

Dear Salla,

Here is the response to the proposed modifications to the West Somerset Local Plan from West Somerset Flood Group. The first two issues discussed are for the Inspector. The matters of spelling, grammar, etc. are for West Somerset Council officers.

With all good wishes,

Teresa
Dr Teresa Bridgeman
Secretary, West Somerset Flood Group

COMMENTS FOR THE INSPECTOR ON MODIFICATIONS TO THE WEST SOMERSET LOCAL PLAN, July 2016

1. MM7

The main clause of policy MD2, of which MM7 is a sub-clause, refers to an *indicative masterplan*. Not only MM7 but all the bullet points in this policy are predicated on the existence of such a masterplan ('WILL BE DELIVERED SUBJECT TO AN *INDICATIVE MASTERPLAN INCORPORATING*:').

West Somerset Flood Board was informed by WSC planning officers on 2 June that there will be no indicative masterplan for this strategic site (or for the linked LT1). Instead, there will be a supplementary planning document, as yet untitled, providing more limited guidance on the key constraints and opportunities of the site.

In light of this, the wording of policy MD2 as a whole (including proposed MM7) would now seem inappropriate. Without a masterplan, none of the bullet points have any force. We suggest reference to it should be removed.

2. MAIN MODIFICATION REQUIRED FOR 'EARLY RELEASE SITES' OR REMOVE INDIVIDUAL LISTING FROM HOUSING TRAJECTORY

Given that they are named as 'Early Release Sites' in the Housing Trajectory (Appendix C), MIN4, MIN5, MIN30 and MIN41, SGR3 and WAT9 should appear under a main modification so that proper public consultation can take place.

Alternatively, if WSC does not wish to put these sites forward for consultation, explicit reference to them should be removed from the Housing Trajectory. We are sure that WSC would not like to give the false impression that these sites have been through the consultation process and are 'approved in principle'. This is the impression currently given by their inclusion in this form in the Trajectory. Officers have suggested that an explanatory note could be added. This would, however, still privilege these sites over other potential development sites because they are named when other sites are not. We consider it more appropriate not to name them explicitly and to remove the misleading heading.

COMMENTS ON ISSUES OF GRAMMAR, SPELLING, PUNCTUATION AND EXPRESSION

There are a number of small errors of grammar, spelling, punctuation and expression that WSC will no doubt wish to correct. Some are to be found within the modifications themselves (1-3), others lie in the surrounding text (4 and 5).

1. MM10 POLICY WI2

'CEMETARY'.

Spelling. Incorrect. This word is also incorrectly spelled elsewhere – for example in the reference to this policy in Appendix A Table 1 and the description of the location of MIN30/41 in the 'Early Release Sites' in Appendix C, Housing Trajectory.

2. MM20 POLICY NH1 Assumptions, p. 79

'Scheduled Ancient Monuments including; the impressive upstanding mediaeval remains including Cleeve Abbey' ...

Nonsense as it stands. Needs tidying – either delete **including; the impressive upstanding mediaeval remains** or delete the semi-colon and replace the second 'including' with 'of'.

3. MM26 POLICY NH11 (NEW): NATIONALLY DESIGNATED LANDSCAPE AREAS

'MAJOR DEVELOPMENT SCHEMES OUTSIDE OF BUT, THAT WILL HAVE A CLEAR IMPACT ON, NATIONALLY DESIGNATED ...'

Punctuation. First comma is in the wrong place. It should follow OF not BUT (BUT is part of the embedded clause not the main clause). Meaning is obscured in current form.

4. MM2 SC1: HIERARCHY OF SETTLEMENTS

'ON A SCALE GENERALLY PROPORTIONATE TO THEIR RESPECTIVE ROLES AND FUNCTIONS **TO** THEIR OWN COMMUNITIES ...'.

Grammar. *TO* cannot be used as a preposition following either 'roles' or 'functions'. Was this originally intended to be part of a phrase such as '*IN RELATION TO...*'?

5. MM7 MD2: KEY STRATEGIC DEVELOPMENT ALLOCATION AT MINEHEAD/ALCOMBE

'PROVIDE SPACE FOR THE FUTURE LINKAGE OF THE DISTRIBUTOR ROAD TO THE LT1 SITE TO THE WEST'

Grammar. '*PROVIDE*' is a verb. A noun phrase is needed here (ie PROVISION OF SPACE)