

WEST SOMERSET LOCAL PLAN TO 2032

MATTER 5 AGENDA

16 MARCH 9:30

Deliverability of the strategic and early release sites

Inspector's Note: The discussion under this Matter will focus on issues related to the deliverability of the strategic sites and the early release sites. While we will have regard to the 3 issues identified in the Matters and Issues (ED13), we will do so in the context of the specific questions set out below. My understanding is that the principle of development at the strategic sites is not questioned. The points in issue are the numbers that might come forward, the rate at which development will be delivered and the infrastructure costs of doing so which may impact upon the delivery of other important requirements, including affordable housing at the assumed level.

Issue 1: Strategic Sites MD2 and the Minehead LT1

My understanding of the concern is the way policy MD1, which applies to all development in Minehead, interacts with policy MD2 and Minehead allocation in LT1. The concern is how development of this land will impact flooding (surface water as well as fluvial) elsewhere and how this will be addressed by the development. The essence of the Council's response is that these matters are deferred to the detailed site planning (SD2).

1. Is this understanding correct and what is the Council's detailed response?
2. As this allocation is made up of several SHLAA sites what rate per annum is assumed for each and why? (It is not possible to tell from either housing trajectory (EB17 or ED34/4/Appendix 4a) as annual totals are aggregated for all strategic sites.)
3. What is the Council's evidence that each individual site within the allocation meets the criteria in Framework footnote 11?
4. The wording of policy MD2 is proposed to be altered (see ED17) in response to the points raised by Historic England. What is the effect on the development capacity and why?
5. How have the highway concerns expressed by Williton PC (ED30) been addressed?
6. What is the constraint to LT1 coming forward before 2026?
7. Having regard to the foreseeable infrastructure costs to be borne by the development what is the affordable housing contribution likely to be?

Issue 2: Strategic Sites WA2 and the Watchet LT1

1. Evidence from the landowner (Trustees of the Wyndham Estate) confirms that this site would meet the criteria in Framework footnote 11. However,

what is the assumed rate of development within the aggregated total in ED34/4/Appendix 4a?

2. In relation to flooding issues the plan has the same relationship between policies WA1 and WA2 as in Minehead with the same concern having been expressed. What is the Council's response and, in particular, could it explain if development on the allocated sites is intended to contribute to resolving existing flood risk issues in the town? How might it affect site capacity?
3. Is the proposed change to policy WA2 (ED17) intended to address the concern of Historic England? If so and having regard to the Matter 7 statement by the Trustees of the Wyndham Estate (ED32/7), what effect would there be on the number of dwellings delivered?
4. Having regard to the foreseeable infrastructure costs to be borne by the development what is the affordable housing contribution likely to be?

Issue 3: Strategic Site WI2

1. The relationship between policies WI1 and WI2 is the same as with the other two main towns. What is the Council's response and, in particular, could it explain if development on the allocated sites is intended to contribute to resolving existing flood risk issues in the town?
2. The proposed deletion of part of the allocated site is presumably to address the concerns of Historic England (ED17). This is a mixed use allocation. Which elements will be lost (a number of dwellings, some/all of the compatible non-residential uses or a combination) and what is the effect on the delivery of housing?
3. Having regard to the foreseeable infrastructure costs to be borne by the development what is the affordable housing contribution likely to be?

Issue 4: The early release sites

1. How the Council might take these forward was among the points discussed in the exchange of letters (ED3, ED7 and ED8). The Council will now be aware from the responses at further statement stage that Exmoor National Park Authority and the West Somerset Flood Group (ED28) have commented on certain sites from their particular standpoint. Others such as South West Strategic Development (ED31/3) and the Trustees of the Wyndham Estate (ED32/6) have raised concerns about the manner in which the sites have been brought forward and the mechanism for consulting upon them. How does the Council propose to deal with this matter?

Confirmed Participants: Summerfield Developments (SW) Ltd; The Wyndham Estate; South West Strategic Developments ; Mr C Shapland; West Somerset Flood Group; Minehead Town Council; Dunster, Stogursey and Williton Parish Councils; West Somerset Council