

# **NORTH SOMERSET COUNCIL CORE STRATEGY EXAMINATION**

## **POSITION STATEMENT ON BEHALF OF MR & MRS P MOSS**

**Day 2: Friday 25 November 2011**

### **Issues 3d and 3e: Weston Villages**

1. This position statement is prepared by Hoddell Associates, on behalf of Mr & Mrs P Moss, further to representations previously made. The statement clarifies their position in relation to the above issues raised by the Inspector.
2. Mr & Mrs Moss are fully supportive of the development proposals at Weston Villages, and have a significant landholding in the emerging proposals for Parklands Village.
3. It is our clients' strong view that more of their land should be included within the proposed development area than is currently shown on the key diagram to Policy CS30. This is because, as presently drawn, the development area follows field boundaries which bear little resemblance to the topography of the area. Indeed, as will be evident from an inspection of the area, much of the land shown on the plan attached to our earlier representations (ref: 3556961/CSPV3) is at a higher level than surrounding areas and, thus, at low risk to flooding. This is also evident from the flood risk information submitted by the Council in the supporting documents. Sequentially, therefore, it is better suited to residential development than much of the surrounding land to the north. More importantly, the key diagram omits a large strip of land between the proposed development area and the A371, Locking Moor Road, measuring up to 300 metres in width in places. This is both wasteful and unnecessary and clearly represents an inefficient use of sequentially the best land for residential development. It also fails to comply with PPS 3: Housing, which requires local planning authorities to make efficient use of land by, inter alia, having regard to reducing, and adapting to, the impacts of climate change; by having regard to the characteristics of the area including current and proposed uses, and by building in the right location. It is noted that this area is shown as a 'strategic gap' in the Council's Weston Villages SPD.
4. When responding to the Weston Villages SPD (ref: 3556961/DWVSPD/3) we argued that the width of the 'strategic gap' between the proposed development area and A371 should be reduced to approximately 50 metres in width to roughly correspond with the open buffer on the south side of the A371. This, when combined with strategic planting along the road frontage, and taking into account the topography of the surrounding land, would achieve the Council's objective of protecting the existing Locking village from the effect of the proposed development at Parklands Village, while releasing approximately 25 acres of land at low, or no, risk of flooding for residential purposes. This could be in addition to, or in place of, lower lying land to the west of the former service housing at Locking Grove which is currently shown within the proposed development area.
5. As a result, by drawing a fixed boundary around the proposed development area, the Core Strategy fails to provide sufficient flexibility for the inclusion of additional land for development purposes where such land can be shown to be suitable for residential development without compromising the Council's objective of providing a buffer between the development area and Locking Village. For this reason the Proposals Map to the Core Strategy Policy CS30 fails the test of soundness.

6. It has been suggested by us that in order to make the Proposals Map sound it should be amended by introducing a 'fuzzy' edge to the proposed development area which, when favourable conditions apply, can permit the boundary to be extended to facilitate the development of additional land for residential and/or employment purposes. This should be combined with proposals for an additional road access in to the development area through our clients' land so as to achieve a more sustainable, and distinctive, place to live, and to provide a secondary link back into Parklands Village.

Hoddell Associates  
4 November 2011