

Wincanton Neighbourhood Plan Response Form

For Office Use Only

Ref:

Date Received:



South Somerset District Council

The Council Offices. Brympton Way,
Yeovil BA20 2HT

Telephone 01935 462462

Website www.southsomerset.gov.uk

- The Wincanton Neighbourhood Plan has been prepared by Wincanton Town Council. It has now been formally submitted to South Somerset District Council who are legally required to undertake public consultation.
- Please use this form if you wish to support or object to the Wincanton Neighbourhood Plan.
- Please return this form by **XXXXX**. Representations received after this date will not be accepted.
- **Completed Forms should be returned:**
 - **By post to:** Spatial Policy Team, South Somerset District Council at the address above;
 - **By e-mail to:** planningpolicy@southsomerset.gov.uk
 - **By hand to:** the Council Offices in Brympton Way, Yeovil

Part A- Contact Details

Personal Details	Agent's Details* (if applicable)
<p>Name: Nigel Timmis</p> <p>Organisation: Abbey Manor Group Ltd <i>If Applicable</i></p> <p>Address: The Abbey Preston Road Yeovil Somerset</p> <p>Postcode: BA20 2EN</p> <p>Email: NTimmis@abbeymanor.com</p> <p>Tel: 01935 848500</p>	<p>Agent Name:</p> <p>Company Name:</p> <p>Address:</p> <p>Postcode:</p> <p>Email:</p> <p>Tel:</p>
<p>Signature: </p>	<p>Date: 26 July 2017</p>

**If an agent is appointed, please fill in your name and the full contact details of the agent. Where an agent is used, the agent will be the point of contact.*

Please note that representations should be attributable to named individuals or organisations at a postal address. Any representation received will be published on the Council's Website, including your name.

Future Progress of the Neighbourhood Plan for Wincanton

Please indicate if you wish to be notified about subsequent progress of the Neighbourhood Plan, including when the District Council makes a decision about 'making' the plan (under Regulation 19), by ticking here. **We will contact you by e-mail only unless you request otherwise.**

(✓)

✓

Part B – Your Comments

<p>1. To which proposed section or policy does your representation relate?</p> <p><i>Please use a separate form for each section or policy you wish to comment on.</i></p>	<p><u>For Office Use Only</u></p> <p>Ref:</p>
<h3>Housing</h3>	
<p>2. Please outline your comments below (continue on an additional sheet if necessary)</p>	
<ol style="list-style-type: none">1. Page 11 – last paragraph: This suggests that Lawrence Hill be retained as informal open space. Although part of this land has a public footpath running through it it is not in the same ownership as the proposed development land to the east and cannot therefore be secured by means of a development agreement. In this circumstance I would question whether it is appropriate to suggest the retention of this land as “informal open space” which infers more general public access than afforded by a footpath.2. Page 12 Para 4 (South west of Town): - The scale of housing development feasible within the development constraints is unlikely to be sufficient to support the servicing cost and land loss suggested for a new Primary School, especially as it is likely to have to contribute to the lack of inherent viability of the potential employment land on the flatter land to the south, ie that immediately north the roundabout.3. Page 12 Para 5 (Within the Town): - Further expansion of the primary school on the recently provided site in Station Road (ie on the new car park) if a replacement car park were to be provided within the Tythings Site as and when this is redeveloped. Such a proposal would allow further capacity to be provided on the single school site without seriously impacting on the viability of the Tythings.4. Page 15 – Policy 2: The policy should include a reference to viability, as is included in Para 3, Page 12 supporting text.5. Page 17 – Policy 7: This policy remains too proscriptive e.g. forbidding 4 bed homes. It is acknowledged in the supporting text (on P17) that this remains somewhat ambiguously “aspirational”, however the policy explicitly prevents 4 bed houses for which there will undoubtedly remain a need and demand.6. Page 17 – Policy 8: We believe that given the uncertain nature of Government Policy in this area (including definitions) it would be more appropriate for this to be dealt with at the Local Plan level where viability can be more properly assessed.7. Page 18 – Policy 9: We believe that this policy (which has now been expanded from the Nov 2016 draft) to include wheelchair access should be qualified (in the policy) to reflect feasibility/viability issues. Much of Wincanton’s development land is on steep sites and the cost of compliance	

,taken together with the other aspirational housing policies, is likely to impact significantly on viability.

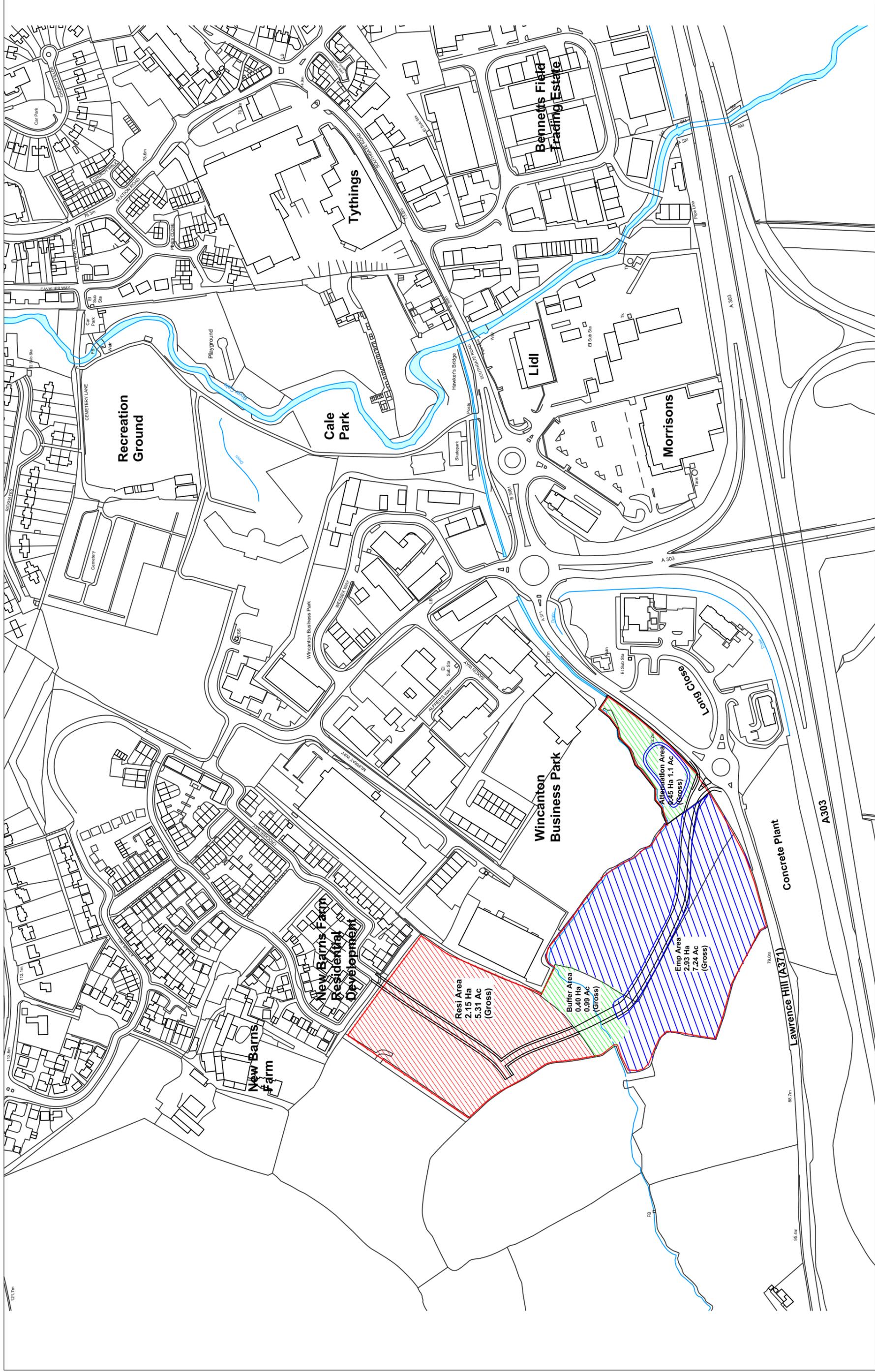
8. Page 18 – Policy 10: Whilst we understand and sympathise with the aspirations of potential self-builders, we question whether such a broad based policy is justified or appropriate. The policy if applied as proposed is likely to;
i) impact on attraction to developers who are required to provide affordable and general needs market housing, ii) delay delivery of housing due to the inferred development embargo during the “marketing” period and iii) likely to impact significantly on overall scheme viability with consequential impact on overall delivery. It might be better to consider the encouragement (outside a formal policy) of informal marketing of individual/groups of plots at a pre-application stage to test the real demand from would-be self-builders who might then be appraised of the likely costs, planning constraints and other restrictions/contributions that are likely to impact on their plans before risking the potential downside of such a requirement. The final paragraph on Page 18 suggests this approach but is clearly at odds with the Policy 10 as stated. Given the statutory nature of the Neighbourhood Plan I would suggest that Policy 10 are demoted from Policies to the general text of the Section 6.
9. Page 18 – Para 2 – This Paragraph concludes with the words “in addition”. It is not clear what this text is intended to infer the required is in addition to. The text of the Policy 8 suggests that the 20% starter homes is to be considered as contributing to Affordable Housing otherwise sought, rather than in addition.

3. What Changes would you suggest should be made to the Plan?

Paragraphs referenced to those above

1. Suggest change from “retained as informal open space” is altered to “retained undeveloped”
2. Some clarification of what would constitute a “further major housing site”, but see also point 3 below.
3. Suggest adding a reference to the possible inclusion of land for additional parking for the nearby Primary School within any proposal for the redevelopment of the Tythings (Page 12 Para 5)
4. Suggest amending Policy 2 “Where development allows” to “Where development and viability allow”
5. Suggest Policy 7 is amended from:
“.., new homes provided as part of a development scheme should fall within one or more of the following categories:” to
“.., a significant number of any new homes provided as part of a development scheme should fall within one or more of the following categories:”

6. Suggest the deletion of Policy 8 on grounds of prematurity to settled National Policy and Local Plan Policy, leaving text to inform regarding local aspiration.
7. Suggest Policy 9 is amended from:
“ New homes that meet” to
“Subject to viability,a proportion of New Homes that meet “
8. Suggest that Policy 10 is either deleted or else the second paragraph is deleted.
9. Suggest the deletion of the words “in addition”



Rev	Date	By	Desc	Chk
<p>Abbey Manor Group Ltd The Abbey, Preston Road Yeovil BA20 2 EN Tel +44(0)1935 424251 Fax +44(0)1935 431269 enquiries@abbeymanor.com</p>				
<p>Project: New Barns Farm Wincanton</p>			<p>Date: July 2017</p>	
<p>Title: Lawrence Hill, Wincanton Western Urban Extension</p>			<p>Scale: 1 : 3,300 @ A3</p>	
<p>Project: New Barns Farm Wincanton</p>			<p>Date: July 2017</p>	
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