

South Somerset's Chard allocation and the Market Town growth locations workshop discussion paper, 5th July - Direction of Growth for Crewkerne

Provision is made in the draft Core Strategy for 1028 dwellings in Crewkerne to 2028, of these 1028 dwellings, 928 are already committed, including 525 in an extant saved Local Plan allocation, which is subject to a planning application and detailed negotiation. The additional 100 dwellings are to be delivered through the Development Management process. Consequently unlike the other Market Towns, there is no new direction of growth to be identified for Crewkerne, as the location of the 'growth' has been predetermined by the extant saved proposal from the Local Plan. This growth option has been reviewed and considered appropriate to retain subject to deliverability.

Issues:

- Concerned that the housing growth for Chard and Crewkerne relies largely on saved allocations. This is unnecessarily inflexible and would fail the justified, effective and consistent with national policy tests of soundness. Consider that it would be more appropriate to identify an additional larger housing requirement over and above commitments for these towns to allow for a more responsive and flexible housing supply.

Response:

The CLR site is a strategically significant allocation and is safeguarded as a residential key site under draft Policy HG1: Strategic Housing Sites. Area West committee made a resolution in 2006 to approve planning application 05/00661/OUT, and whilst the viability of the site is currently being reconsidered, a package of planning obligations has been put together and a decision should be made by the summer.

Given that the CLR site has been reappraised and it is considered to be the appropriate location to grow Crewkerne, and the assumption that the issues surrounding the viability of the site can be resolved, it would be inappropriate to identify additional land for potential growth in Crewkerne. A new direction of growth is therefore not needed and it is considered that the additional 100 dwellings can come forward through the Development Management process, which has delivered, on average 50 dwellings per annum (2004-2009) in the past.

Conclusions:

Given the commitment to the CLR site and the anticipated successful conclusions to negotiations on Section 106 monies, no change is suggested to the proposed direction of growth for Crewkerne.

Recommendation:

No change to Policy HG1: Strategic Housing Sites in terms of Crewkerne.