

REPORT NUMBER [CLICK HERE AND TYPE REPORT NO]

PRESENTED BY MARTIN WILSHER

DATE 18TH OCTOBER 2011

STRATEGIC DIRECTIONS OF GROWTH

1. PURPOSE OF REPORT

- 1.1. To inform Members of the potential options for strategic levels of development around the three key settlements identified in the emerging West Somerset Local Plan (previously known as the LDF Core Strategy) and enable decisions to be made in respect of these, that can be incorporated in the Local Plan Preferred Strategy document (see Agenda Item 6).

2. RECOMMENDATIONS

- 2.1. The Local Development Panel are requested to;
- a) Confirm the preferred directions of strategic growth in relation to Minehead (Sub-Areas; A4, A5 and, A6) and Dunster Marsh (Sub-Areas; C1, C2 and, C3), agreed at the Local Development Framework Seminar held on 24th August 2011 to be tested as part of the (new) Local Plan Preferred Strategy consultation process; and,
 - b) Identify and agree the preferred direction(s) of strategic growth in relation to Watchet and Williton to be tested as part of the (new) Local Plan Preferred Strategy consultation process.

3. RISK ASSESSMENT (IF APPLICABLE)

Risk Matrix

Description	Likelihood	Impact	Overall
Failure to include an indication of strategic directions for development around key settlements would leave the Local Planning Authority without a robust policy position to enable it to determine proposals for major development activity in the future.	4	3	12
<i>Identification of strategic directions of growth will enable future development around the key settlements to be more effectively managed and enabling the necessary infrastructure to be identified and integrated into proposals.</i>	4	2	8
Failure to identify potential future directions for strategic levels of growth could leave the key settlements and local Planning Authority vulnerable to 'planning-by-appeal'.	4	3	12
<i>Identification of strategic directions of growth will enable a more integrated approach to the future development around the key settlements and enable the adverse impacts to be identified and mitigated against for the benefit of both existing and new communities.</i>	4	2	8

The scoring of the risks identified in the above table has been based on the scoring matrix. Each risk has been assessed and scored both before the mitigation measures have been actioned and after they have.

4. BACKGROUND INFORMATION

- 4.1. A critical requirement of planning for the evolution of communities and settlements for the future is to ensure that this can be achieved in the most sustainable way possible. This is to make sure that future development proposals benefits both the existing and future populations that will live, work and/or make use of the services and facilities available. This requires forward planning over a relatively long time-scale if the benefits of the development pressures that arises from existing and future demands for housing, employment plus other factors, are to be maximised for the benefit of all. The development plan process, of which the (new) West Somerset Local Plan will form a part, is a means of facilitating this forward preparation and planning to take place and enable the Local Planning Authority and, local communities (through the Neighbourhood Plan provisions of the emerging Localism Bill¹) to manage the future proposals more effectively.
- 4.2. The (new) West Somerset Local Plan is seeking to establish a set of strategic policies that will enable future development proposals to be managed and regulated within an overall strategy. The emerging policies set out in the Preferred Strategy document that will be going out for public consultation shortly (see Agenda Item 6) seeks to create the policy framework that will deliver the development plan strategy for the next 20 years. The strategy has been arrived at following two previous rounds of public consultation in 2009 (Issues²) and 2010 (Options³). The preference arising from the responses to these previous rounds of consultation and the studies that have been undertaken to inform and justify the strategy have indicated that the majority of future development should be focused on the three larger settlements in West Somerset outside of the Exmoor National Park. These settlements comprise Minehead, Watchet and, Williton.
- 4.3. The studies that comprise the 'evidence-base' for the (new) Local Plan have indicated that there will be a need for land to be identified and made available to meet both the extant and future demands for housing, employment and other services and facilities. The studies in the evidence-base have endeavoured to quantify the potential minimum requirement for the West Somerset Local Planning Authority area over the next 15 – 20 years. Whilst it will be desirable to endeavour to accommodate as much of the new development that would arise from these projected demands for reasons of sustainability within existing development limits of settlements, it is acknowledged that this may not always be a practical and/or readily realisable solution. Also, it may not result in good long-term planning that will benefit both existing and future communities in the locations affected and those surrounding them.
- 4.4. Having acknowledged that in order to accommodate at least a part of the future demands for development, this will have to occur in locations outside of the extant development limits of settlements identified in the adopted West Somerset District Local Plan.⁴ A way to achieve this, in the context of the policies and strategy suggested in the Preferred Strategy document of the (new) Local Plan, would be to indicate potential directions of growth beyond existing development limits of selected settlements. These would be in relation to larger scale developments only, such as those that will result in a minimum of c.250+ new

¹ H.M. Government; Localism Bill (Bill 126 Vols 1 & 2); House of Commons; 2010

² West Somerset Council; West Somerset Core Strategy: Formal Notice of Preparation of the West Somerset Core Strategy (letter dated 8th July 2009); West Somerset Council; 2009.

³ West Somerset Council; West Somerset Core Strategy Options Paper – January 2010; West Somerset Council; 2010

⁴ West Somerset District Council; West Somerset District Local Plan – Adopted April 2006; West Somerset Council; 2006

dwellings and at least 2 Hectares of employment land, plus any associated facilities. The identification of these strategic directions of development will provide a starting point for a more detailed guidance to be provided through master-planning, Supplementary Planning Documents (SPD's) and/or, a site allocations document that may be commenced following the adoption of the (new) Local Plan.

- 4.5. In 2010 a document was published that was the result of a study into land that could be made available to meet potential housing need in West Somerset in the future.⁵ Whilst the majority of the study was concerned with an assessment of sites and land that had been suggested by land-owners, developers and, other interested parties, it also included a brief assessment of more general 'broad locations of growth'. This covered land surrounding the settlements of Dunster Marsh, Minehead, Stogursey, Watchet and, Williton in addition to those sites that had been promoted by the groups mentioned above. The study, Strategic Housing Land Availability Assessment or, SHLAA, was only allowed to consider the sites promoted in the context of their availability, achievability and, suitability. Planning considerations and constraints were not allowed to influence the individual assessments other than in a general sustainability context. The document attached to this report (Appendix A) has sought to apply the more general planning considerations that affect the areas identified as the 'broad locations of growth' mentioned in the SHLAA.
- 4.6. The attached document seeks to break down the 'broad areas of growth' referred to in the SHLAA into more manageable and practical sub-areas. It also permits a more selective approach as to where future development may wish to be encouraged in relation to the settlements and their existing services and facilities. The sub-area assessments are not exhaustive in their consideration of the issues and constraints that may need to be taken account of in respect of each. They seek to identify those that are most likely to impact on the overall potential of the land being successfully developed.
- 4.7. As part of the Member seminar on the Local Development Framework held on 24th August 2011, began to look at the issue of future directions of strategic levels of development around the key settlements. It agreed that a number of the Sub-Areas (identified in the document in Appendix A) in relation to Minehead should be proposed for consultation as potential locations for future growth, as a part of Preferred Strategy document. These included the three Sub-Areas south of the Hopcott Road (A4, A5 and A6). It was also felt that given the constraints on much of the remaining land around Minehead, consideration should be made of land further east of the town around Dunster Marsh. The Sub-Areas adjoining this part of Dunster, north of the A.39 (C1, C2 and, C3) were also proposed for consultation. Consideration of potential strategic directions of growth around Watchet and Williton was not possible at that time and these need to be resolved so that the Preferred Strategy document referred to in Agenda Item 6 can proceed to consultation.
- 4.8. It should be noted that the identification of sub-areas as potential future directions of growth does not imply any form of commitment in favour of development in these locations by the LPA at this stage in the process. The purpose of their identification is in order to test their suitability and acceptability through the Preferred Strategy consultation process of the (new) Local Plan. The extent of the sub-areas should also not be regarded as an indication that, should each and/or any of those identified, be taken forward into the Publication version of the (new) Local Plan (the version that the LPA would seek to be examined on), the whole of the area would be deemed acceptable for development. All the sub-areas will be subject to review and re-assessment in the light of any relevant representations received through the consultation process of the Preferred Strategy document, prior to inclusion or otherwise in the Publication document.

⁵ Hunter Page Planning; West Somerset District Council Strategic Housing Land Availability Assessment – March 2010; West Somerset Council; 2010

5. FINANCIAL/RESOURCE IMPLICATIONS

5.1. There are no direct financial or resource implications arising from the contents of this report.

6. SECTION 151 OFFICER COMMENTS

6.1. I have considered the report and have no comments to add.

7. EQUALITY & DIVERSITY IMPLICATIONS

7.1. There are no equality and diversity implications arising from the contents of this report.

8. CRIME AND DISORDER IMPLICATIONS

8.1. There are no crime and disorder implications arising from the contents of this report.

9. CONSULTATION IMPLICATIONS

9.1. The decisions in relation to the future directions of growth around the key settlements identified in the report will inform and be a part of the evidence to support the (new) Local; Plan Preferred Strategy consultation document (see Agenda Item 6).

10. ASSET MANAGEMENT IMPLICATIONS

10.1. There are no direct asset management implications arising from the contents of this report.

11. ENVIRONMENTAL IMPACT IMPLICATIONS

11.1. There are no direct environmental impact implications arising from the contents of this report.

12. LEGAL IMPLICATIONS

12.1. There are no legal implications arising from the contents of this report.

REPORT TO A MEETING OF THE LOCAL DEVELOPMENT PANEL TO BE HELD ON 18TH OCTOBER 2011

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WEST SOMERSET LDF CORE STRATEGY

FUTURE DIRECTIONS OF GROWTH

Background

The Options Stage consultation on the Local Development Framework (LDF) Core Strategy¹ proposed three alternative scenarios for the future distribution of growth in West Somerset outside of the Exmoor National Park. These comprised;

1. Focusing of the majority of future development at the three main settlements; Minehead, Watchet and, Williton with the larger proportion going to the first of these.
2. Focusing of the majority of future development at the three main settlements; Minehead, Watchet and, Williton, plus the upgrading of Stogursey to the same status of a 'local service centre' (or Rural Centre in existing Local Plan terminology), as Watchet and Williton. The larger proportion of development going to Minehead.
3. Focusing of the majority of future development at the three main settlements; Minehead, Watchet and, Williton, but with an element also identified for the larger villages including; Brushford, Carhampton, Crowcombe, Dunster Marsh, Stogumber, Stogursey and, Washford. The largest proportion of development going to Minehead.

Three other scenarios were also considered initially but not promoted, although they were mentioned in the consultation document, as they were considered as not meeting the sustainable development criteria set out in Government guidance and advice.² These included;

4. Less development in the larger settlements and a greater dispersal amongst other smaller settlements including those with little or no community services and facilities.
5. A strategy of no significant development in Minehead and most development being focused on settlements closest to the M.5 corridor.
6. Focusing of most of the future development requirement of 2,500 dwellings in a single (new) eco-village.

The outcome of the process was a preference for the majority of future development to be directed to the three largest settlements.

The quantum of residential development that needs to be provided for over the next 20 years is calculated to be about 2,500 for the whole of that period or an average of 125 dwellings per annum. This is based primarily on the level of development that has occurred in the Local Planning Authority (LPA)

¹ West Somerset Council; West Somerset Core Strategy Options Paper – January 2010; West Somerset Council; 2010.

² Office of the Deputy Prime Minister; Planning Policy Statement 1: Delivering Sustainable Development (PPS 1); The Stationary Office; 2005; ISBN 0 11 753939 2

area over the past 20 years since 1991. The purpose of the LDF Core Strategy is to provide the strategic level policy for the future distribution and location of development. As the overall strategy has already been identified, it is necessary for the Core Strategy to give an indication of where the strategic level(s) of growth are likely to occur in relation to the main settlements. The Core Strategy will aim to do this by indicating the general direction(s) of growth/expansion of the main settlements over the 20 year period. In this context, **the term strategic means sites of 250 or more dwellings and, employment land of 2 Hectares or more.**

The growth of the identified settlements is not just about finding enough land for housing and a little bit of employment, although these two uses may comprise the greater proportion of any land in and around those settlement(s). It also includes ensuring that enough land is identified within and adjacent to these uses for ancillary and associated development such as shops, community halls, open-space, etc. These can help create the opportunities for existing and future communities and/or neighbourhoods to develop in a more sustainable and self-contained way. The key objective of the Core Strategy within the LDF is to provide the framework for the future development of settlements in a planned and co-ordinated way and to avoid piecemeal development on land that is not well related to the location of existing and future services and facilities.

The purpose of this paper is to assess where these opportunities for strategic levels of development might occur in relation to the individual settlements. It seeks to provide a brief assessment of potential development land that has been identified through two existing pieces of the LDF Core Strategy evidence base. These are;

- Strategic Housing Land Availability Assessment (SHLAA)³
- Employment Land Review (ELR)⁴

The land considered in this paper is comprised of sites that were identified in these two documents and/or adjoining land which it was deemed should be included both for completeness and to ensure that all possible realistically viable options have been taken account of. As part of the SHLAA process a series of 'broad locations for development' were considered around and close to the main settlements. These broad locations for development were a mixture of extensive areas and smaller fragmented ones. In order to provide a degree of consistency of approach when assessing each settlement, it was considered necessary to sub-divide many of these areas so as to enable a choice of potential directions of growth for each settlement.

The sub-division of the broad locations has not been based on any rigid or prescriptive formula but taking into account natural (existing hedgerows, water-courses, etc.,) and/or, man-made (roads, railway, existing built

³ Hunter Page Planning; West Somerset District Council Strategic Housing Land Availability Assessment – March 2010; West Somerset Council; 2010.

⁴ Hunter Page Planning; Employment Land Review: Stage 1 Report – May 2009; West Somerset Council; 2009.

development, etc.) features plus designations (e.g. Exmoor National Park⁵) which provide clearly identifiable and suitable boundaries. In a few instances artificial lines/boundaries have been used in order to create a more logical and understandable area to be considered. The inclusion of the various types of boundary in the sub-division process was solely as a guide and did not imply that if selected the whole of the sub-area could or would be developed. This was recognised in the potential capacity figures included for the broad locations for growth included in the SHLAA.

The sub-area assessments only provide a brief over-view of the characteristics and features of each. They identify the main constraints that may need to be addressed through any proposals should the land be deemed suitable for development. These are not exhaustive and it is recognised that there are likely to be many, more localised issues that would also need to be taken account of. The site area provided for each sub-area is a gross figure and will include land that has already been developed (e.g. farm complexes) and features (e.g. dense woodland, former quarry faces) that may inhibit development. The notional capacity figure for residential development on the site is a theoretical extrapolation of what could be accommodated on the site at the density indicated if it were free of all types of natural, man-made and, policy constraint. In the case of Minehead, because of the real and perceived issues concerning the ability of the town to grow in the future, consideration has also been given to development sites somewhat remote from the main settlement but well linked in transport terms around an existing community at Dunster Marsh.

⁵ H.M. Government; National Parks and Access to the Countryside Act 1949; HMSO; 1949

Minehead

Strategic Housing Land Availability Assessment (SHLAA) 2010

Criteria	Site nos.	Area (Ha.)	Dwellings
Within existing devt. limits	8	5.67	160 – 180
Outside existing devt. limits*	4	5.68	100
Area of Search A	-	(192.63 ⁶)	
SHLAA broad location (MINBL1)	-	180.00	1200 ⁷
SHLAA sites	13	29.40	681
Remaining broad location area	-	150.60	500 ⁸
Area of Search B	-	(35.20)	
SHLAA broad location (MINBL2)	-	30.42	385
SHLAA sites	3	18.41	385
Remaining broad location area	-	12.01	0

* and outside of Areas of Search

Area of Search (A)

Sub-Area A1 – Land north and west of Woodcombe

- Site area = c.12.24 Hectares.
- Notional capacity (@ 35 dph⁹) = 450¹⁰
- Terrain – gentle slope northwards on southern flank of Bratton Ball
- Use – predominantly pasture
- Restricted road access through existing built-up area
- Remote from Minehead town-centre facilities (> 1 mile)

Sub-Area A2 – West of Porlock Rd. (Woodcombe to Middlecombe Cross) (c.24.06 Ha.)

- Site area = c.24.06 Hectares
- Notional capacity (@ 35 dph) = 850
- Terrain – gently sloping westwards intersected by two watercourses
- Use – predominantly pasture, woodland along edge of Bratton Mill Stream, some scrubland close to streams.
- Restricted access via and off Bratton Lane
- Restricted access off Porlock Road due to proximity to adjoining watercourse and change in ground levels
- Flooding issues in close proximity to watercourses (flooding history)
- Remote from Minehead town centre facilities and Alcombe local centre facilities (1.5 – 2.0 miles)

⁶ Gross figure based on the aggregation of all the sub-areas

⁷ Figure equals sum of, SHLAA sites and Remaining broad location area, rounded to the nearest 50 units

⁸ SHLAA broad locations of growth figure minus that already identified on SHLAA sites

⁹ dph = dwellings per Hectare. Average density for developments adjoining main settlements

¹⁰ Figure is indicative gross number. It is rounded to nearest 50 and takes no account of terrain or other physical features/constraints.

Sub-Area A3 – Mount Brake, East of Porlock Rd.

- Site area = c.4.80 Hectares
- Notional capacity (@35 dph) = 150
- Terrain – Northern edge adjoining Porlock Road, gentle slope to south, but steepens quickly.
- Use – Grazing pasture. Wooded on western edge
- Northern part only accessible off Porlock Road
- Site considered as potential residential development site through the Local Plan Inquiry (2002) and only rejected by Inspector when overall housing requirement was shown to be met through other factors and sites.
- Remote from Minehead town centre facilities and Alcombe local centre facilities (1.5 – 2.0 miles)

Sub-Area A4 – South of A.39 between Middlecombe Cross and west of Periton Cross

- Site area = c.26.71 Hectares
- Notional capacity (@35 dph) = 950
- Terrain – Sloping upwards (south) with local spot-height (128m) at Periton Riding Stables (formerly Periton Park Hotel)
- Use – Mix of pasture and woodland
- Existing access off A.39 at two points via narrow lanes (Middlecombe and Periton Combe) in sunken defiles.
- Streams (flowing south > north) alongside lanes identified by the EA as Flood Zone 3b (operational floodplain) in the immediate proximity (i.e. the lanes). Remainder of area Flood Zone 1.
- Land west of Middlecombe Cross previously used as a landfill site until 1982. May be contamination issues.
- Remote from Minehead town centre facilities and Alcombe local centre facilities (1.5 – 2.0 miles)

Sub-Area A5 – South of A.39 between Periton Cross and Higher and Lower Hopcott

- Site area = c.32.73 Hectares
- Notional capacity (@35 dph) = 1150
- Terrain – Initial bank surmounted by hedgerow (in places) adjoining A.39. Variable upward sloping characteristics to south becoming progressively steeper close to the tree-line (ENP boundary).
- Use – Limited built development immediately adjoining A.39. c.50:50 split arable fields and pasture land with small amount of woodland close to lane leading to Higher Hopcott.
- Extant access points off A.39 to a small number of larger properties (e.g. Eastleigh House Care Home, Periton 24/7 School, Odell Court)
- Remote from Minehead town centre facilities and Alcombe local centre facilities (1.0 – 1.5 miles)

Sub-Area A6 – South of A.39 between Lower Hopcott and Chestnut Way/Staunton Rd.

- Site area = c.54.97 Hectares
- Notional capacity (@35 dph) = 1900
- Terrain – Disused quarry adjoining A.39 at western and eastern edge (latter currently used as a caravan/camping site). Initial bank surmounted by hedgerow (in places) adjoining A.39. Variable upward sloping characteristics to south becoming progressively steeper close to the tree-line (ENP boundary).
- Use – Some built development immediately adjoining A.39 (caravan site and residential units opposite Cher junction). Remainder predominantly pasture but with woodland on western boundary and upper south-eastern slopes.
- Some existing sub-standard access points off A.39. Uncertain if practical access could be made via Chestnut Way.
- Higher Hopcott Quarry at western edge used for landfill purposes until 1992. Possible contamination issues.
- Close to Minehead town centre and Alcombe local centre (c. 0.5 miles each)

Sub-Area A7 – South of Staunton Rd. and west of Staunton Lane

- Site area = c.13.28 Hectares
- Notional capacity (@35 dph) = 450
- Terrain - Steeply sloping in many directions. Disused quarry at rear (south) of Quarry Close.
- Use – Predominantly rough pasture but with some cultivated allotments. Woodland surrounds disused quarry.
- Existing access off Staunton Lane via sub-standard lane to Callins through southern part of site. Limited prospects of improvement of existing road network through to A.39 at Alcombe due to nature of existing built-up area. Any new access would have to be in conjunction with development on Sub-Area A6.
- Close to facilities at Alcombe local centre (c.0.5 miles)

Sub-Area A8 – Land to the east of Manor Rd. and west of Ellicombe Lane

- Site area = 20.84 Hectares
- Notional capacity (@ 35 dph) = 750
- Terrain – Slopes in multiple directions with quarry on western edge.
- Use – Mix of pasture and arable with rough grassland a wooded area around quarry on western edge.
- Existing low grade access from Manor Road but nature of road network through old Alcombe to the A.39 limits capacity.
- Access possible off Combeland Road but movement and capacity restricted by narrow nature of road network linking it to the A.39 in either direction. Access to the site would have to be done in conjunction with a more comprehensive development solution incorporating Sub-Area A9.
- Mineral extraction rights from quarry lapsed?
- Close to facilities at Alcombe local centre (c.0.5 miles)

Sub-Area A9 – Rugby Club and land to the south of it

- Site area = c.3.00 Hectares
- Notional capacity (@ 35 dph) = 100
- Terrain – Steeply banked frontage off A.39 but gently sloping upwards to south after initial elevation.
- Use – Rugby field and tarmac car park on northern part, pasture/rough grassland on southern part. Extensive screening by trees and/or hedges around site.
- Poor new access potential off Combeland Road and Ellicombe Lane but existing access in north-eastern corner (to Rugby Club) has potential for improvement.
- Strategic development significance of area would only be achieved in conjunction with providing access to neighbouring Sub-Area A8.
- Rugby Club site considered as potential residential development site through the Local Plan Inquiry (2002) and only rejected by Inspector when overall housing requirement was shown to be met through other factors and sites.
- Close to facilities at Alcombe local centre (c.0.5 miles) and supermarkets off Seaward Way (c. 1.0 miles)

Area of Search (B)

Sub-Area B1 – Land north and east of Seaward Way to the West Somerset Railway

- Site area = 21.00 Hectares
- Notional capacity (@ 35 dph¹¹) = 750¹²
- Terrain – Low lying land, relatively flat. Reed-ponds in north-western corner.
- Use – Local nature reserve around reed-ponds and informal public open space adjoining it to east. Remainder is rough pasture/grassland.
- High probability of flooding (Flood Zone 3a) from tidal, river (via rhynes) and, surface water sources will require extensive flood mitigation measures for both the site and any surrounding land likely to be affected by displaced water as a consequence of the development.
- Low-lying nature of land creates water retention and drainage issues for site and surrounding land. Residential development would be subject to the exceptions test (demonstrating why the development cannot be accommodated elsewhere in the settlement on land with less risk of flooding). Commercial development would not be subject to the 'exceptions' test.
- Local nature reserve on north-western edge of site.
- Former landfill site on southern edge of site adjoining Seaward Way (last used 1992).
- Good access potential off Seaward Way
- Close proximity to Minehead town centre (c.0.5 miles) and supermarkets for employment and, services and facilities.

Sub-Area B2 – East of Seward Way, north of A.39 and, west of Drift Rd.

- Site area = 14.20 Hectares
- Notional capacity (@ 35 dph) = 500
- Terrain – Low lying land, relatively flat and intersected by rhynes.
- Use – rough pasture/grassland for grazing.
- High probability of flooding (Flood Zone 3a) from tidal, river (via rhynes) and, surface water sources will require extensive flood mitigation measures for both the site and any surrounding land likely to be affected by displaced water as a consequence of the development.
- Low-lying nature of land creates water retention and drainage issues for site and surrounding land. Residential development would be subject to the exceptions test (demonstrating why the development cannot be accommodated elsewhere in the settlement on land with less risk of flooding). Commercial development would not be subject to the 'exceptions' test.
- Potential good access potential off Seaward Way. Existing basic agricultural access points off A.39
- Nearest services and facilities at Alcombe local centre and supermarkets c.1.0 miles.

¹¹ dph = dwellings per Hectare. Average density for developments adjoining main settlements

¹² Figure is indicative gross number. It is rounded to nearest 50 and takes no account of terrain or other physical features/constraints.

Dunster Marsh
Strategic Housing Land Availability Assessment (SHLAA) 2009

Criteria	Site nos.	Area (Ha.)	Dwellings
Within existing devt. limits	1	1.9	54
Outside existing devt. limits*	1	1.62	55
Area of Search C		(55.46 ¹³)	
SHLAA broad location (DUMBL1)		35.00	980 ¹⁴
SHLAA sites	5	16.20	480
Remaining broad location area		18.80	500 ¹⁵

* and outside of Areas of Search

Area of Search (C)

Sub-Area C1 – North of Marsh Lane and west of Station Rd.

- Site area = c.19.77 Hectares
- Notional capacity (@ 30 dph¹⁶) = 600¹⁷
- Terrain – Low lying land, relatively flat and intersected by rhynes and hedges.
- Use – Cultivated for arable crops and grazing.
- High probability of flooding (Flood Zone 3a) from tidal, river (via rhynes) and, surface water sources on western edge. This will require extensive flood mitigation measures for both the site and any surrounding land likely to be affected by displaced water as a consequence of the development.
- Medium probability of flooding (Flood Zone 2) from tidal, river (via rhynes) and, surface water sources.
- Low-lying nature of land creates water retention and drainage issues for site and surrounding land. Residential development would be subject to the exceptions test (demonstrating why the development cannot be accommodated elsewhere in the settlement on land with less risk of flooding) in Flood Zone 3 areas. Commercial development would not be subject to the 'exceptions' test.
- Northern part of site in close proximity to sewerage treatment works (possible 'cordon sanitaire' restrictions on permitted types of development).
- Best and most versatile agricultural land (predominantly Grade 3a but possible Grade 2 on eastern edge near Station Road).
- Potential access off Marsh Lane and Station Road. Access off A.39 unlikely due to proximity of existing access points (e.g. Marsh Lane) and national speed limit that exists on this part of the road.
- Access to services and facilities in Dunster village c.0.5 miles, but most retail units orientated to tourism. Services and facilities in Alcombe c.1.0+miles to the west and similar to supermarkets.

¹³ Gross figure based on the aggregation of all the sub-areas

¹⁴ Figure equals sum of, SHLAA sites and Remaining broad location area, rounded to the nearest 50 units

¹⁵ SHLAA broad locations of growth figure minus that already identified on SHLAA sites

¹⁶ dph = dwellings per Hectare. Average density for developments adjoining small settlements

¹⁷ Figure is indicative gross number. It is rounded to nearest 50 and takes no account of terrain or other physical features/constraints.

Sub-Area C2 – Land south of Marsh Lane

- Site area = c.3.10 Hectares
- Notional capacity (@ 30 dph) = 100
- Terrain – Low lying land, relatively flat. Hedges restricted to perimeter.
- Use – Cultivated primarily for arable crops.
- Low-lying nature of land may create some water retention and drainage issues for site and surrounding land.
- Best and most versatile agricultural land (predominantly Grade 3a)
- Potential access off Marsh Lane. Access off A.39 unlikely due to proximity of existing access points (e.g. Marsh Lane) and national speed limit that exists on this part of the road.
- Access to services and facilities in Dunster village c.0.5 miles, but most retail units orientated to tourism. Services and facilities in Alcombe c.1.0+miles to the west and similar to supermarkets.

Sub-Area C3 – Land between Station Rd. and Sea Lane

- Site area = c.3.38 Hectares
- Notional capacity (@ 30 dph) = 100
- Terrain – Low lying land, relatively flat. Hedges restricted to perimeter.
- Use – Cultivated primarily for arable crops.
- Medium probability of flooding (Flood Zone 2) from tidal, river and, surface water sources.
- Low-lying nature of land may create some water retention and drainage issues for site and surrounding land.
- Best and most versatile agricultural land (Grade 3a and Grade 2).
- Possible access off Station Road and/or Sea Lane but these are sub-standard and, existing road linkage to Marsh Lane offers limited prospects of improvement.
- Indirect access to services and facilities in Dunster village c.1.0 miles, but most retail units orientated to tourism. Services and facilities in Alcombe c.1.5+miles to the west and similar to supermarkets.

Sub-Area C4 – Land between old River Avill, West Somerset Railway and River Avill flood relief channel

- Site area = c.29.21 Hectares
- Notional capacity (@ 30 dph) = 900
- Terrain – Low lying land, relatively flat. Hedges restricted to perimeter.
- Use – Cultivated primarily for arable crops.
- Medium probability of flooding (Flood Zone 2) from tidal, river and, surface water sources.
- Low-lying nature of land may create some water retention and drainage issues for site and surrounding land.
- Best and most versatile agricultural land (Grade 2 but some Grade 3a).
- Possible access off Sea Lane but this is currently sub-standard. Existing linkage to Marsh Lane has limited prospects of improvement. Access off A.39 unlikely due to proximity of existing access points, A396 junction traffic lights) and national speed limit that exists on this part of the road.
- Indirect access to services and facilities in Dunster village c.1.0 miles, but most retail units orientated to tourism. Services and facilities in Alcombe c.1.5+miles to the west and similar to supermarkets.

Watchet
Strategic Housing Land Availability Assessment (SHLAA) 2010

Criteria	Site nos.	Area (Ha.)	Dwellings
Within existing devt. limits	2	0.3	16
Outside existing devt. limits*	0	0.0	0
Area of Search D		(20.04 ¹⁸)	
SHLAA broad location (WATBL1)		18.00	250 ¹⁹
SHLAA sites	0	0	0
Remaining broad location area		18.00	250 ²⁰
Area of Search E		(37.61)	
SHLAA broad location (WATBL2)		21.06	800
SHLAA sites	3	12.06	700
Remaining broad location area		25.55	100

* and outside of Areas of Search

Area of Search (D)

Sub-Area D1 – Parsonage Farm complex, Brendon Rd.

- Site area = c.3.59 Hectares
- Notional capacity (@35 dph²¹) = 150²²
- Terrain – Shallow valley immediately north of Five Bells ridge-line.
- Use – Farm buildings and some arable land surrounding.
- Mixture of agricultural buildings of varying ages including the Farmhouse which is a Listed Building.
- Possible contamination on site due to agricultural products and fuel oil.
- Best and most versatile agricultural land (predominantly Grade 3a) surrounds site
- Site considered for potential employment development through conversion/re-development in Employment Land Review.
- Good existing access off Brendon Road (B.3191) and from south via Washford Cross
- Nearest services and facilities c.0.5 miles at both Watchet and Williton.

¹⁸ Gross figure based on the aggregation of all the sub-areas

¹⁹ Figure equals sum of, SHLAA sites and Remaining broad location area, rounded to the nearest 50 units

²⁰ SHLAA broad locations of growth figure minus that already identified on SHLAA sites

²¹ dph = dwellings per Hectare. Average density for developments adjoining main settlements

²² Figure is indicative gross number. It is rounded to nearest 50 and takes no account of terrain or other physical features/constraints.

Sub-Area D2 – Land to east and north of Parsonage Farm

- Site area = c.16.45 Hectares
- Notional capacity (@ 35 dph) = 600
- Terrain – Elevated location and open site set back from scarp slope overlooking Williton to the south and Watchet to the north.
- Use – Cultivated primarily for arable crops.
- Best and most versatile agricultural land (predominantly Grade 3a)
- Eastern and northern boundaries adjoin existing developed limits of Watchet.
- Possible access available via St. Decumans Road and/or Churchill Way but both have restricted capacity with limited scope for improvement. Possible access opportunity off Brendon Road (B.3191) through Parsonage Farm.
- Careful design required and building height issues towards southern part of site in order to avoid being visible from Williton village.
- Nearest services and facilities c.0.5 miles at both Watchet and Williton.

Area of Search (E)

Sub-Area E1 – Land north of Doniford Rd. and West Somerset Railway

- Site area = c.5.72 Hectares
- Notional capacity (@ 35 dph) = 200
- Terrain – Relatively flat and open
- Use – Cultivated primarily for arable crops.
- Adjoins recent residential development (The Holms) on western boundary.
- North-eastern boundary close to retreating coastline. Only West Somerset Railway provides defence in part.
- Access to site possible via adjoining residential development (The Holms). Further access off Doniford Rd. also possible
- Access to Watchet and West Quantoxhead via Doniford Rd. of variable quality with limited options for improvement.
- Proximity to services and facilities in Watchet via Doniford Rd. c.0.5+ miles.

Sub-Area E2 – Land south of Doniford Rd. and north of Normandy Rd.

- Site area = c.15.79 Hectares
- Notional capacity (@ 35 dph) = 550
- Terrain – gently sloping upwards from east to west and southwards from the Doniford Rd.
- Use – Predominantly a mix of arable and good pasture fields separated by tall hedges/trees. Some scrub/rough grassland on north-west edge adjoining existing residential estate.
- Overhead power lines running east – west across centre of site
- Existing residential estates adjoining western and (part of) southern boundaries of site.
- Good access points off Normandy Rd. but this is sub-standard unadopted road at present. No existing access off Doniford Rd.

Sub-Area E3 – Land between Normandy Road. and Liddymore Lane.

- Site area = c.7.75 Hectares
- Notional capacity (@ 35 dph) = 250
- Gently sloping downwards north to south.
- Use – Farm complex surrounded by grassland/rough pasture. Trees and hedgerows along boundaries of site.
- Residential estates adjoining site to east and north-west.
- Sub-standard road access to and within site comprised of unadopted private roads.
- Possible contamination on site due to agricultural products and fuel oil.
- Indirect access at present to services and facilities at Watchet and Williton

Sub-Area E4 – Land south-east of Liddymore Road

- Site area = c.8.34 Hectares
- Notional capacity (@ 35 dph) = 300
- Terrain – open fields gently sloping upwards, north to south. Hedges and trees on boundaries.
- Use – Predominantly cultivated for arable crops with some pasture.
- Overhead electricity power lines across site
- Existing residential development on western and north-western boundaries.
- Existing access restricted to Liddymore Rd. and Liddymore Lane, both of variable quality.
- Access to services and facilities (c.0.5+ miles) only possible by indirect routeing.

Williton

Strategic Housing Land Availability Assessment (SHLAA) 2010

Criteria	Site nos.	Area (Ha.)	Dwellings
Within existing devt. limits	1	0.4	25
Outside existing devt. limits*	3	4.10	107
Area of Search F		(36.52 ²³)	
SHLAA sites	4	21.20	590 ²⁴
Remaining area of search		15.32	
Area of Search G		(23.04)	
SHLAA broad location (WILBL1)		15.00	335
SHLAA sites	1	4.49	135
Remaining broad location area		10.51	200 ²⁵
Area of Search H		(39.55)	
SHLAA broad location (WILBL2)		26.50	655
SHLAA sites	2	9.6	205
Remaining broad location area		16.90	450

* and outside of Areas of Search

Area of Search (F)

Sub-Area F1 – Land south of A.39

- Site area = c.5.62 Hectares
- Notional capacity (@ 35 dph²⁶) = 200²⁷
- Terrain – gentle slope rising to south. Open fields with limited hedge growth. Boundaries comprise A.39 (County Primary route) to north, Monksilver Stream to west and, West Somerset Railway along north-east.
- Use – Mixture of arable crops and pasture.
- Existing residential development along north-western edge of site.
- SFRA Level 1 identifies a ‘high probability’ of flooding (Flood Zone 3b – Operational Floodplain) from Doniford Brook and Monksilver Stream and, surface water sources on most of the site. SFRA Level 2 identifies depth of flooding for 1 in 100 year event as between 150 – 300mm. Flood mitigation measures required for both the site and any surrounding land likely to be affected by displaced water as a consequence of the development. Only essential infrastructure (e.g. roads, drains, etc.), water compatible uses should be considered.

²³ Gross figure based on the aggregation of all the sub-areas

²⁴ Figure equals sum of, SHLAA sites and Remaining broad location area, rounded to the nearest 50 units

²⁵ SHLAA broad locations of growth figure minus that already identified on SHLAA sites

²⁶ dph = dwellings per Hectare. Average density for developments adjoining main settlements

²⁷ Figure is indicative gross number. It is rounded to nearest 50 and takes no account of terrain or other physical features/constraints.

- Low-lying nature of land creates water retention and drainage issues for site and surrounding land. Flooding event in 2000 deemed to be caused by limited capacity of culverts draining the site and, materials causing a partial blockage of these resulting in water backing-up.
- Potential access limited to north-western edge of site due to embankment for A.39 to pass over tracks of West Somerset Railway. This would be close to existing access (with limited visibility) to Roughmoor Industrial Estate and Williton Station (WSR) on other side of heavily trafficked main road. No realistic prospects of access via existing adjoining residential estate.
- Access to services and facilities in Williton (c.0.5 miles) restricted to A.39 (Long Street).

Sub-Area F2 – Eastern edge of elevated land overlooking Doniford Stream

- Site area = c.9.91 Hectares
- Notional capacity (@ 35 dph) = 350
- Terrain – Northern part of site gently sloping upwards in southerly direction to form plateau with steep scarp slope facing east. Land mainly open fields on plateau with woodland in south-eastern corner.
- Use – Predominantly pasture/grazing but some low quality arable crops on plateau. Woodland/copse in centre close to eastern edge of site.
- Northern part of site forms part of operational floodplain (Flood Zone 3b) in conjunction with sub-area F1 due to Doniford Stream. SFRA Level 2 identifies depth of flooding for 1 in 100 year event as between 150 – 300mm. This will require extensive flood mitigation measures for both the site and any surrounding land likely to be affected by displaced water as a consequence of the development. Only essential infrastructure (e.g. roads, drains, etc.), which would be subject to an ‘exceptions’ test and, water compatible uses should be considered. Elevated land not identified as being at risk from flooding.
- Access only possible in conjunction with proposals in sub-areas F1 (off A.39) and/or F4 (off A.358).
- Development on eastern edge of elevated part of the site would be highly visible from A.358 west of the railway bridge. Any structures would have to be well set-back from the ridge-line to minimise the visual impact on skyline.
- Access to services and facilities in Williton (c.1.0+ miles) by car would be indirect via A.39 or A.358 in conjunction with development of sub-area F1 and/or F4.

Sub-Area F3 – Western edge of land bounded by Catwell to the north and Tower Hill Quarry to the south

- Site area = c.8.56 Hectares
- Notional capacity (@ 35 dph) = 300
- Terrain – Flat, open landscape adjoining built development along north, west and, southern boundaries.
- Use – Predominantly pasture/grassland
- Northern part of site adjoins the Monksilver stream and SFRA Level 1 identifies this as Flood Zone 3a and 2. Area has been subject to flooding events caused by water backing-up due to inadequate/blocked drainage downstream (culvert under A.39 and West Somerset Railway)
- No direct vehicular access through existing residential areas because capacity is restricted by narrow nature of road network linking it to main village services and facilities. This type of access could only be achieved in conjunction with the development of sub-area F1 and/or F4.

Sub-Area F4 – Land north of A.358 and eastern edge of Tower Hill

- Site area = c.12.43 Hectares
- Notional capacity (@ 35 dph) = 450
- Terrain – relatively flat and open fields sloping downwards towards A.358 and east of site.
- Use – Predominantly a mixture of arable and grassland/pasture with some woodland and hedgerows on southern part adjoining residential properties fronting onto A.358 and around quarry.
- Development on eastern edge of the site would be highly visible from A.358 west of the railway bridge. Any structures would have to be well set-back and/or screened to minimise the visual impact on landscape/sky-line.
- Vehicular access likely to be restricted to the south-eastern corner of the site off the A.358 unless developed in conjunction with sub-area F1. Access via sub-area F3 through existing residential areas because capacity is restricted by narrow nature of road network linking it to main village services and facilities.

Area of Search (G)

Sub-Area G1 – Land north of schools and west of Liddymore Lane

- Site area = c.11.19 Hectares
- Notional capacity (@ 35 dph) = 400
- Terrain – Flat open land rising gently but with increasing steepness towards northern limit. Lower part of escarpment that overlooks Williton village from the north. Stream runs from west to east through southern part of site.
- Use – Predominantly arable and pasture but with some rough grassland on southern edge between the stream and the school grounds.
- SFRA Level 1 identifies a ‘high probability’ of flooding (Flood Zone 3b – Operational Floodplain) from the stream and drainage of former water meadows west of Williton (sub-area H1) on southern part of the site. This may require extensive flood mitigation measures for both the site and any surrounding land likely to be affected by displaced water as a consequence of the development. Only essential infrastructure (e.g. roads, drains, etc.), which would be subject to an ‘exceptions’ test and, water compatible uses should be considered. Northern, more elevated land is not identified as being at risk from flooding.
- Part of the site has been previously safeguarded from development as a possible route for a by-pass for Williton.
- Access to services and facilities, less than 0.5 miles via North Road (B.3191) and Doniford Road both of which have limited capacity for improvement due to previous development and poor quality junction with A.39 in Williton.
- Access to site restricted to western and south-eastern boundaries only.

Sub-Area G2 – Land north of Roughmoor Industrial Estate between Liddymore Lane and West Somerset Railway

- Site area = c.11.85 Hectares
- Notional capacity (@ 35 dph) = 400
- Terrain – Flat and open land with few hedges except around edges. Watercourses on north-western boundary with Liddymore Lane, northern edge to the West Somerset Railway and, across centre of site.
- Use – Predominantly low grade arable and grassland/rough pasture. Equestrian centre in central southern part of site.
- South-eastern element allocated as employment land in the West Somerset District Local Plan, much of which remains undeveloped.
- Part of the site has been previously safeguarded from development as a possible route for a by-pass for Williton.
- SFRA Level 1 identifies a ‘high probability’ of flooding (Flood Zone 3b – Operational Floodplain) on land adjoining watercourses along north-western and northern edge of the site. Much of the remainder is identified as having a medium probability of flooding (Flood Zone 2) where most forms of development could be permitted except for basement dwellings and mobile home parks for permanent residential use.
- Access to site liable to be restricted to Liddymore Lane which has limited capacity for improvement due to previous development and poor quality junction with A.39 in Williton. Access through the industrial estate not realistic due to capacity of existing sub-standard junction with A.39.

Area of Search (H)

Sub-Area H1 – Land west of Williton and north of A.39/Mamsey House

- Site area = c.30.15 Hectares
- Notional capacity (@ 35 dph) = 1050
- Terrain – Open fields gently sloping upwards from east to west and north to south. Man-made watercourses running southwards through centre of site alongside Mamsey Lane.
- Use – Predominantly arable crops with some hedges and trees alongside watercourses. Few small areas of informal/uncultivated grassland.
- SFRA Level 1 identifies a ‘high probability’ of flooding (Flood Zone 3b – Operational Floodplain) on land between Mamsey Lane and existing built-up part of village. SFRA Level 2 identifies the depth of flooding across most of this area for a one in 100 year event as c.100mm which reflects the lands previous use as water meadows and the hazard category as ‘low’. Mitigation may be achievable through incorporation of a SuDs scheme as part of any development.
- Access to the site would be restricted to the southern boundary off the A.39 which is a heavily trafficked road in the summer months, unless an alternative can be achieved in conjunction with development/re-development within the existing village development limits.
- Northern boundary of site abuts Area of High Archaeological Potential and existing archaeological features.
- Good proximity to services and facilities (c.0.2 miles) but accessibility problematic at present due to lack of safe routes for pedestrians and/or cyclists.

Sub-Area H2 – The Bury (south of the A.39 and north of Bridge Farm)

- Site area = 9.40 Hectares
- Notional capacity (@ 35 dph) = 350
- Terrain – Flat but slightly elevated open fields surrounded by hedgerows atop banks. Some trees on southern boundary. Artificial watercourse runs northwards through centre of site.
- Use – Predominantly arable and pasture/grazing
- SFRA Level 1 identifies a ‘high probability’ of flooding (Flood Zone 3b – Operational Floodplain) on land east and south-east of water-course. Small area of medium probability (Flood Zone 2) along north-eastern edge.
- Access off A.39 restricted due to high banks, narrowness of existing road and high volume of traffic especially in summer months. Alternative may be via Bridge Farm Lane but may be issues regarding junction of Bridge Street and A.39.
- Good proximity to services and facilities (c.0.2 miles) but accessibility problematic at present due to limited safe routes for pedestrians and/or cyclists.
- Legal Covenant on land restricting alternative use.

LOCAL DEVELOPMENT PANEL

Minutes of the Meeting held on 18 October 2011

Present:

Councillor K H Turner (Chairman)
Councillor S Y Goss
Councillor K J Ross

Councillor C Morgan
Councillor I R Melhuish
Councillor M A Smith

Members in Attendance:

Councillor A P Hadley
Councillor P H Murphy
Councillor D J Sanders

Councillor K M Mills
Councillor D D Ross

Officers in Attendance:

Ian Timms, Group Manager – Housing & Community
Martin Wilsher, Principal Planning Officer, LDF
Toby Clempson, Principal Planning Officer, LDF
Krystyna Kowalewska, Meeting Administrator

LD15 Apologies for Absence

An apology for absence was received from Councillor A F Knight.

LD16 Minutes

(Minutes of the Local Development Panel held on 14 September 2011 – circulated with the Agenda).

RESOLVED that the Minutes of the Meeting of the Local Development Panel held on 14 September 2011 be confirmed as a correct record.

LD17 Declarations of Interest

Members present at the meeting declared the following personal interests in their capacity as a Member of a County, Parish or Town Council:

Name	Minute No	Description of Interest	Personal or Prejudicial	Action Taken
Cllr K H Turner	All Items	Brompton Ralph	Personal	Spoke and Voted
Councillor S Y Goss	All Items	Quantock Vale	Personal	Spoke and Voted
Councillor C Morgan	All Items	Quantock Vale	Personal	Spoke and Voted

Councillor P H Murphy	All Items	Watchet	Personal	Spoke
Councillor K J Ross	All Items	Dulverton	Personal	Spoke and Voted

LD18 Public Participation

No member of the public had requested to speak on any item on the agenda.

LD19 Strategic Directions of Growth

(Report No. WSC132/11, circulated with the Agenda.)

The purpose of the report was to inform Members of the potential options for strategic levels of development around the three key settlements identified in the emerging West Somerset Local Plan (previously known as the LDF Core Strategy) and enable decisions to be made in respect of these, so that they could be incorporated in the draft Local Plan Preferred Strategy document.

The Principal Planning Officer (M Wilsher) briefed the Panel on the strategic development areas of search and asked Members to identify what areas they would like to consult on. He reported particularly on the factors influencing choices on directions of growth around Watchet and Williton as these were not resolved at the Members seminar held in August.

During the lengthy debate, the following points were raised:

- Following the completion of the Core Strategy Options consultation, Minehead, Watchet and Williton had been identified, in sustainability terms, as the most suitable settlements to accommodate the majority of future development.
- In terms of infrastructure requirements arising from new development, the provisions of the draft National Planning Policy framework had been taken into consideration – in particular concerning the viability of development schemes..
- The extent of the sub-areas of search shown on the maps were not absolute, broad locations for growth only needed to be identified and it was stressed that the whole of each sub-area need not necessarily be deemed appropriate for development. The growth area locations would be subject to review following the consultation process.

It was proposed by Councillor K J Ross and seconded by Councillor C Morgan to also include sub-areas A3, A9, B1 and B2 to the preferred directions of strategic growth in relation to Minehead in addition to those set out in the report. On being put to the vote the amendment was CARRIED.

RESOLVED (1) that the preferred directions of strategic growth in relation to Minehead (Sub-Areas; A3, A4, A5, A6 and A9; B1 and B2) and Dunster

Marsh (Sub-Areas; C1, C2 and C3) be tested as part of the (new) Local Plan Preferred Strategy consultation process.

RESOLVED (2) that the preferred direction(s) of strategic growth in relation to Watchet (Sub-Areas; E1, E2, E3, and E4; D1 and D2) and Williton (Sub Areas; F1, F2, F3 and F4; G1 and G2; H1 and H2) be tested as part of the (new) Local Plan Preferred Strategy consultation process.

LD20 Draft West Somerset Local Plan* Preferred Strategy

(Report No. WSC131/11, circulated with the Agenda.)

The purpose of the report was to facilitate the publication of the Draft West Somerset Local Plan* Preferred Strategy for public consultation. Responses to this public and stakeholder engagement exercise would be used to help with the preparation of a sound Local Plan for formal submission to the Secretary of State for examination.

(*Formerly known as the West Somerset Local Development Framework Core Strategy.)

The report was presented by the Principal Planning Officer (T Clempson) who advised that each policy had three supporting sections namely 'Purpose' (what the policy was meant to achieve); 'Assumptions' (which the policy was based on); and 'Justification' (information supporting the policy). He confirmed that the covering letter to the consultation would highlight the two alternative sections (1D) in Policy SC4 ; he also reported that, following work with the Primary Care Trust, an additional policy had been inserted - Policy CF2 Planning for Healthy Communities.

During the discussion, the following amendments to the Draft Preferred Strategy were suggested:

- Paragraph 2.6
 - Butlins holiday camp should be amended to read Butlins holiday centre
 - Reword the sentence relating to 'increasingly ageing population'
- Paragraph 2.9 should make reference to the Park and Ride proposals at Williton
- Paragraph 3.2 should mention the West Somerset Economic Strategy as evidence base

Councillor K Ross expressed his thanks for the hard work the officers had undertaken in preparing the document.

RESOLVED that the Principal Planning Officers (T Clempson and M Wilsher) are granted delegated authority to amend the draft Local Plan Preferred Strategy prior to its publication for public consultation.

LD21 West Somerset Local Plan* Evidence Base Studies Update

WEST SOMERSET COUNCIL
LOCAL DEVELOPMENT PANEL 18.10.11

The notes provided an update on progress pending a presentation on the results of the most recent evidence base work to the next meeting of the Local Development Panel – date to be confirmed.

The meeting closed at 12.17 pm.