



## Examination of the West Somerset Local Plan 2032

Written statement on behalf of The Crown Estate, Representor ID 18  
(February 2016)

### Matter 6: Other sites in the event that the Council needs to bring forward additional development sites for soundness

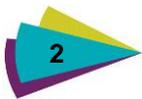
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#### Issue 3. Land at Dunster Marsh (The Crown Estate)

- 1.1.1 In response to Matters 2, 3 & 4 we set out the need to allocate a number of sites of say 50-100 homes to provide more deliverable site allocations. These sites are better suited to achieving local policy targets for affordable housing, will have lower infrastructure costs, less lead-in time to delivery and will be more suited to the local/regional scale housebuilders operating in West Somerset. All of these factors will be crucial in ensuring a sound plan, where housing land supply can be boosted and full objectively assessed needs met in accordance with the NPPF. Deliverable sites that are in sustainable locations should therefore be actively encouraged as part of a 'positively prepared' plan. This will also help the Council to maintain a deliverable five year supply with a pool of sites to draw on over the plan period.
- 1.1.2 In this regard, The Crown Estate's further landholding at Dunster Marsh near Minehead could have a key role to play. Under Matter 4 we outlined how The Crown Estate's land is already delivering 54 units (including 11 affordable units), on a site known as Higher Marsh Farm, where work has just commenced and completion expected by the end of 2017. In previous representations to the West Somerset Local Plan we have outlined the potential of a series of site options adjacent to Higher Marsh Farm which together comprise 'DUM8' (as identified in the SHLAA and SA). These site options, outlined in Appendix A to this representation, each have the potential to deliver around 70 homes, including affordable homes.
- 1.1.3 In Appendix B we illustrate both Dunster Marsh and DUM8's sustainability, close to West Somerset College (secondary education), the leisure centre and other local facilities. It is also on the A39 public transport corridor, with frequent services into Minehead and the higher order facilities on offer in the town. The sustainability of Dunster Marsh as a location for development is well-established given the allocation of homes via the adopted Local Plan and an earlier draft of the new Local Plan having recognised the site's potential (in the 2012 Preferred Strategy, West Somerset Council outlined how Dunster Marsh could meet longer term needs in the Minehead / Alcombe / Dunster Marsh Area<sup>1</sup>). The site options presented in Appendix A also show how additional local facilities could be provided alongside new development to further strengthen sustainability.
- 1.1.4 In Appendix C to this representation we provide a table showing how the site options comprising DUM8 are equally as sustainable as both the strategic sites being pursued in the Plan and those recently selected for early release. In particular, the table shows that Dunster Marsh is closer to secondary education, leisure and the range of higher order services on offer in Minehead than site

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<sup>1</sup> Draft Policy MD2: Strategic Development Around Minehead, The West Somerset Local Plan 2012-2032, Draft Preferred Strategy. See also The Crown Estate's previous representations dated 23<sup>rd</sup> March 2015.



options at Watchet, Williton, Washford, Stogursey and Carhampton. It is also closer to secondary education than early release options proposed for Minehead (i.e. MIN4 and MIN5).

- 1.1.5 In response to constraints previously identified in the SHLAA and SA, it is crucial to note that both site options 1 and 2a (see Appendix A) are in Flood Zone 1. Whilst an area of flood risk is included in site option 2b, the initial masterplan we have prepared deliberately avoids development here and retains the land as open space.
- 1.1.6 The Crown Estate's site options comprising DUM8 are therefore clearly sustainable and at least comparable with the strategic sites and early release sites already being pursued by the Council. The advantage that these sites have over many of the other options is proximity to secondary education and also to Minehead town centre via high frequency public transport on the A39. Given the need to boost significantly the supply of market and affordable homes sites like this are clearly needed to ensure a 'sound' and deliverable Plan. Crucially, DUM8 is also deliverable in the context of NPPF paragraph 47, with The Crown Estate already bringing forward homes in the same location.

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**Author**

**Reviewer**

.....  
David Fovargue

.....  
Neil Hall

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**Appendix A – Site Options at Dunster Marsh**



**Key**

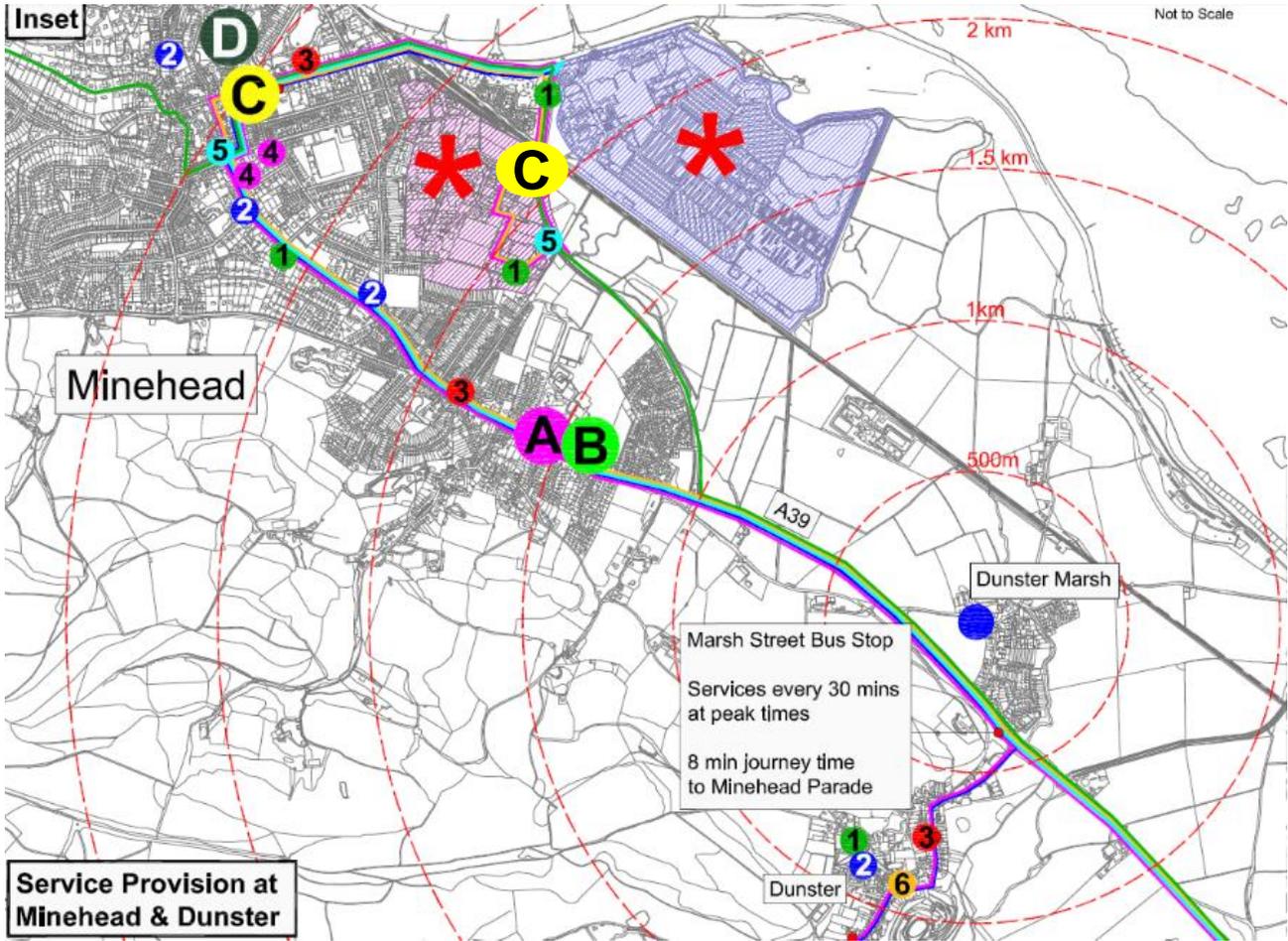
-  Site Boundary
-  New homes
-  Possible location for local facilities
-  Possible A39 junction improvement

Option 1 (3.1ha site, developable area of 2.5ha): **75 homes at 30dph**

Option 2a (2.8ha site, developable area of 2.4ha): **70 homes at 30dph**

Option 2b (3.7ha site, developable area of 2.4ha): **70 homes at 30dph**

**Appendix B – Sustainability of Dunster Marsh as a location for new development**



**Higher Order Services & Major Trip Generators:**

- A** Secondary school
- B** Leisure centre
- C** Retail & Commercial Centre
- D** Hospital

**Other Services**

- 1** Nursery
- 2** Primary school
- 3** Post office
- 4** Doctors surgery/health centre
- 5** Petrol station
- 6** Local retail

**Employment Areas**

- \*** Strategic employment sites
- Blue hatched** Minehead Butlins
- Pink hatched** Minehead Business Park

## Appendix C – Sustainability of DUM8 compared with strategic site allocations and early release sites

Site	Is it next to the A39 public transport corridor?*	Supermarket / retail (nearest)	Health (nearest)	Social & Education (nearest)
<b>DUM8</b>	Yes	2km from Tesco	1.4km from Dunster Surgery	1.5km from secondary school (West Somerset College) 1.3km from leisure centre (West Somerset Sports and Leisure Centre)
<b>Strategic site allocations</b>				
<b>MD2</b>	Yes	1.2km from Tesco	850m from Harley House Surgery	0.9 km from secondary school (West Somerset College) 1km from leisure centre (West Somerset Sports and Leisure Centre)
<b>W12</b>	Yes	The three locations range from between 600m and 1km from the Co-op	The three locations comprising W12 range from between 700m and 1.2km from Williton Surgery	Nearest secondary school and leisure centre provision is at Minehead (circa 12km from Williton)
<b>Early release sites</b>				
<b>MIN5</b>	Yes	2.4km from the Co-op	2.6km from Harley House Surgery	3.1km from secondary school (West Somerset College) 3.3km from leisure centre (West Somerset Sports and Leisure Centre)
<b>MIN4</b>	Yes	2.4km from the Co-op	2.6km from Harley House Surgery	3.1km from secondary school (West Somerset College) 3.3km from leisure centre (West Somerset Sports and Leisure Centre)
<b>MIN30</b>	Yes	1.9km from the Co-op	2.1km from Harley House Surgery	3.1km from secondary school (West Somerset College) 3.3km from leisure centre (West Somerset Sports and Leisure Centre)
<b>MIN41</b>	Yes	1.9km from the Co-op	2.1km from Harley House Surgery	3.1km from secondary school (West Somerset College) 3.3km from leisure centre (West Somerset Sports and Leisure Centre)
<b>WAT9</b>	No	400m from the Co-op	600m from Watchet Surgery	Some 12km from both the secondary school and leisure centre
<b>CAR6</b>	Yes	4.5km from Tesco	3.6km from Dunster surgery	4.5km from secondary school (West Somerset College) 4.3km from leisure centre (West Somerset Sports and Leisure Centre)
<b>SGR3</b>	No	14km from supermarkets on offer in Bridgwater	5km from Quantock Health Centre	Some 13km from secondary school (Haygrove School, Bridgwater) and 14km from leisure centres on offer in Bridgwater
<b>WAS4</b>	Yes	3.6km from the Co-op	3.6km from Williton Health Centre	Some 8.5km from both the secondary school and leisure centre



<b>WAS5</b>	Yes	3.7km from the Co-op	3.8km from Williton Health Centre	Some 8.5km from both the secondary school and leisure centre
<b>Other sites identified under Matter 6</b>				
<b>East of Watchet (South West Strategic Developments)</b>	No	650m from the Co-op	1.1km from Watchet Surgery	Some 12km from both the secondary school and leisure centre
<b>WAT4</b>	No	800m from the Co-op	1.5km from Watchet Surgery	Some 12km from both the secondary school and leisure centre
<b>WAT6</b>	No	500m from the Co-op	950m from Watchet Surgery	Some 12km from both the secondary school and leisure centre
<b>MIN15</b>	No	1.7km from the Co-op	1.9km from Harley House Surgery	3.2km from the secondary school (West Somerset College) 3.3km from the leisure centre
<b>Land East of Porlock Road, Minehead</b>	No	1.6km from the Co-op	1.8km from Harley House Surgery	3.1km from the secondary school (West Somerset College) 3.2km from the leisure centre

\* The A39 is the main public transport corridor which runs through West Somerset, connecting Minehead with Bridgwater