

Odd Down Masterplan

Statement / Website Update

The principal landowners of the Odd Down strategic allocation in the Core Strategy (Policy B3A) are currently working together to prepare a comprehensive masterplan for the site. In accordance with Placemaking Principles set out in the Core Strategy the preparation of the masterplan will be subject to public consultation. It is also expected that the masterplan will be reported to the Council's Planning (Development Management) Committee before a planning application is submitted.

The site is allocated in the Core Strategy for around 300 dwellings with access from Combe Hay Lane to the west. The policy makes clear that 300 dwellings is not a cap on development if all of the placemaking principles can be met.

The Hignett family Trust (HFT) have presented two Masterplan options: one with a single point of access from Combe Hay Lane, the other with an additional access from the east close to the Cross Keys/South Stoke Lane junction. Both masterplans indicate a development capacity of around 600 dwellings (including the Odd Down Football Club land and Sulis Manor). Both options also propose housing within a field south of the Wansdyke Scheduled Ancient Monument, identified in the Core Strategy as an area where built development should be avoided.

Development Capacity – *Policy B3A explicitly states that 300 dwellings is not a cap in terms of the quantum of development that the site could accommodate, however any increase above this level must meet all of the placemaking principles. The specific reference to avoiding built development in the field south of the Wansdyke was to protect the setting of the scheduled ancient monument. Accordingly, any increase above 300 dwellings (including built development closer to the Wansdyke than indicated in the Core Strategy) needs to be informed by and emerge from a detailed assessment of the particular locational, environmental and historic characteristics and importance of the site. This will need to include consideration of the impact of development on the setting of the World Heritage Site. Based on the evidence submitted to date the Council does not consider that the masterplan options demonstrate that the scale of development meets all of the placemaking principles in Policy B3A.*

Site Access – *in their report on the Examination of the Council's Core Strategy the Inspector proposed access from the west and could see "no justification to contemplate access from the east". This is reflected in Core Strategy Policy B3A and the Council's policy position is that access to the site will be from the western side of the site off Combe Hay Lane. Whilst the Council's transport evidence at the Examination considered options involving development over 300 dwellings and concluded that there was sufficient highway*

network capacity to potentially accommodate higher levels of development, a detailed assessment of the capacity of a single (western) point of access to serve around 600 dwellings has not yet been modelled or assessed.

Proposals including an eastern access to the site will need to present a robust and compelling case for development not in accordance with the Development Plan. The Council has yet to assess the implications of an eastern access, however, should this be promoted then in addition to considerations such as highway capacity and safety as well as junction design, it will need consider whether the development plan policy is outweighed by other material considerations. These include any environmental harm that it might cause including impact on the Green Belt; on heritage assets including the World Heritage Site, Conservation Area, Scheduled Ancient Monument and Listed Buildings (direct impact and impact on setting); and on the landscape (including suburbanisation effects). Based on the evidence submitted to date the Council does not consider that the masterplan options demonstrate that an eastern has appropriately considered these impacts or identified how they might be mitigated.