

From: [Assistant Clerk](#)
To: [Rhodes, Ann](#)
Cc: [REDACTED]
Subject: WM & CF Revised NP post reg 16
Date: 25 January 2022 10:38:16

Dear Ann

The two Parish Councils and the Neighbourhood Plan Steering Group would be very grateful if you would kindly forward this document to the Examiner Ms Ann Skippers for her consideration.

Many thanks
Tricia

Housing Objective

-START-

(i) Housing Objective

The NP area will see significant housing growth over the plan period. This is an opportunity to provide a range of property types at affordable prices with a particular emphasis to meet the housing needs of young and older people. This housing provision should include both affordable and market housing to ensure inclusive communities and allow people with local connections to return or remain as part of a growing community.

-END-

Supporting text explaining what this objective will support and achieve.

-START-

This objective will promote the following:

- provision of a range of property types with a particular emphasis to meet the housing needs of young and older people;*
- an increased proportion of 1 and 2 bed dwellings favouring bungalows over apartments to allow first time buyers and downsizers to remain in the area;*
- an increased proportion of single storey dwellings to give older residents the opportunity to downsize, thus releasing mid-range and larger properties onto the market;*
- recognition that not everyone has the ability to buy their home at current price levels on the open market. Therefore, affordable housing must be provided in accordance with relevant Core Strategy Policies and Supplementary Planning Documents adopted by TDBC taken on and by SWTC;*
- the NP area includes good examples of locally distinctive design and external*

finishing materials which reflects the local architectural and historic heritage. New residential development design and materials could continue to respect this context with the use of more traditional finishing materials on prominent buildings within the larger new residential areas planned for the NP area, however any well-designed buildings that are energy efficient, utilize renewables, and are climate resilient respecting the context in which they are delivered will be viewed positively. Proposed buildings should support the move towards zero carbon buildings. At present (2021) there is no requirement nationally or locally to require zero carbon/emission buildings in new development. New Homes are required to follow Building Regulations and the Future Homes Standards set by the Government. The regulations bring changes to Part L (conservation of fuel and power) and F (ventilation) of the Building Regulations to improve the energy efficiency of new homes. The new Future Homes Standard will eventually ensure that all new homes built from 2025 will produce 75-80% less carbon emissions than homes delivered under current regulations. The Government will first update the Building Regulations later this year to ensure new homes built from 2022 produce 31% less carbon emissions compared to current standards. In 2023 the government will consult about technical aspects of the Future Homes Standard before updating the Regulations again to come into force in 2025. This timetable reflects that technology and construction practice will need to adapt and deliver cost effective solutions which cannot happen straight away. Development in the NP area must deliver on the standards set out above as part of a managed transition towards much lower carbon emissions in new development in West Monkton and Cheddon Fitzpaine.

- In exceptional circumstances, proportionate new housing development across the Neighbourhood Plan area may be supported, providing that a) it helps enable the delivery of wider community aspirations (e.g., the Country Park) or public open space or accessibility improvements in the Parishes or b) it is brought forward with community support and a comprehensive masterplan*

-END-

The Housing Objective itself has not changed but the supporting text has been amended to include up-to-date references of changes to legislation or pending changes, community support for development and well-planned development (i.e. master planning).

Suggested reconsideration of Supporting Text explaining what this objective will support and achieve:

Further to the completion of the consultations in respect of Regulation 16 and in the light of reading the representations received; the Parish Councils were minded to indicate to the Examiner that they would be willing to support a minor amendment to the supporting text to clarify and ease community relations because some residents have misinterpreted it, particularly the residents of Cheddon Fitzpaine; if the Examiner was so minded to consider it.

The minor amendment was supported by the two Parish Councils (West Monkton PC on 11th January 2022, and Cheddon Fitzpaine PC on 24th January 2022).

It is suggested that the last bullet point in the supporting text "In exceptional circumstances..." could be amended to read:

"In exceptional circumstances, proportionate new housing development across the Neighbourhood Plan area may be supported, providing that it is brought forward with community support and a comprehensive masterplan."

This would omit ...' a) it helps enable the delivery of wider community aspirations (e.g., the Country Park) or public open space or accessibility improvements in the Parishes or b)...'. This omission is, in fact, covered by Policy R4.

Local Green Spaces

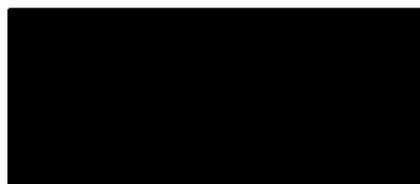
In relation to the two Local Green Spaces at Hob Close and at the bottom of Yallands Hill, the NP Steering Group would like to provide the following additional supporting information.

Green Triangle at Hobb Lane/Bridgwater Road (Map 43 on page 118)

This triangle has historic and local significance. It is special to the local community because it marks the former junction of Hob Lane (an ancient drover track) with the former A38 now de-designated to Bridgwater Road. It offers a locally quieter area of open space for the community, the hedges and vegetation shielding the noise from the Eastern Relief Road. It provides an ecological refuge site between the Cricket Ground and outlying areas and the busy roundabout of the Eastern Relief Road A38. It is not an extensive tract of land.

Green Triangle as part of Western Relief Road WRR construction at bottom of Yallands Hill A3259 (Map 44 on page 119)

This triangle is what remains of the field after the line of the Western Relief Road was cut through. It is local in character and of historic interest, including the original hedge line. It offers an area of quiet tranquility on the southern edge of the Maidenbrook Country Park, before the busy noise of the Western Relief Road. It provides an ecological refuge site between the Country Park and the highway. It is not an extensive tract of land.



Patricia A Cavill,
Assistant Clerk to West Monkton Parish Council

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