A39 Development Proposal Background

The Proposal for the Retail Unit and associated housing is dependent upon the Parish Council agreeing that the proposed retail unit qualifies as the 'local infrastructure priorities' as in the (Sedgemoor District) Local Plan Policy:

"Exceptionally sites that deliver other local infrastructure priorities instead of affordable housing as agreed with the relevant Town/Parish Council may be acceptable subject to considerations above."

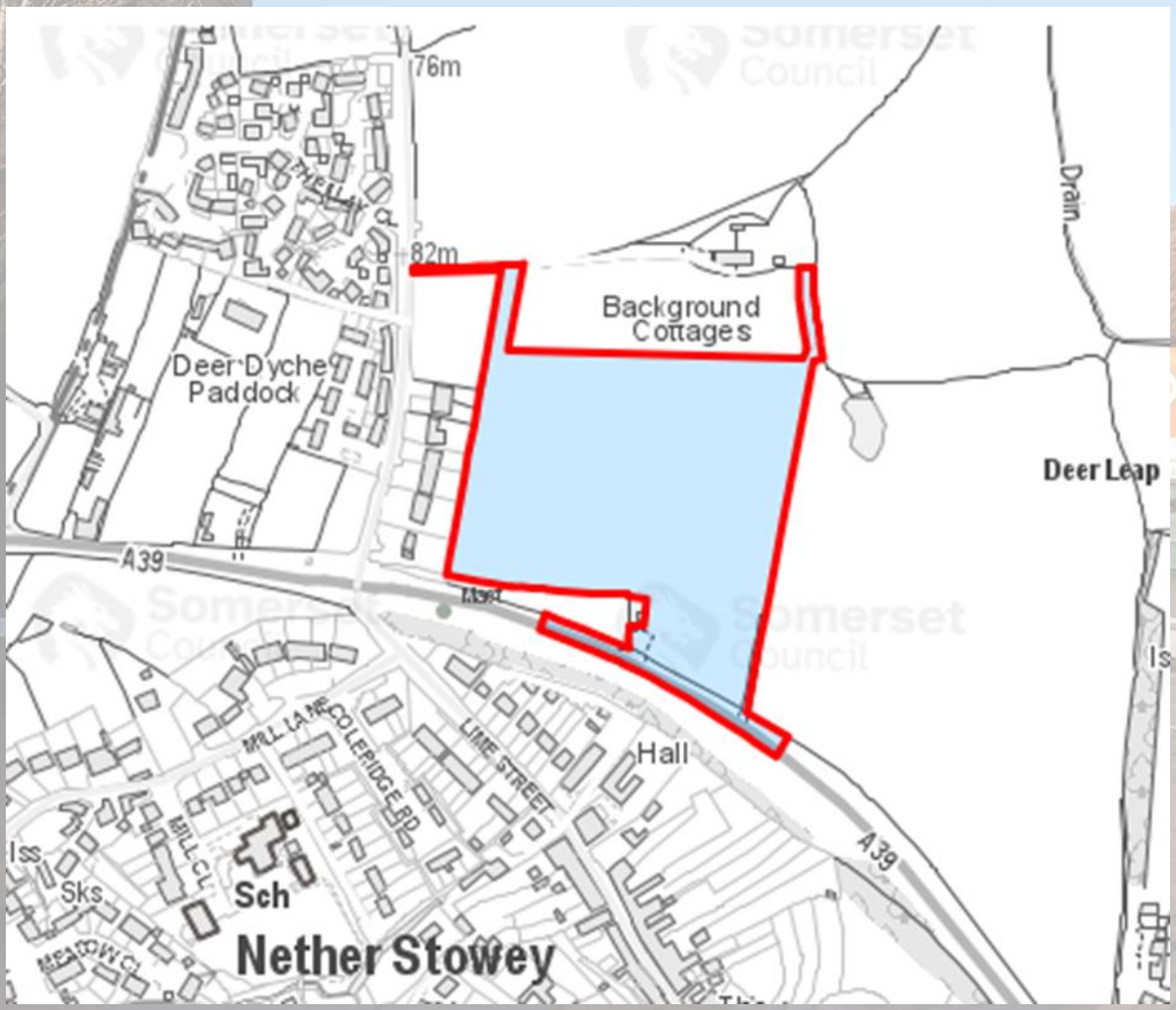
Given the importance of this decision, the Parish Council are seeking the views of villagers and would appreciate your thoughts and comments.

A39 Development Proposal Background (cont.)

- **This is NOT a planning application**
- The Parish Council have to decide whether to agree that this is a “local infrastructure priority” in line with Policy T2b of the Local Plan and applicants have the right to request consideration of such a scheme.
- At this stage, plans are vague. Clearly an applicant will not want to spend money on drawing up plans before he/she knows whether the scheme will have support.
- Any Parish Council decision will be made after consideration of the consultation responses and any follow-up research.
- If eventually a planning application is made it will then also be open to public consultation in the normal way. The PC’s agreement to a local infrastructure priority does not mean the Council give up their rights to object or support an application when the detailed plans become available.

The Proposal

The proposal is for provision of a retail unit and ±60 houses on the land to the Land the North of A39 and East of Stogursey Lane.



Retail Unit

If the commercial centre of the village is already shrinking, then the proposed retail unit could ensure that villagers continue to have access to local stores and services.

Castle Stores and the Rose and Crown have already closed and the Post Office might close.

Alternatively, would the proposed retail unit speed up the decline of the commercial centre of the village?

Moving the retail sector from the centre of the village would remove some delivery vehicle traffic in the village improving pedestrian safety and parking for residents.

Retail Unit (cont.)

Does the increase in online and home delivery remove the need for local shops and facilities?

Would residents have more and better choices if there were another shop in the village?

Would the proposed retail unit attract more business from surrounding villages with the risk of increased traffic on the A39?

If using the proposed retail unit, would residents walk to use them?

Would residents drive to use the retail unit with the associated issue of increased local road traffic?

Will the future reduction of HPC workforce decrease the use of local shops?

Housing

At present there is no known outstanding Housing Needs Assessment for affordable housing in the Parish.

The provision of the retail unit would also include delivery of ±60 houses.

The land on the other side of the A39 is likely to see housing development in the future whether this proposal is supported or not.

Government policies to resolve the housing crisis are likely to make this area irresistible.

The Questions....

Does the proposed retail facilities constitute 'priority infrastructure' for the village?

If Yes, does this justify and support the delivery of further estimated 60 houses?

Please complete a response paper at the hall or to the office after the event.

Your name is optional but we do need your postcode to ensure we are able to identify responses from residents.

Alternatively, e-mail your thoughts to: consultation@netherstowey-pc.gov.uk