, signage and lighting;
- d) The proposed use will not be detrimental to local residential amenities or other neighbouring uses through noise, odours, traffic movements or other disturbance.

Where the proposal is for a business that has not been established for at least three years, the location and design of the building should enable its re-use for alternative businesses, without the need for major rebuild.

Policy QC7. Community Facilities

Development proposals to improve the provision of community facilities and services (including those listed below) in a manner in keeping with the character of the area will be supported.

- Mildmay Arms public house
- Car park opposite the Mildmay Arms public house
- Supply Stores and Post Office
- Countess Gytha Primary School
- The 'Old School Site' as a community enterprise and education centre
- Memorial Hall
- Medical Centre
- St Barnabas Church and burial grounds
- The allotments
- The Pavilion associated with the Playing Field
- Bowling Green and Clubhouse
- Tennis Courts

Every effort should be made to work with the local community and relevant authorities to investigate potential solutions to avoid the loss of community services and facilities, including the provision of an alternative facility of equal value and accessibility for community use.

Policy QC8. The Old School Site

The former school site, as shown on Fig 8, is allocated for a Community Enterprise and Education Centre, subject to all of the following requirements:

a) The primary use class will comprise D1 (non-residential institution), but may include ancillary uses falling within the following use classes:

- D2 (assembly and leisure)
- B1 (business)
- A1-3 (shops / financial and professional services / restaurant and café)
- Associated parking

Or other compatible sui generis uses.

b) A detailed evaluation of the heritage interest of the site is provided and appropriate mitigation secured to avoid harm to the significance of the Listed Buildings and Conservation Area.

c) A flood risk assessment is provided to show that the proposed development would be safe and that any residual flood risk can be overcome to the satisfaction of the local planning authority, taking account of any advice from the Environment Agency

Policy QC9. Road Infrastructure Improvements

Where development could have an adverse impact on traffic and highway safety within the village, planning obligations (as financial contributions) may be sought to secure traffic-calming measures in order to mitigate this impact.

Policy QC10. Improving Public Footpaths and creating Cycle Paths /Bridleways

Developments will be expected to protect the network of existing Public Rights of Way in the Parish (see Fig 4).

The enhancement of existing and provision of new safe walking, cycling and bridleway connections will be supported, including making routes accessible to those with special access needs and the provision of low level lighting.

Planning obligations (as financial contributions) may be sought to secure improvements to the rights of way network to provide safe access into the village for all users, where the location and level of trips generated justifies the need for mitigation.

Policy QC11. Parking

New developments should be in line with the Somerset County Council Parking Strategy and provide at least 2.2 car parking spaces per dwelling (on average). Development that fails to provide the optimum number of parking spaces as required by the Highway Authority's adopted parking standards is unlikely to be justified unless it can be demonstrated that any under-provision can be safely accommodated off-site.

The loss of parking will be resisted (even if the parking area is no longer in the same ownership or has been physically separated from the use it has served).

The layout of development sites to include opportunities for shared parking areas will be encouraged.

Policy QC12. Streetscape

Proposals to reduce and remove the clutter of signage, cables and other visible infrastructure out of keeping with the rural and historic character of Queen Camel, including the undergrounding of utility cables, will be supported.

Policy QC 13. Important Local Green Spaces, Woodlands and Key Views

Development should be sensitive to the rural setting of the village, including the river corridor and views towards and from the wooded hillsides – most notably Sparkford Hill Copse and Ridge Copse (including views from the top of Gason Lane).

The following areas (as shown on Fig 10) are designated as Local Green Spaces, and development within or immediately adjoining them should not harm their reason for designation, and should be sensitive to their setting:

- The Playing Field
- The churchyard
- The Iron Box
- Ridge Copse

- The open green spaces within The Glebe
- The community space adjacent to Roman Way.

Policy QC 14. Conserving and enhancing local heritage assets

Development proposals should avoid harm to buildings and features of Local Historic Interest (as listed in Table 4 and shown on Fig 11) and their settings. The proposals should:

- have regard to the contribution the asset makes to the historic and architectural character of the area;
- consider the potential to avoid harm, e.g. through changes to the scheme design.

The decision maker should also take into account the likely public benefits of the proposed development.

Proposals to restore, preserve and enhance buildings and features of Local Historic Interest are encouraged and should be supported.

Policy QC15. Archaeology

Archaeological assessment shall be required for sites prior to the determination of a planning application, unless previously assessed.

Appropriate mitigation will be required to ensure preservation in-situ or recording of the asset prior to development. Proposals to manage sensitively archaeological finds for education (including as a visitor / tourist attraction) will be supported.

Policy QC 16. Community Consultation

Applicants proposing significant development are encouraged to undertake consultation with the local community in Queen Camel at an early stage in drawing up plans. Prospective applicants should ensure that sufficient publicity and notice is given, the involvement is inclusive and that efforts are made to include all sections of the community.

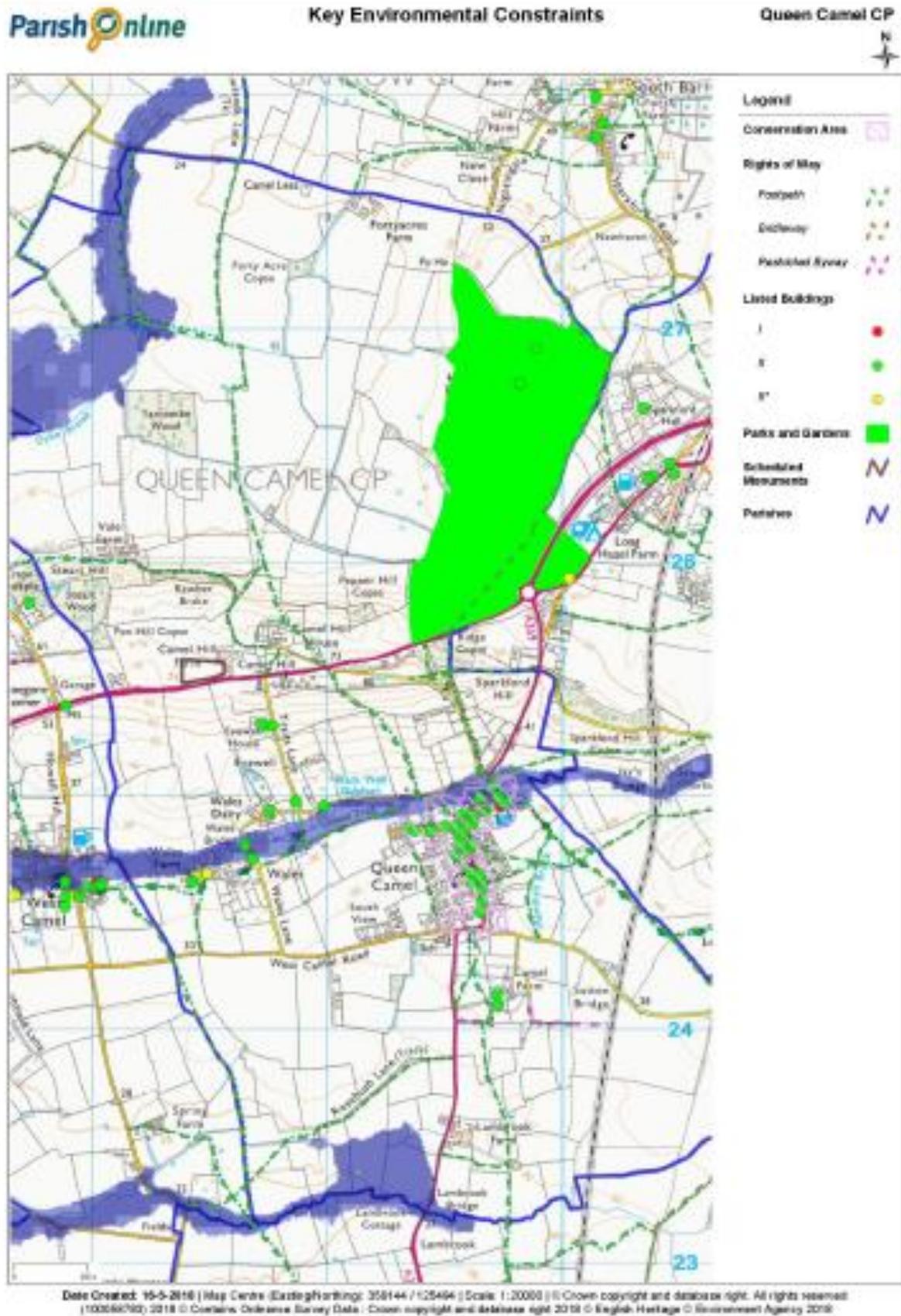


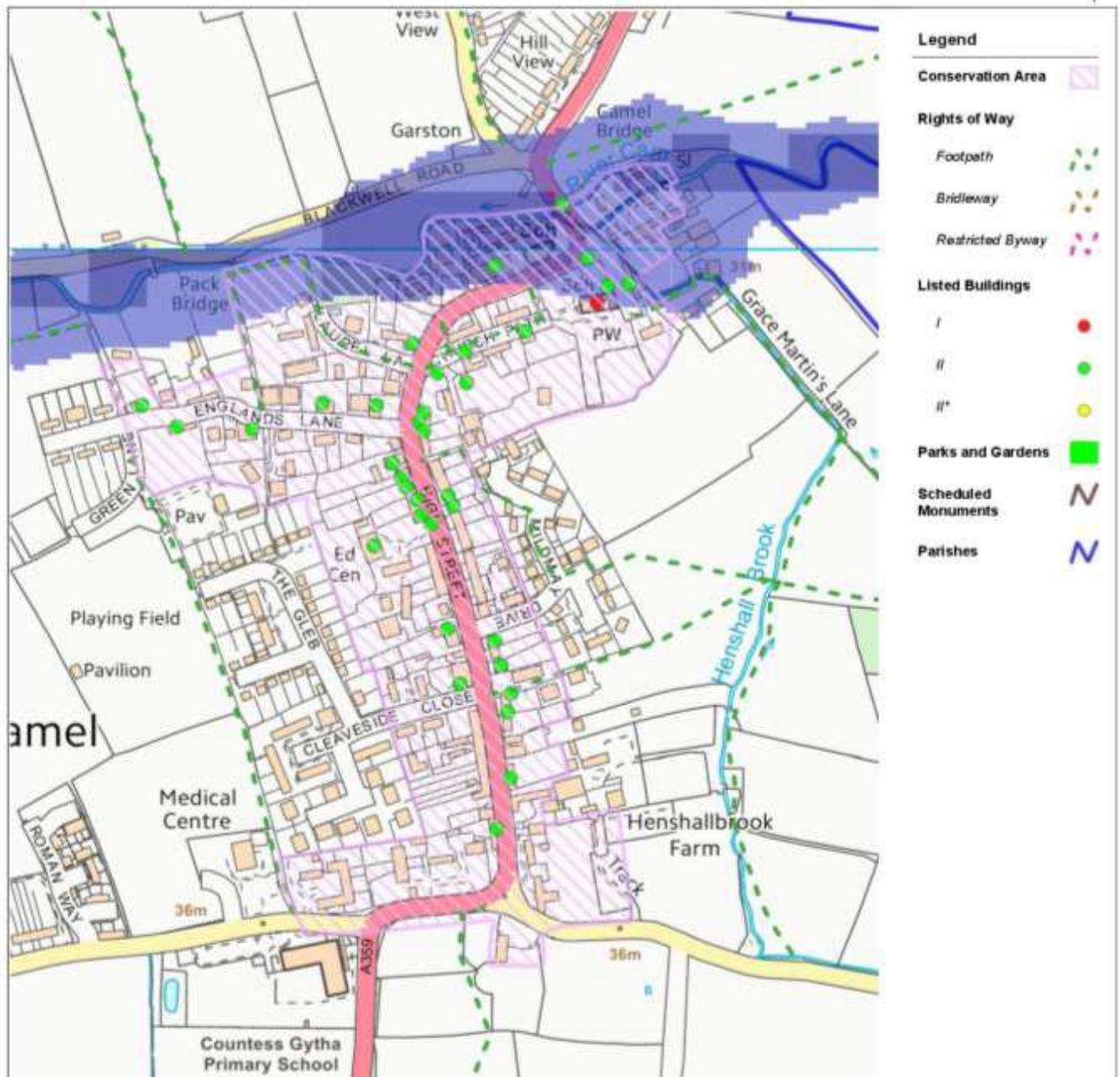
Fig 5A – Environment Map
 Conservation Area (Illac hatching), Flood Plain (blue hatching), Registered Parkland (Green),
 Scheduled Monument (brown outline), Listed Buildings (red, yellow, green points)



Key Environmental Constraints

Queen Camel CP

Village Centre



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Fig 5 B - Map of enlarged village centre

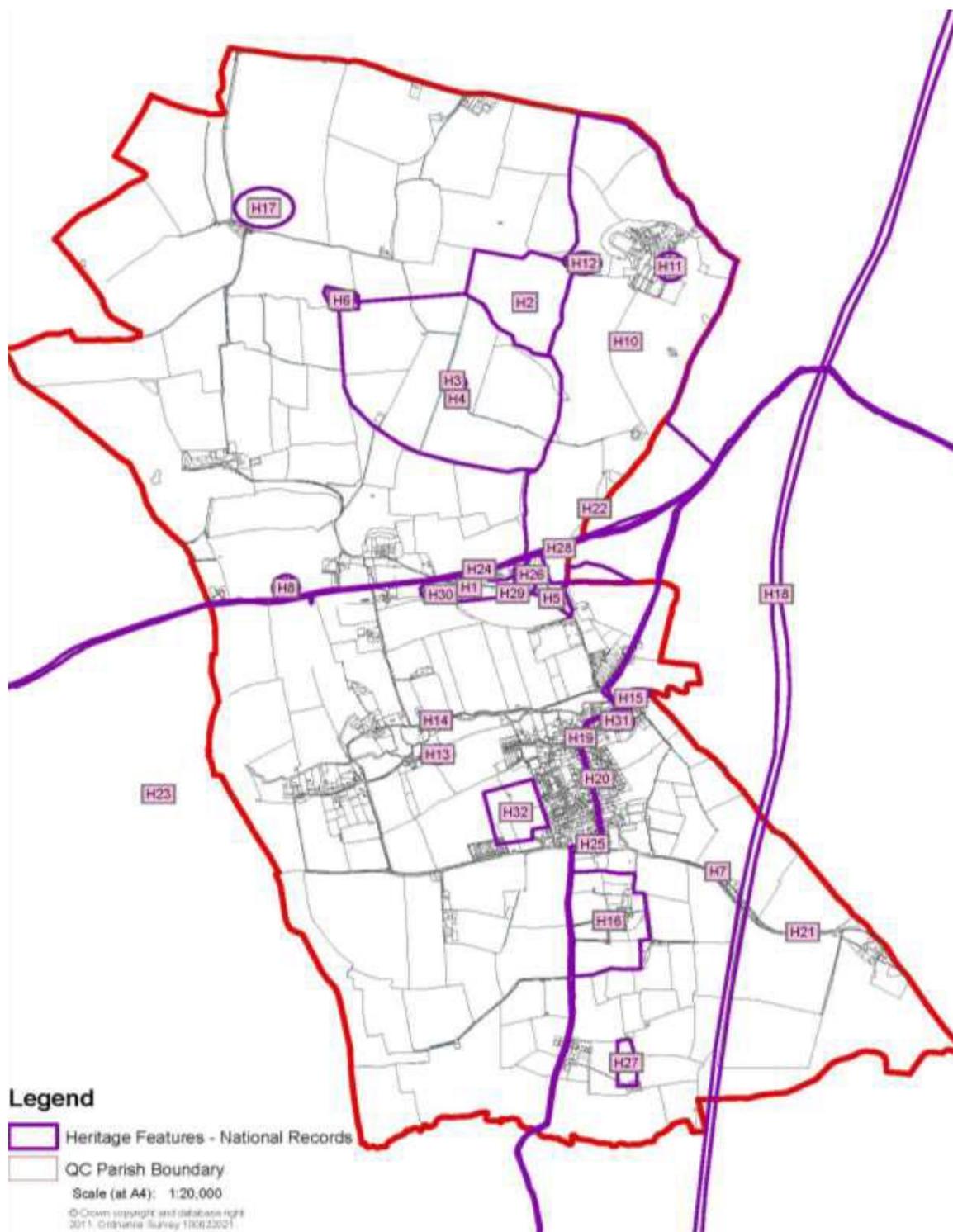
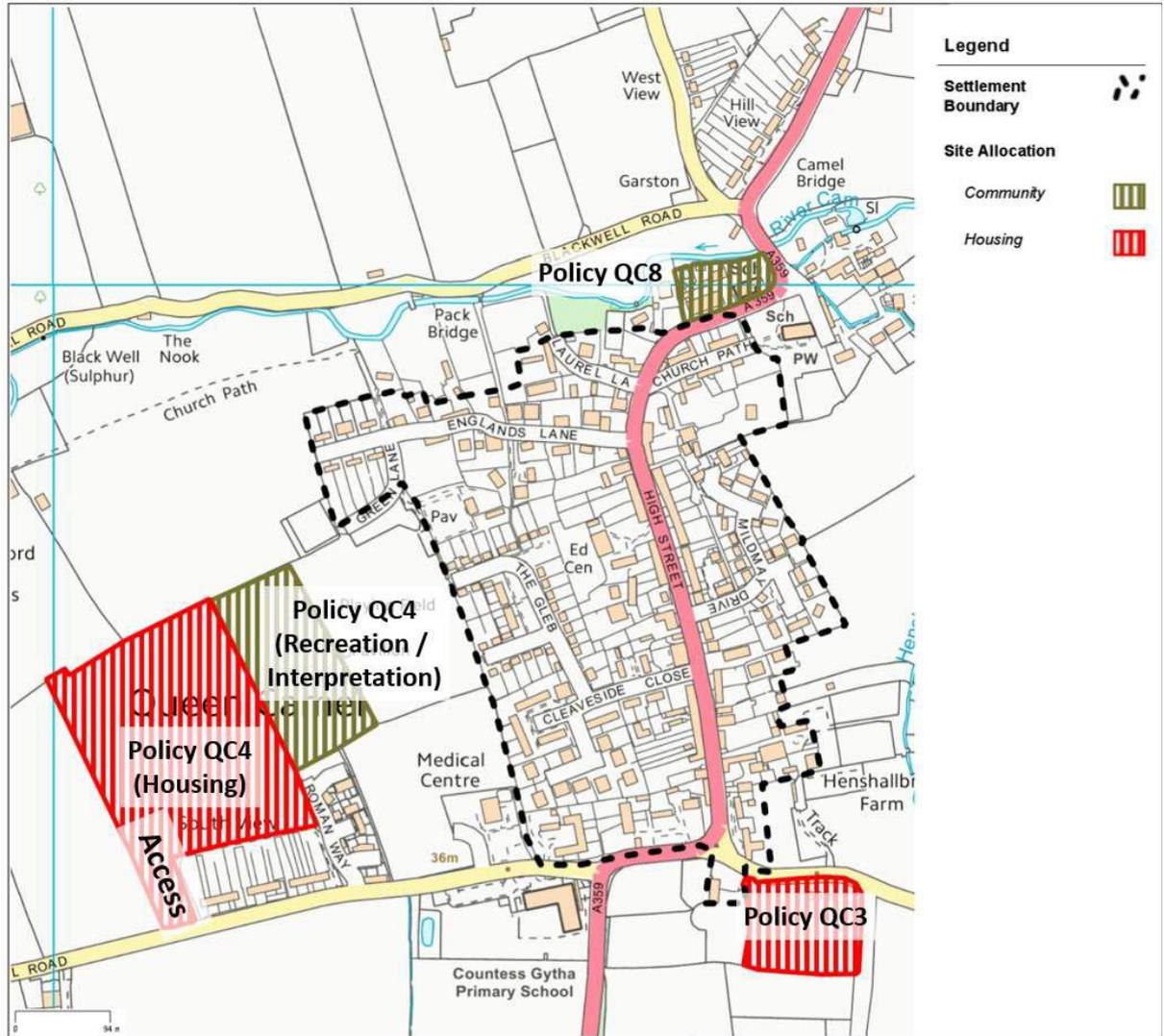


Fig 6 - Locations of Archaeological Sites, Monuments and other Heritage Features



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Fig 7 Settlement Boundary



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Fig 8 - Site Allocations

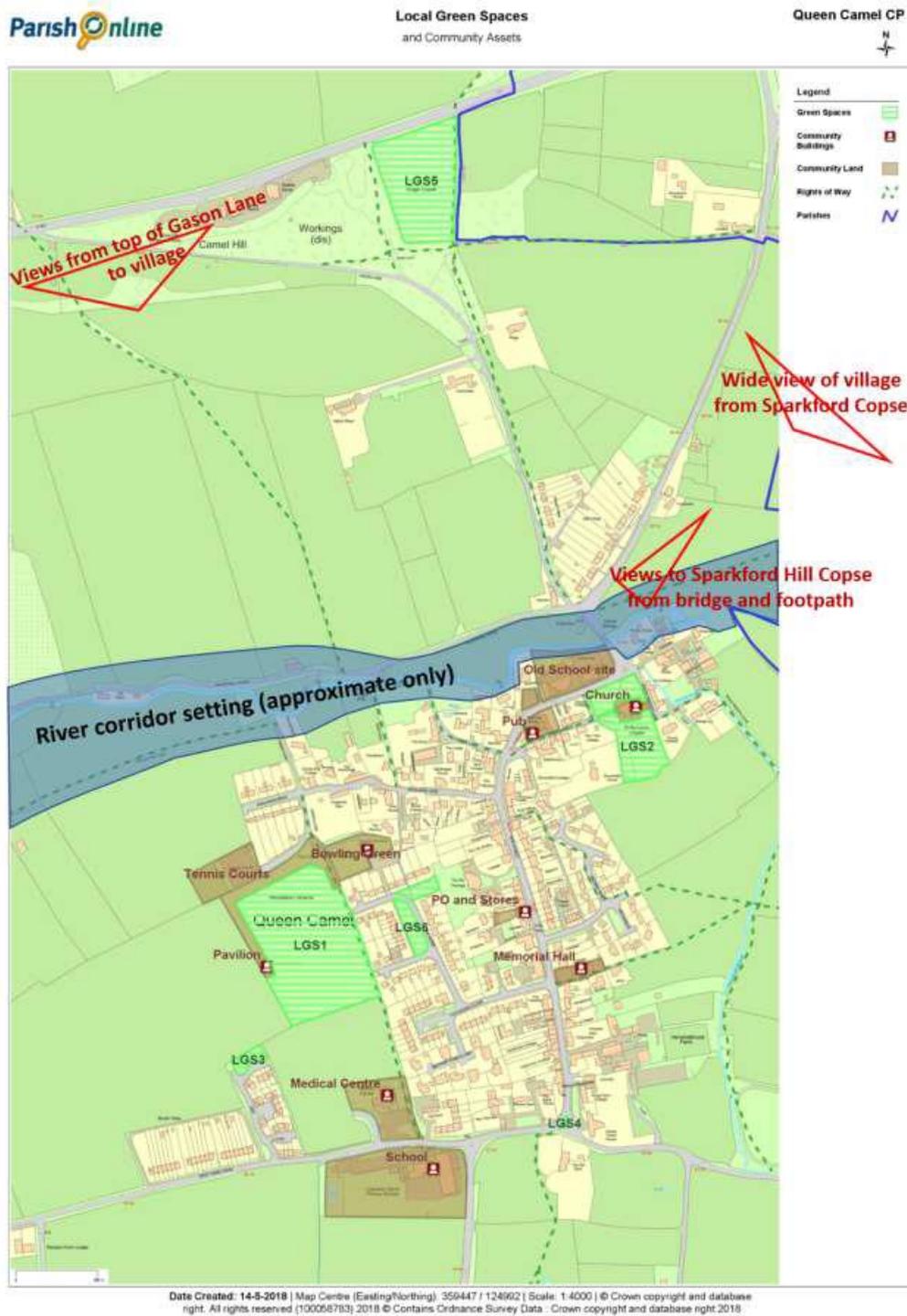


Fig 10 - Map showing Local Green Spaces and Community Facilities

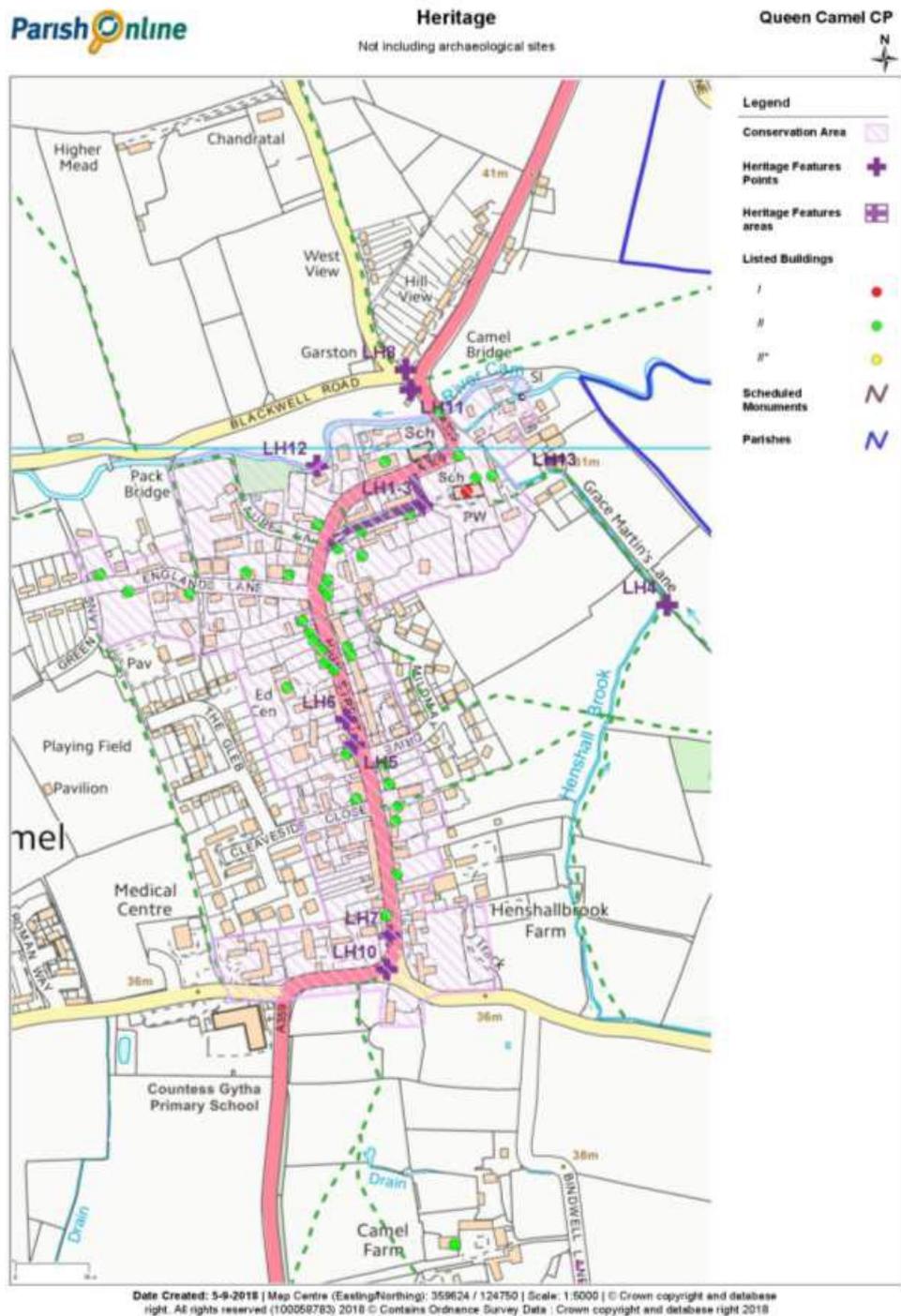


Fig 11 - Conservation Area, Listed Building and Features of Local Historic Interest