

Adopted Mendip Local Plan Pt 1 Policies Referenced in the Neighbourhood Plan Policy 1- “Settlement Boundary”

MENDIP DISTRICT LOCAL PLAN PART 1: STRATEGY & POLICIES 2006-2029 – Adopted 15th December 2014

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Core Policy 4: Sustaining Rural Communities

Rural settlements and the wider rural area will be sustained by:

1. Making planned provision for housing within the Primary and Secondary Villages having regard to identified constraints and at a scale commensurate with the existing housing stock in line with Core Policies 1 and 2.
2. Identifying and delivering opportunities for the provision of rural affordable housing, secured for the benefit of the community in perpetuity, where there is evidence of local need as set out in Development Policies 11 and 12.
3. Making allowance for occupational dwellings in rural locations, where there is a proven and essential functional need, to support agricultural, forestry and other rural-based enterprises set out in Development Policy 13.
4. Supporting proposals for development of the rural economy as set out in Core Policy 2 which,
 - a. deliver modest clusters of flexible premises able to meet the needs of the rural economy in the Primary Villages identified in Core Policy 1, or
 - b. enable the establishment, expansion and diversification of business in a manner and of a scale which is appropriate to the location and constraints upon it, or
 - c. involve the conversion of existing buildings for an economic use as considered under Development Policy 22.
5. Support for viable schemes which extend the range of community infrastructure allowing local people to secure more of their everyday needs locally.
6. Ensuring that where development imposes burdens which exceed the capacity of existing facilities, new development is phased for delivery in line with improvements to the relevant infrastructure.
7. Safeguarding community facilities and commercial premises, or premises formerly used for such purposes, in line with Development Policy 17.

DP4: Mendip's Landscapes

Mendip district is defined by its landscapes. Proposals for development that would, individually or cumulatively, significantly degrade the quality of the local landscape will not be supported. Any decision-making will take into account efforts made by applicants to avoid, minimise and/or mitigate negative impacts and the need for the proposal to take place in that location.

The following criteria will be applied in relation to particular landscape designations present in the district:

1. Within the nationally designated Areas of Outstanding Natural Beauty (AONBs) shown on the Policies Map the conservation and enhancement of the natural beauty, wildlife and cultural heritage will be the primary consideration in the determination of development proposals. New developments will be supported where:
 - they foster the social or economic well-being of the communities within the designated area or promote the understanding and enjoyment of the special qualities of the AONB - provided that such development is compatible with the wider purpose for which the area was designated, and
 - the site concerned, having regard to alternative options, offers the most appropriate means to limit or mitigate against any negative visual impact on the immediate locality and longer distance panoramic views, and
 - the design and appearance of the proposal is responsive to its context and where visible within the wider landscape makes a positive contribution that reinforces the character of the AONB.

Proposals in areas adjacent to the AONB will, depending upon their prominence in the wider landscape, be expected to demonstrate that their location and form do not compromise the setting of the designated area.

2. Proposals for development which lie within or which would affect the setting of Special Landscape Features (as defined on the Policies Map) will be determined with regard to their impacts upon their specific qualities as described in the 2012 “Assessment of Special Landscape Features.”
3. Outside of designated landscape areas, proposals should demonstrate that their siting and design are compatible with the pattern of natural and man-made features of the Landscape Character Areas, including cultural and historical associations, as detailed in the “Landscape Assessment of Mendip District.”
4. Proposals affecting Regionally Important Geological and Geomorphological Sites (RIGS) should seek to ensure that the integrity of the area designated is not compromised.