

Whitminster Parish Council additional objection to the land south of Hyde Lane WH1012

Introduction

The Parish Council wishes to strongly object to the land south of Hyde Lane plot WH1012. When considering land to be brought into the local plan the council had already rejected the land adjoining this plot. Whilst the objection to the land in WH1014 refers to a much larger development, many of the points are relevant to WH1012 as well. Point 6.2 (below) does refer to the Hyde Lane site, but the council would like to expand on its argument against its inclusion.

6.0 QUESTION 7: NEW HOUSING SITES

6.2 In respect of WH1012 Hyde Lane, the Parish Council do not support this site on the grounds of poor highway/pedestrian access. The lane is narrow and unlit with no footway, there is a lack of inter-visible formal/informal passing places and the opportunity for pedestrian/vehicular conflict would be high.)

1.0 QUESTION 7: NEW HOUSING SITES

In addition to 6.2 above, the Parish Council would object to any alternative access routes, as it believes these would suffer from the same issues.

2.0 QUESTION 9A: DO YOU SUPPORT/OBJECT TO SITE POTENTIAL GROWTH SITE 1 (PGP 1) LAND SOUTH OF HYDE LANE, WHITMINSTER

2.1 Whitminster Parish Council wish to object in the strongest terms to this location as a potential growth point (PGP)

2.2 Throughout the review of the Local Plan and the successive public consultation drafts, Whitminster has remained a Tier 3 settlement with limited potential for growth identified.

2.3 Whitminster was categorised as a 'medium' size village in the 2018 SRFS. Of the six villages in this category, Whitminster saw the greatest percentage increase in housing between the 2011 Census baseline and 2018 baseline. It also saw above average housing growth when compared to the District as a whole (7% increase in growth, compared to a District wide average of 6% increase in growth). Whitminster is amongst the settlements considered to have 'already experienced significant proportionate growth' with an outstanding commitment in 2018 to extend this growth to 16% (since implemented).

2.4 In addition to the housing set out in the current local plan, Whitminster has had additional housing at Parklands Orchard (almost complete).

2.5 Whitminster PC has always put forward land towards a local plan. The council has again put forward 2 plots that would provide adequate growth in accordance with its tier 3 status. With the new houses at Parklands Orchard and the 2 new proposed

plots, this will more than provide the adequate growth required by the local plan. As always, the PC has exceeded the requirements to provide additional housing (as referenced in 2.3).

2.6 The site South of Hyde Lane would not comply with Draft Core Policy CP3, which identifies Whitminster as a Tier 3a Settlement (Accessible Settlements with Local Facilities) where further development should be focussed inside settlement limits or, exceptionally, on the edge of settlements to meet local needs. The plot is neither in the current settlement boundary, or close to it.

2.7 The plot WI1012 lies well outside the current settlement boundary. Applications on adjacent land has been recently refused on these grounds. If the plot WI1012 was to be included into the new local plan, it would redraw the settlement boundary in a manner not consistent with the councils view on how future growth within the village can be best achieved.

2.8 The Draft Local Plan states that the precious landscape and habitats will remain high priorities. The plot provides wildlife habitat for numerous bird and mammal species, providing ecological and biodiversity benefits as per policy 1.74 of the NPPF.