

**From:** [Tom Rumble](#)  
**To:** [Strategy](#)  
**Subject:** Townsend - Hopcott Road Proposal - Representation upon Issues Options Consultation - On behalf of Mr G. Mr A. Townsend  
**Date:** 16 March 2020 14:41:11  
**Attachments:** [image001.gif](#)

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Dear Sir / Madam

I refer to the above consultation and attach a representation submitted on behalf of my client, Mr G. & Mr A. Townsend in relation to the ongoing Local Plan consultation.

I would be grateful if you could acknowledge receipt in due course. Further, I would be happy to answer any queries you may have.

Kind Regards

Thomas Rumble BSc(Hons) MSc MRTPI

[Woolf-200x73](#)



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16<sup>th</sup> March 2020

Somerset West & Taunton Council  
[strategy@somersetwestandtaunton.gov.uk](mailto:strategy@somersetwestandtaunton.gov.uk)

**SUBMITTED BY EMAIL**

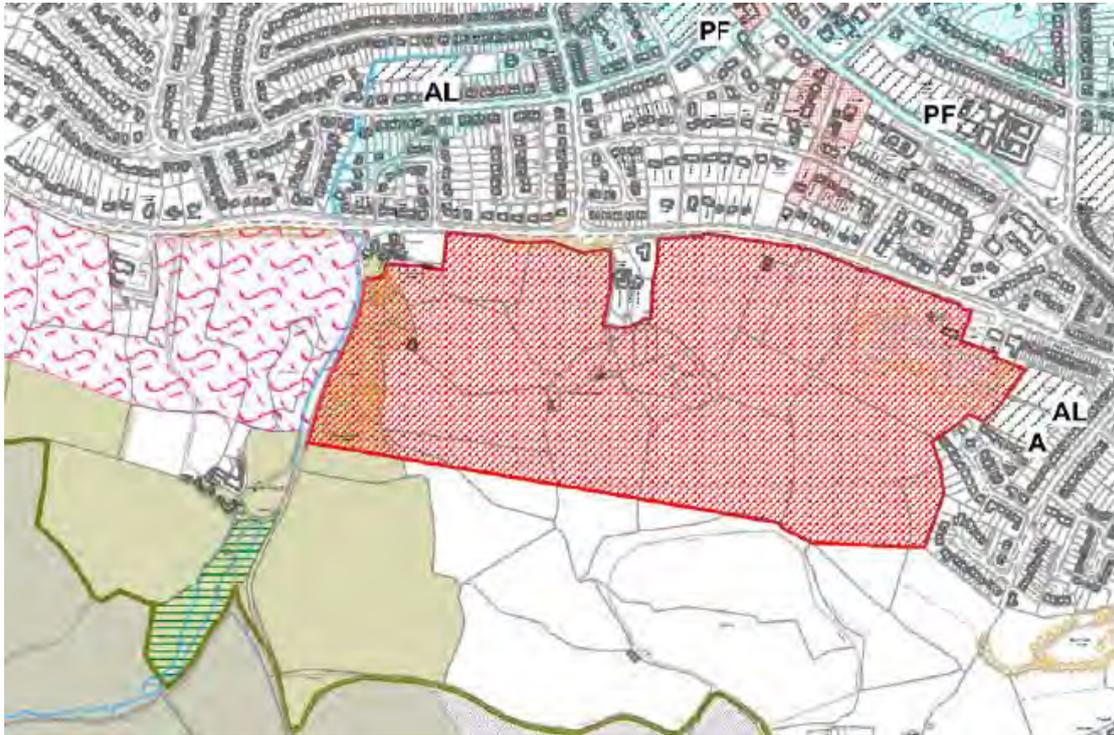
Dear Sir / Madam,

**Somerset West and Taunton LOCAL PLAN 2040: Issues and Options Document**

On behalf of our client, Mr G. & Mr A. Townsend, I write to you in relation to the above consultation exercise. Our client controls a substantial proportion of the land allocated for housing and associated development in Policy MD2 of the existing West Somerset Local Plan to 2032. Their landholding is indicated on the Location Plan (Ref. CSA/2900/104) supporting this letter.

**Response to Question 2c: Do you think we should carry on with the way housing is currently distributed across our area (see pie chart) or should we be doing something different, such as one of the three options suggested above?**

The below extract taken from the existing Local Plan illustrates the existing policy MD2 boundary that as the Council will be aware forms a key strategic development allocation to the south of Hopcott Road allocated to deliver 750 residential dwellings and associated development as highlighted in a red colour on the extract below.



**Extract from existing West Somerset Local Plan**

As is evident from a comparison between the enclosed Site Location Plan and the above extract, our client owns a substantial part of the MD2 allocation. Our client is committed to delivering housing led development on this allocated site. This is confirmed by the current pending outline application for up to 60 dwellings (LPA Ref. 3/21/19/092). This would deliver a first phase of development on the Townsend land that would then be able to enable further phases located to the south and east to come forward. In addition, further planning permissions have been granted elsewhere on the MD2 site and it is understood that one of those permissions is set to be delivered by the Homes & Communities Agency. It is therefore clear that our client's site forms a site that can deliver over the existing plan period to 2032 and in turn provide a material contribution towards the Council's minimum housing needs over the new extended plan period to 2040.

In relation to the distribution of development, it is acknowledged that this forms a joint plan between two administrative authorities who previously developed planning policy independently. It is also noted that the lower quartile house price to earnings ratio was higher in the former West Somerset District than in Taunton Deane. Further, it is evident that Minehead forms the largest settlement in West Somerset by a considerable margin and is subject to a considerable level of self-containment. In addition, the town is located a considerable geographic distance from the settlements of Taunton and Wellington that are located in close proximity to the M5. As the main service and employment centre covering West Somerset it is therefore clear that Minehead must play an important role in meeting ongoing housing needs moving forward so to ensure a balanced growth strategy and sustain / enhance the town's existing main service / employment offer.

### **Summary**

Our client's site is allocated for residential development in the existing West Somerset Local Plan. It is set to deliver a considerable proportion of this allocation's growth and it is able to deliver in the short term as evidenced by the pending outline application.

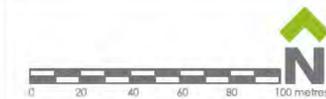
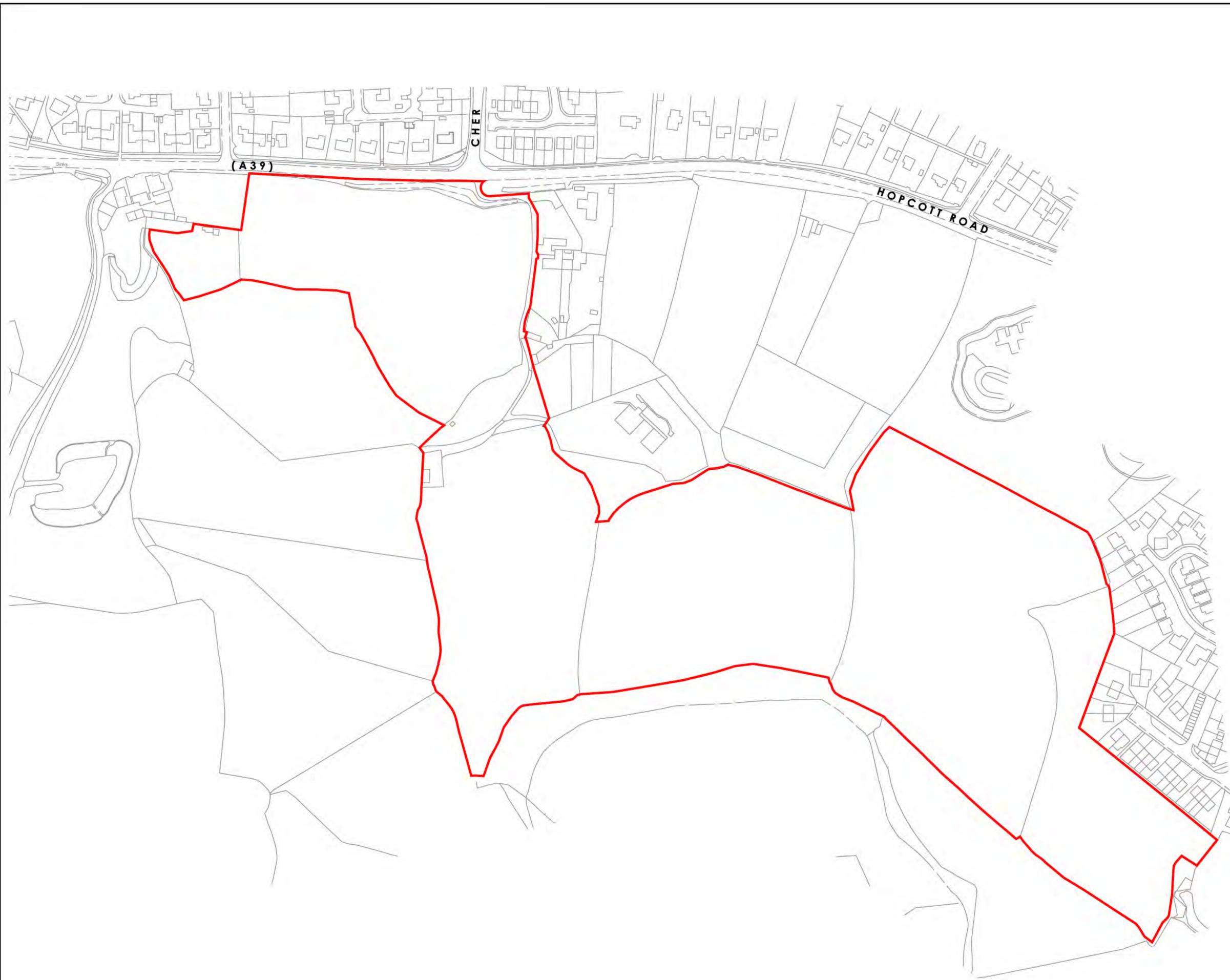
Please do not hesitate to contact the writer should you wish to discuss any matter(s) arising.

Yours sincerely,



Thomas Rumble BSc (Hons) MSc MRTPI

Encs.



Application Site Boundary:  
15.16ha

Rev	Date	By	Description

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**Project** Land off Hopcott Road, Minehead

**Title** Site Location Plan

**Client** E. Townsend & Sons

**Scale** 1:2000 @ A2 **Drawn** SE

**Date** June 2016 **Checked** RR

**Drawing No.** CSA/2900/104 **Rev** -