East Coker Preservation Trust

South Somerset Local Plan Examination process – resumed Examination June 2014

Statement on behalf of ECPT

The General Position of the East Coker Preservation Trust

1. ECPT has already set out in material previously submitted either at the previous hearing or in response to the Main Modifications, its position on the issues raised by the Inspector.

2. In summary, whilst considering that the Modifications’ reduction of the size of the YSUE is welcome, it continues to regard any allocation at YSUE as fundamentally unsound.

3. The agricultural, heritage and other factors which militate against YSUE have not been properly analyzed by consultants nor properly reflected in the evaluation of options.

4. The housing and employment need giving rise to the requirement for extensive housing and employment allocations assessed by the Council is flawed for reasons set out previously and in submissions by ECPT, by Barrie Hartley and by Marcus Fysh.

5. The plan should be further modified by the deletion of YSUE.

6. A sensible solution in view of the deficiencies in the Council’s approach hitherto, is for the plan to be adopted after deletion of YSUE with an early revision to consider allocation of any such further sites needed after a full and up to date housing and employment needs assessment and a more thorough options evaluation and strategic sustainability assessment process.

7. If YSUE is to be retained then ECPT reiterate it should not extend to the south and west of Placket lane, identified as the setting of an heritage site by SSDC Blandford Associates Report as long ago as July 2010. Placket Lane is the natural long term boundary to an YSUE as identified by the previous inspector, it is an important historic lane with mature hedges of substantial environmental value.

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