

## **1. INTRODUCTION**

- 1.1 Representations on the draft Core Strategy were submitted by Pegasus Planning Group on behalf of Edward Wares Homes, who are listed as the Respondent in the Council's list (CC7/2).
- 1.2 These representations referred to the Somer Valley Spatial Strategy (draft Policy SV1) and its implications for sites such as land east of Greenlands Road, Peasedown St John. This area is listed in the Strategic Housing Land Availability Assessment (SHLAA) as Site PEA 7 (East of Greenlands Road/South of Keel's Hill).
- 1.3 The SHLAA describes the site as three areas totalling 5.93 ha, with a theoretical capacity of 235 dwellings on the assumption of 80% developable area at 50 dph. It is considered by the SHLAA to be available and deliverable, but not suitable because it is outside the Local Plan Housing Development Boundary and should remain open. Development in Peasedown St John is governed by draft Policy SV.1 of the Draft Core Strategy (and currently by Local Plan Policy HG.4).

## **2. SETTLEMENT STRATEGY**

- 2.1 This Core Strategy Examination Hearing is not concerned with specific sites. Land east of Greenlands does, however, provide an example of the need to review settlement strategy. Policy SV 4b seeks to '*ensure that any new housing above the existing commitments of 2,200 dwellings is within the Housing Development Boundary*' in Peasedown St John (and in Midsomer Norton, Radstock, Westfield and Paulton).
- 2.2 The Core Strategy's approach is unduly restrictive and therefore unsound. Evidence presented on Issue 1 shows the scale of housing need and demand that is not accommodated by the spatial strategy. The need for a review of housing development boundaries in Peasedown St John – and other settlements – is clear, when they can provide sustainable locations for housing to serve local needs including affordable housing needs. Without such a review the Core Strategy is not sound.