

## Inspector's Matter 6

**Representor: West Somerset Flood Group**

**Representor reference: 32**

### Site 1. Land to the east of Williton (WIL3) Summerfield Developments

**1.1 Suitability:** Part of the site is in Flood Zone 3b, at risk of fluvial flooding. More elevated parts of the site are a possible source of surface-water flooding, given the steep terrain.

1.2 If development were located away from the flood plain, we consider that there would probably be enough space for mitigation measures in the remaining undeveloped area. However, we would wish to see more than the immediate Flood Zone 3b free of 'hard' development to ensure that sufficient protection is provided. We would defer to the Environment Agency's assessment of the site.

**1.3 Viability:** the developer has suggested that the lower parts of the site might be used for water storage to protect the town, but there is no scoping or costing for this. We should bear in mind that the creation of access for the site is likely to prove expensive.

### Site 2. Land at Liddymore Farm (WAT4) Summerfield Developments

2.0 Watchet Town Council do not require us to comment on this. It would appear to number among the additional sites in Matter 5.

### Site 3. Land at Dunster Marsh (DUM 8) The Crown Estate

3.1 The Crown's agent sets out three options, covering different parts of the overall site.

**3.1.1 Suitability:** All three options seem suitable in flood-risk terms, provided that mitigation measures could be taken for land at risk from fluvial and tidal flooding. We agree with the agent's comments on the likely risk to land in fluvial Flood Zone 2. The Environment Agency would have to comment on risk from coastal flooding, especially, as this is outside our area of experience or competence. It should be mentioned that all sites have high groundwater levels, as might be expected.

**3.1.2 Viability:** The proposed mitigation measures, especially the suggested defences against flooding from the sea, might prove an obstacle to cost-effective development. It is noted that the mitigation scheme for the adjacent development requires water to be pumped.

3.1.3 We should also point out that, given climate change predictions, now is not the time to embark on extensive new flood defences in order to enable new development. It should be remembered that it is anticipated that at a national level not all current defences will be

able to be maintained in the longer term (see *Committee on Climate Change 2015 Progress Report to Parliament*).

3.2.1 A further, industrial, site is proposed by the agent on Seaward Way, Minehead, in association with the above site.

**3.2.2 Suitability:** Not only is this site in Flood Zone 3a, it forms an essential part of the flood water collection area for Minehead and is completely unsuitable for development for this reason.

Site 4 Land North of Bratton Lane, Minehead (MIN15) Mr Shapland

4.0 We do not have sufficient information on this site.

Site 5 Land East of Watchet (South West Strategic Developments)

5.0 Watchet Town Council do not require us to comment on this site.

Site 6 Land East of Porlock Road, Minehead

6.0 This is apparently already included in the proposed additional sites under Matter 5. If it indeed corresponds to MIN41, much of the site is in fluvial flood zone 3.