

Local Development Framework Project Management Board

Workshop 25 - Monday 18th February 2013

Late Representations to the Local Plan Report by Jo Manley – Planning Policy officer

Purpose of Report

Following the decision to ask that the Inspector consider late representation, officers have revisited these representations to ensure that there are no outstanding issues. There were 21 further representations made after the deadline. There is only one representation that includes an issue that has not yet been considered by project management Board (PMB) and that is in relation to Ilminster.

Recommendation: - That members

- 1. Note consideration of the late representations and the suggestion that development at Ilminster be split between two directions of growth but do not change the Proposed Submission South Somerset Local Plan as amended by Council on 17th January 2013**
- 2. Inform the Examination Inspector accordingly**

Report

One of the late representations states that the housing provision for Ilminster should be split equally between two Directions of Growth, one in Shudrick Lane, and one in Canal Way. This is now being brought to PMB for consideration (ID 2443, ref 7965185).

PMB will remember the Direction for Growth at Ilminster was amended from the Issues and Options stage to the Draft Core Strategy in light of representations received from the Ilminster Town Council (local opinion) and further consideration of the Sustainability Appraisal. Shudrick Lane was considered to be more sustainable, being located nearer to the town centre and Swanmead School for example, although the difference between both sites in sustainability terms is recognised to be a finely balanced one. Additionally the Shudrick Lane site offered the opportunity to create a new road, a local aspiration which would provide an additional route around the town centre.

If the Direction of Growth were revised in accordance with the late representation and the housing provision split between two sites as opposed to one, it is probable that the road around the town centre will not be delivered within the Plan period as the development of Shudrick Lane would not require the development to extend as far as Knott Oak. Splitting growth between two sites rather than one is likely to make the achievement of a sustainable community (ies) less likely and increase the overall cost of infrastructure provision

In sustainability terms Shudrick lane is considered more sustainable and a split site option is more costly and less likely to deliver a sustainable community and therefore it is not considered appropriate for PMB to recommend that an amendment be made to the Direction of Growth for Ilminster.