



NETHER STOWEY PARISH COUNCIL

CRICKETER DEVELOPMENT FREQUENTLY ASKED QUESTIONS

How do I make my views known?

At present the development is in a consultation stage, with consultation events being run by Strongvox Homes both in the Church Centre (Wednesday 8 May), and in the Village Hall (Monday 20 May) and on-line (<https://netherstoweyconsultation.com/>).

The Parish Council strongly encourages villagers to attend the Strongvox Homes consultation events to fully understand the proposals and make their views known both at the events and via the on-line website. When the formal planning applications is made, expected later this year, you should also submit comments and views to Sedgemoor District Council via their planning web site (<https://www.sedgemoor.gov.uk/planningonline>). Sedgemoor are the Local Planning Authority and therefore the decision-making body. It would be helpful if you could also send any comments to the Parish Council (there will be a specific e-mail address made available) for their information.

Why is it 110 houses?

As part of the Government commitment to house-building, each District Council has been given a target number of houses to build which have, in turn, been cascaded to towns and parishes. These figures form a part of the Sedgemoor Local Plan, adopted earlier this year, and in which Nether Stowey is obliged to provide a minimum of 75 new houses as part of this programme.

The current figure of 110 is the number of houses the developer believes are needed to make the development economically viable.

As the Local Planning Authority, the final decision on the number of houses will be with Sedgemoor District Council. Nether Stowey Parish Council will comment on this figure but they are not the final decision-making body.

Why only 17 affordable houses?

The number of affordable houses to be provided in any development is a statutory percentage figure based on the development site being brown- or greenfield. These figures are contained in the Sedgemoor Local Plan (adopted earlier this year) which state that for developments of 11 dwellings or above, there will be 15% affordable housing on Brownfield sites and 30% on Greenfield sites. The Cricketer development is considered to be Brownfield and therefore this equates to 17 affordable houses.

What about our local infrastructure?

The Parish Council had made both Strongvox Homes and Sedgemoor District Council aware of the impacts this development will have on our local infrastructure, particularly the school, the Health Centre and the Fire station. The Parish Council have held discussions with the school and the Health Centre to discuss the effect the increased demand the Cricketer development will make on these services.

What about the junction on the A39?

The Nether Stowey Neighbourhood Plan, currently in production, identifies the risks associated with a development on the other side of the A39 and highlights the need for improvements to the junction of the A39 and St. Mary's Street, primarily that a pedestrian controlled crossing to be implemented. A roundabout at this junction would not provide sufficient pedestrian safety and



therefore a traffic light pedestrian crossing, being implemented prior to any development commencing, is our preferred solution.

The developer has already indicated that they will address the issue of the road junction as a priority and aim to complete the work before the main housing work.

What is the Parish Council doing?

The Parish Council are aware of the intentions to develop the Cricketer Farm site and have held a number of preliminary meetings with both Strongvox Homes and Sedgemoor District Council.

The Parish Council will continue to engage with both Strongvox Homes and Sedgemoor District Council and updates from meetings, etc will be provided at Parish Council meetings each month.

What's in it for the village?

As outlined above, the development will deliver a new traffic light junction and pedestrian crossing on the A39, in line with the aspirations of the emerging Nether Stowey Neighbourhood Plan. The proposed new junction will help slow traffic speeds along this part of the A39 and create a safe crossing point for Nether Stowey residents to move from the village centre to the area around the Church of the Blessed Virgin Mary and the public footpaths that extend to the north east of the village.

In addition, the Parish should receive a payment known as the Community Infrastructure Levy (CIL). This allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes new or safer road schemes, flood defences, schools, hospitals and other health and social care facilities, park improvements, green spaces and leisure centres.

What will the development look like?

Strongvox Homes have created draft plans and drawings which give an idea of what the Cricketer development will look like. These can be seen on their consultation website or at the consultation events being run in the Church Centre. Most houses will be 2- or 3-bedroom houses of 2 stories only (as outlined in our Neighbourhood Plan).