

WEMBDON PARISH COUNCIL

“ Cokerhurst Farm - October 2011 - REF :  
APP/V3310/A/11/2159400/NWF

Response to the PUBLIC LOCAL ENQUIRY

by

WEMBDON PARISH COUNCIL

October 2011

Sedgemoor District Council have invited Wembdon Parish Council to appeal to the Local Planning Inquiry which is to be set up in response to the appeal made to the Planning Inspectorate by Cavanna Homes and Ensign Group against the local planning authorities refusal to grant planning permission for the Cokerhurst Farm site.

We deplore the decision by Cavanna Homes and Ensign Group to appeal against this decision as the reasons given to reject their proposal appear to have been completely ignored by the developers. They have submitted the same proposal as in December 2010, a proposal that raised a sense of fury within the village and led to a large number of letters sent to the District Council offices.

We would like to add a further statement in support of our previous letter of objection sent in January 2011. The Parish Council needs to act as custodians to the people who live in our Parish, especially for those who might not have the confidence to make their own responses in situations such as this. We referred, in our previous response, to the Parish Plan, which identified that over 95% of our community stated that they did not want another large housing estate in Wembdon. Clearly, 95% of our community did not respond to the initial proposal in December 2010 therefore it is our duty to speak on their behalf. This proposal goes against all the principles of a sustainable village and would diminish what we see as vital to the well-being of our village. Size, in terms of population and area, facilities, amenities, infra-structure etc; all need to be carefully balanced and monitored to maintain the village identity. This proposal would clearly create a gross imbalance that would upset a certain harmony that exists within our community. Our previous letter shows that we have always tried to react positively to changes in the past. However, this

proposal is not right for our community in Wembdon and we will fight hard to resist it.

We have recently received information from Sedgemoor District Council informing us that after a period of consultation, the Core Strategy is to be adopted. A binding Inspectors report following the Examination of the Core Strategy has been received 27<sup>th</sup> Sept 2011. The Core Strategy has been found sound subject to the Inspector's recommended changes. In relation to Cockerhurst Farm he states, "This land is nominated by policy P1 as a broad location for up to 600 new dwellings as a second priority after urban brown field sites, to be released when the land supply falls below 5 yrs. Practically, it is expected to be developed for around 450 dwellings with completion from around 2021". Doesn't this make any appeal by Cavanna Homes invalid?

Finally, the Parish Council have been informed by a number of villagers that part of the land in question has been poisoned by anthrax. This allegedly occurred after the burial of cattle in the 1950's. We will look into this further but feel that it is important to bring this to your attention now.

We are submitting this letter together with a copy of our previous letter of objection sent to Sedgemoor District Council in Jan 2011.

Yours sincerely

The Planning sub- committee, Wembdon Parish Council