

From: [Carhampton Parish Council](#)
To: [Strategy](#)
Subject: Carhampton Parish Council
Date: 13 March 2020 14:25:56
Attachments: [Draft Local Plan 2040 Carhampton.pdf](#)

Good afternoon

Please find attached the considered response of Carhampton Parish Council to this document.

A hard copy will be in the post this evening.

Alan Hemsley
Clerk to the Parish Council
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CARHAMPTON PARISH COUNCIL

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Dear Sirs

12 March 2020

Draft Local Plan 2040

The Members of Carhampton Parish Council met last Thursday evening and gave lengthy consideration to the Draft Local Plan document.

The following is an extract of the minutes of that meeting in relation to this subject:

Draft Local Plan to 2040

Members were reminded that, for the purposes of the Draft Local Plan (DLP), Carhampton Village was being treated as a "Tier 5 - Minor Rural Centre" whereas the hamlet of Blue Anchor was treated as "Tier 7 - Other smaller settlements and communities".

Within Carhampton Village the DLP envisaged an increase in domestic dwellings of 10% of the existing housing stock (approximately 325) of which one-third could be allowed in any one 5-year period from the date of adoption of the Plan. In effect, this meant an additional 11 dwellings every 5 years.

The DLP did not identify any sites where such additional dwellings could be built and it was for Members to determine if allocated sites was the best option to recommend to the District Council. However, whilst Members acknowledged that the village did not currently have a settlement boundary, in view of the need to protect the rural environment, Members were agreed that the existing boundary of built development within the village should form the formal Settlement Boundary within the DLP.

The Clerk advised that, on the day of the meeting, Rightmove was showing 11 properties for sale, 3 of which were shown as "Sold Subject to Contract". Of the others, 3 were new build (Church View) and 3 were recent built (Hilary Close, barn conversions) but all 6 had been on the market for at least 6 months. Only 1 property was shown as being "To Let" in the rental market. This might be taken to mean that there was no justification for further dwellings for open market sales but that there was a need for rental properties. He reminded Members of the already permitted developments at Banner Cross (2 dwellings) and Garlands (8 dwellings) which were presumed to be for sale rather than rent. In accordance with Paragraph 63 of the

National Planning Policy Framework, Members agreed that the threshold for the provision of affordable housing within the village should be set at 1 in 3.

Members were concerned that planning applications for dwellings did not take account of the actual flooding or sewerage capacity problems that had been experienced over recent winters. Such applications appeared to rely purely on data published by local authorities and utilities which was not showing what had happened in the village.

Whilst it was acknowledged that a significant proportion of the Parish was within the Exmoor National Park Authority's area, Members believed that affordable housing was the only development that should be permitted during the lifetime of the DLP once approved.

Members drew attention to the poor public transport services through the village to both the local Community Hospital in Minehead and the major hospital at Musgrove Park in Taunton.

Members were also concerned that any development within the village should include proper pavement links to the centre of the village to provide a safe walking route.

Members noted that there were two Listed Buildings in Winsors Lane and the fact that the Church was a Grade I Listed Building. Recent archaeological digs in parts of the village had provided significant evidence of an early settlement which would require careful preservation whenever a new build was undertaken.

Members endorsed the comments of the Community Orchard Committee which had agreed that it wished "to stress the importance of protecting the local green spaces which enhance village life and build community". Members were aware of the importance played by the Recreation Ground, Junior Playing Field and Allotments as well as the Community Orchard to the life of the village and wider Parish.

In respect of the hamlet of Blue Anchor, Members agreed that it had defined links to the Carhampton Village in that residents there had to travel to the village for its shop, church and public house.

Blue Anchor was in a coastal buffer zone with special architectural links which needed to be preserved.

*Members **AGREED** that the foregoing comments and decisions should be passed to the District Council as its contribution to the debate on the Draft Local Plan.*

I would draw your attention to the following matters contained in the minute above which will need to be considered by Members of your Council when they look at responses:

- (a) Members of Carhampton Parish Council wish to have a defined Settlement Boundary which is drawn around the existing built development of the village of Carhampton;
- (b) In accordance with Paragraph 63 of the National Planning Policy Framework, Members of Carhampton Parish Council agreed that the threshold for the provision of affordable housing within the village should be set at 1 in 3;
- (c) Members of Carhampton Parish Council wish to ensure that planning applications that are accompanied by statements in relation to flooding should be subject to minute

scrutiny since such statements often bear no relationship to what happens in the village;
and

- (d) Members of Carhampton Parish Council wish to stress the importance of protecting the local green spaces which enhance village life and build community

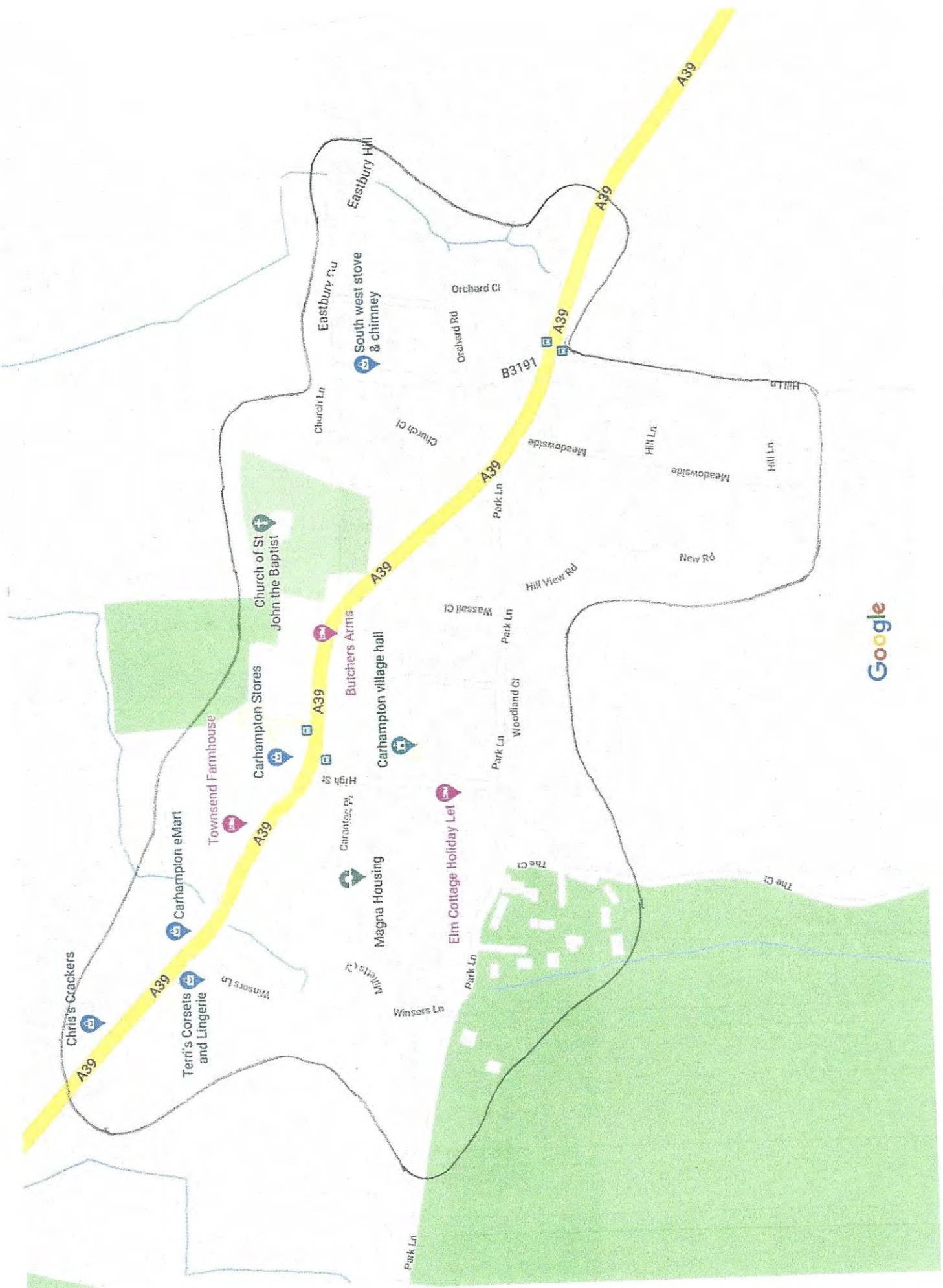
For ease of reference, I attached a copy of the map of the village showing the preferred settlement boundary.

I should be grateful if you would ensure that these comments are drawn to the attention of all Members of the Somerset West and Taunton Council before further decisions are made on the Draft Local Plan 2040.

Yours faithfully

A large black rectangular redaction box covering the signature of Alan W Hemsley.

Alan W Hemsley
Clerk to the Parish Council



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