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Programme Officer for the West Somerset Local Plan to 2032  
West Somerset Council  
West Somerset House  
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Your ref TWC/Reg19/PropMods  
Our ref JMCM  
Direct line 01392 423696  
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[REDACTED]

15 July 2016

Dear Sirs,

**Proposed modifications to the West Somerset Local Plan to 2032 response in relation to representations made on behalf of Mr C Shapland FRICS on Land off Bratton Lane, Minehead - SC1**

On behalf of our client, Mr C Shapland FRICS, who has land off Bratton Lane, Minehead, we write with reference to your letter dated 31<sup>st</sup> May 2016 advising of proposed modifications to the West Somerset Local Plan to 2032.

You will see from your records that our client has carried out substantial work promoting his land: we have submitted representations in May 2012 and March 2015; attended the Local Plan Hearing; and, consistently maintained the position that our client's land should be allocated.

The land is adjacent to the eastern part of the Built up Area Boundary of Minehead identified by the Council as the town where the majority of growth to serve the District should occur. The land is available, suitable for residential development and achievable for the delivery of around 55 dwellings and should have been included in the SHLAA. The SHLAA contained inaccurate information noting that the site was divorced from the edge of Minehead (but it is not; it is adjacent to it) and that it was not suitable for inclusion simply because access could not be achieved. This is incorrect; access can be achieved to the site and as an aside it is close to 2 other SHLAA site (Ref: MIN4 and MIN5) which have been assessed as being suitable, available and achievable in a timescale of 11-15 years.

**Whilst proposed policy SC1** (which supports development within or in close proximity (within 50 metres) of the built-up area of Minehead subject to amenity considerations) offers in principle support for the residential development potential of the land, which abuts the built-up area boundary (and would meet all the amenity criterions set out in this policy), the policy approach should go further and specifically allocate our client's land for residential development.

We respectfully ask that the policy is amended accordingly.

Thank you

Yours faithfully

**James McMurdo MRICS MRTPI**  
**Planning & Development Director**