

# APPENDIX 23 : Summary of General Comments

## Housing Comments

1423 Patching, Mr M

### *General Housing Comments*

Q 1.1 Also marked More development should be encouraged within rural areas

Q1.2 Local targets must reflect local criteria

Q1.3 and wider sustainability criteria

Q1.4 Mix must reflect local needs

Local housing strategy should reflect local needs, Not be driven by national and often inappropriate targets

### *General Affordable Housing Comments*

Q1.5 priority crossed out and replaced by concern

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1734

### *General Housing Comments*

Density should be in keeping with the immediate area i.e. in small rural villages the existing density is much

### *General Affordable Housing Comments*

Affordable housing and free market houses on the same site does not always make for good neighbourhood

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0 Anonymous

### *General Housing Comments*

Devise a housing strategy which properly allows for the outcome of the EIP on the draft RSS

Consider area-based policies, defining acceptable levels of development, delivery expectations and related thresholds based on detailed understanding of specific needs of settlements and any implications for overall settlement hierarchy

Housing strategy- should acknowledge important relationship LDF and LTP: including linkages with improvements to related infrastructure and road distribution system

Implication of predicted completion trends for maintaining a five year land supply

Prior to setting generic or future targets- consider the nature of required housing in specific communities and gain a better understanding of availability potential Brownfield sites/PDL

You MUST stick to your policy of insisting that developers include affordable dwellings in their development and ensure high quality construction

Consider those in 'tied ' accommodation who need housing when leaving employment

Supply different sizes for starter, family & oap

Kennet should establish local need before stipulating the housing mix.

Look at alternative accommodation forms especially for the young.

Build fewer houses - commerce and tourism are attracted to the district because of its current not future size  
A balanced military/ civilian housing numbers in Tidworth a priority

Develop more old farm buildings as housing, especially in and around villages.

Assume 'previous used land' includes brownfield sites. Insufficient consideration is given to demographics ( eg profusion of retirement homes ) medical facilities ( eg. Location ), infrastructure.

The amount of housing in Devizes is now TOO high in relation to amenities, medical facilities, parking, employment and transport links

People who own land which is being farmed should be allowed to build their own house which is tied to the land

### ***General Affordable Housing Comments***

Please address the worsening situation of housing shortage. Ensure your own policy of numbers is adhered to.

Think the current policy of affordable homes should be between 30 -50

Housing associations should build and manage courtyard developments etc.

House costs are too high because of an imbalance between supply and demand. Rebalancing by increasing supply and reducing demand is the answer, not subsidised housing. Increase supply by creating new development areas. Reduce demand by controlling the current excessive (unaccounted ) immigration

Council should have the power to adjust the values in line with location and need

The targets are too high, with more money from government

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1573 Wiltshire Constabulary

### ***General Housing Comments***

Although the majority of new housing should be in urban areas there should still be scope for some rural dev

### ***General Affordable Housing Comments***

A clear and explicit policy is needed for the provision of affordable homes in rural areas linked to

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1037 Jenkins, Ms L

Avebury

### ***General Housing Comments***

Government rhetoric promotes "families" but single people equally important. Single person homes are increasing. What about decent flats, .shared central services/creative community living?

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1025 WPB Development Planning

Bath

***General Housing Comments***

Devise a housing strategy which properly allows for the outcome of the EIP on the draft RSS

Consider area-based policies, defining acceptable levels of development, delivery expectations and related thresholds based on detailed understanding of specific needs of settlements and any implications for overall settlement hierarchy

Housing strategy- should acknowledge important relationship LDF and LTP: including linkages with improvements to related infrastructure and road distribution system

Implication of predicted completion trends for maintaining a five year land supply

Prior to setting generic or future targets- consider the nature of required housing in specific communities and gain a better understanding of availability potential Brownfield sites/PDL

***General Affordable Housing Comments***

1.6, 1.8 and 1.9 Depends/Based on local housing needs

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103 Highways Agency

Bristol

***General Housing Comments***

Acknowledge need for new residential development but only support proposals in close proximity to key services and highly accessible by transport modes other than private car.

Support principle mixed use development in urban areas- self containment and reduces need to travel.

Development should reflect guidance PPG 13 (especially sustainable transport) and DfL Transport assessment guidance. Travel plans are essential alongside transport assessments.

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1729 Persimmon Homes

Cirencester

***General Affordable Housing Comments***

Q1.7 Meaningless to prioritise in the manner suggested. All elements should be progressed.

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799 Devizes Town Council

Devizes

***General Housing Comments***

Q 1.1 answered both Continue this level of development AND More development should be encouraged within rural areas

Urban development should be concentrated outside Devizes which is suffering from a lack of infrastructure and loss of employment land.

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1619 Trust For Devizes

Devizes

***General Affordable Housing Comments***

1. Entitlement should not be for life. 2. Payment in lieu should be for local investment only

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1000 Urchfont Parish Council

Devizes

### ***General Affordable Housing Comments***

How much is an affordable house ?

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28 Etchilhampton Parish Council

Devizes

#### ***General Housing Comments***

What is meant by sustainable? A flexible approach is needed as relevant factors emerge/change over time  
Basic infrastructure- roads, hospitals, schools e.t.c.- needs to be in place BEFORE housing development occurs  
This also requires joined up approach so new housing is centred on areas where other facilities already exist  
Especially important when considering rural development and transport needs CO2 reductions  
Density targets should not apply to rural locations (interrelates above point)

#### ***General Affordable Housing Comments***

1.6- Half and half

1.8- Why is Marlborough not included?

Why are Tidworth and Ludgershall relatively unpopulated? Failure to anticipate/respond to diminished Military activity? Should development be targeted towards them?

1.9-Affordable housing needs should reflect local conditions e.g. Tidworth and Ludgershall may need higher % than Devizes

Villages with nil or low affordable housing at present will need greater provision than those with high/er current levels where zero stock may be required

1314 Jude, Mr C

Devizes

#### ***General Housing Comments***

I work for a rural HA and know how strong the demand is for truly affordable, 98sq.m. or less sized homes

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54 Poulshot Parish Council

Devizes

#### ***General Housing Comments***

Only build on Brownfield sites- well served by road structure.

Devizes needs a Bypass.

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1712 McMullin, Mr D

Devizes

#### ***General Housing Comments***

Who is responsible for ensuring that builders provide what planning approved?

#### ***General Affordable Housing Comments***

Too much being done regarding affordable housing

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1636 Community First

Devizes

#### ***General Housing Comments***

Be careful especially in urban areas of too many children in a small area. Need a mix.



that can sustain further growth (support/promote economic activity, services, self-containment, local communities) should have "village extension policy"- development permitted adjoining village envelope- 50:50 open market and affordable housing. Valuable information- Land Registry and Housing Need Surveys

### ***General Affordable Housing Comments***

Max 30% affordable housing on new housing sites- larger percentage can create "ghetto" type areas and reduce attractiveness scheme viability (commercial viability and "marketability").

Sites with 60% proving extremely difficult. Flexible approach, based on full range of tenures based on proven need at time for delivery, to affordable houses on residential sites developed by private sector.

Affordable housing in villages and rural locations a recognisable problem- need dedicated rural affordable housing policy- 100% affordable housing on sites adjoining village envelope- mix identified via housing needs. In additions "village extension policy"(see other comments). Private corporate sector should become involved in delivery.

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1498 Entec

Leamington Spa

### ***General Housing Comments***

1.1 Marlborough and Devizes should provide significant amount of development over the plan period. Due to PPS3 and emerging requirements additional allocations will be needed. Additional allocations mean loss of employment land can be resisted more effectively

Need of smaller settlements and remaining rural areas should not be overlooked- benefit local services and maximise rural sustainability. Specific allocations in rural area will also allow greater opportunity for affordable housing where it is needed and resist development inappropriate/sensitive employment sites.

More sophisticated approach needed rather than a simple settlement hierarchy (see East of England RRS14 policy SS4 and N. Northamptonshire Joint Core Strategy)

1.2- Should be based on clear evidence and appraisal of all options. Targets should be based on robust housing land availability assessment and housing trajectory as required PPS3.

High past levels Brownfield development partly at expense of employment land. Likely less than 63% will be appropriate and in any event to meet RSS and PPS3 requirements Greenfield allocations will be needed.

1.3 Higher density should be encouraged wherever possible (efficient use of land and need smaller units- local key issues Swindon HMA). Suitably located new allocations will allow standards and requirements to be set (plan process and master-planning) rather than relying on windfalls.

1.4 Not appropriate to specify blanket house types- respond to local circumstances, local housing need and site viability. Most appropriate way to deal with it is to provide sufficient allocations and not rely on windfall

### ***General Affordable Housing Comments***

1.5 Yes. District has largest affordability gap in Swindon HMA and this is getting worse (see RSS affordable housing statement), unlikely to change unless have significant new allocations.

1.6 With sufficient and of large enough scale new development community benefits should also be possible- housing market is buoyant.

1.7 Should be determined based on local site circumstances, viability, constraints, location and local needs assessments.

1.8 and 1.10- no comments as this stage, evidence required

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1710 Marden Parish Council

Marden

### ***General Affordable Housing Comments***

Encourage land owners to release land for affordable housing. (I am not sure how.)

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42 Marlborough Town Council

Marlborough

### ***General Housing Comments***

Need for Starter homes and one bedroom properties to accommodate single young and elderly residents

### ***General Affordable Housing Comments***

Do not agree with either in Q 1.10.

More flexibility for tax relief or tax incentives for developers who provide affordable housing.

Councils should monitor market values to make sure affordable is relevant to local conditions.

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1717 Wootton Rivers Parish Council Marlborough

***General Affordable Housing Comments***

Affordable housing should be concentrated in areas of significant employment. It makes no sense to force affordable housing on rural areas where there are employment, transport and shopping restrictions.

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1494 Marlborough College Marlborough

***General Housing Comments***

Supports emphasis on efficient use of land and affordable housing.- Majority College redevelopment likely to be on existing development sites- including essential accomodation for staff. Important college able to provide residential employment for employees-planning policy should reflect this- high priority targeting key workers for provision of affordable housing.

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63 Stanton St Bernard Parish Council Marlborough

***General Housing Comments***

The clarity of the options above is appalling, using extreme jargon. Every family house should have a garden and very house should have a parking space.

***General Affordable Housing Comments***

Raise the threshold for eligible sites in rural areas to 25 - 30 % over 4 houses

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895 Great Bedwyn VDS Team Marlborough

***General Housing Comments***

Relate density to ability of location to support it. eg in utilities, community (including youth) facilities

***General Affordable Housing Comments***

The prioritisation of affordable relative to other amenities should depend in each case on what else

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1456 Carter Jonas Oxford

***General Affordable Housing Comments***

Reducing the threshold for affordable housing could affect the viability of smaller developments. This could result in an overall reduction in the number of houses delivered

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66 Upavon Parish Council Pewsey

***General Affordable Housing Comments***

Affordable housing - a priority for local people

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734 Pewsey Community Area Partnership Pewsey

**General Affordable Housing Comments**

Proportion should be between 30%-50%. Affordable housing should be prioritised for local people.

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734 Peter Deck Pewsey

**General Affordable Housing Comments**

Vital that affordable housing is: 1 offered to local people 2. Remains affordable.

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1605 Hall, Brigadier, R, Wiltshire County Councillor Pewsey

**General Housing Comments**

1.1 Ticke both Continue this level of development within urban areas AND More development should be encouraged within rural areas

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1731 Langdale Western (Agent: RPS) Swindon

**General Housing Comments**

RPS on behalf of Langdale Southern Ltd put forward a number of sites considered suitable and sustainable loc

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1 Aldbourne Parish Council Swindon

**General Housing Comments**

Q1.2 60% - there has to be a balance between the land built on for housing that comes from the commercial

**General Affordable Housing Comments**

Again for many of these questions not answered because you are forcing an answer which in some respect

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1430 Gleeson Land Wellington

**General Housing Comments**

Helpful for paper to have had section on what is required by government policy – continuous supply of land available at all times to meet housing need (PPS3)

Efficient use of land still encouraged but less emphasis than before with more on maintenance of supply of land- policy should reflect this.

RSS policy F states 50 dwellings per hectare- this is at odds with issues report and rural nature of district- they have objected on practicality. High density in rural areas may not be in keeping.

Mismatch between required need to affordable housing (454 pa) and RSS amounts (250pa) therefore RSS number should be considered base requirements not specific target.

1.1 Greater emphasis on development at Devizes Marlborough, Pewsey and Tidworth.

1.2. Brownfield should be priority but balanced against a need for continuous supply of land. Due to exclusion windfalls-which are often source of Brownfield sites- a specific target may no longer be appropriate. If there is a target should be less than 50%.



1.3 Case made in issues document for about 30 dph. Site density should be derived from a master planning approach (character, area, nature proposed development, individual characteristics site e.t.c)

1.4 Prescribing a particular mix is not the appropriate way forward- nature market in areas will have significant role in deciding mix. Nature of market and house types wanted can change therefore issue of choice should be reflected in policy. Affordable housing level should be realistic.

1.5 Misleading. Overall priority should be to meet the needs of the whole community, including affordable housing. Affordable housing in itself should not be considered a priority- it is an outcome.

1.6 No- affordable housing is a part of section 106 agreements and there may be other material considerations that are a higher priority. Unrealistic demands can prejudice site viability.

1.7 Shared equity and low cost home ownership should be given priority in line with Government policy (government speeches and statements)

1.8 To adopt higher threshold exceptional circumstances must be demonstrated- Kennet does not have this as affordability is not better or worse than in the rest of South West.

1.9 50% is excessive and should be lowered- site should be reflective of wider community "mixed and balanced"- could cause landowners to withhold land- HNA is a guide not determinant of policy.

1.11 Why only small sites where off-site contributions are accepted?- other circumstances may make this appropriate e.g. flatted development.

Policy should be flexible- range of housing tenures of which affordable is an element.

Devizes will continue to be a major location for development but there should also be a pattern of development that sustains services at Key settlements throughout the district- should

# *Environment Comments*

0 Anonymous

## *General Climate Change Comments*

Wind farm

Never any mention of energy conservation by Dc, recent announcement on use of photovoltaics and wind turbines is cosmetic

Consider park and ride, reduce more vehicles in towns with special attention to HGVs and HGV routes and environment issues.

Encourage mixed use - working and living in the same area - to reduce/discourage commuting

Green transport initiatives control of light pollution

Reduce building, increase public transport

Concentrate on eco friendly homes

Ensure/inspect all new buildings and insist on high quality/sustainability as in Scandinavia. Insulate and update old housing stock which they own/have an interest in. More efficient curbside recycling.

Reduce use of the internal combustion engine by higher tax on petrol, encourage cleaner machines - especially air borne. KDC should forget about renewable energy - except persuade the government to exploit solar panels on new buildings.

Public education on the causes of Co2 emissions; attempt to reduce car use by more attractive public transport.

Reduce travel by providing essential facilities ( medical especially ) in towns such as Devizes and maintain a better balance between population and employment to reduce commuting. Review and reduce public lighting. Control heating in public buildings.

## *General Environment Comments*

Consider incinerator for Swindon refuse.

We need to press for more energy recovery from waste. The material with a thermal content disposed at Hopton HRC is criminal.

The historic environment is of major importance in the any consideration of the environment. In Kennet it is also particularly bound up in the nature of the district

Public transport

The government should concentrate on persuading China, India and other countries to ' save the environment '

Ensure large firms switch off office lights at night - using zoned switching for night staff, eg cleaners

Renewable energy schemes must be sustainable in the long term and not environmental tokenism. Much is being wasted on wind generators and other inefficient schemes. There is an unfortunate political bandwagon effect at present.

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1423 Patching, Mr M

***General Climate Change Comments***

Transport, waste management, home working, local food production local employment opportunities, build homes that people want to stay in at weekends

***General Environment Comments***

The environment is something we all want to live in. It is not a 'museum' that we just visit

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1733 Edmonds, M.A

***General Climate Change Comments***

Not relevant as climate change is independent of CO2 levels

***General Environment Comments***

Pollution of the environment is to be deplored. Less pollution but do not shoot the economy in the foot in pursuit of an unattainable goal.

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1734

***General Climate Change Comments***

Encourage local employment and work from home through incentives to reduce vehicle usage and the need to commute

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1573 Wiltshire Constabulary

***General Climate Change Comments***

Broaden the range of materials recycled, particularly plastics. It is frustrating to find packaging with a recycle symbol higher than 3 which Ken

***General Environment Comments***

There should be a more interventionist approach to landscape management to prevent some of the destructive practices of modern agriculture

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1037 Jenkins, Ms L

Avebury

***General Climate Change Comments***

Questions seem very interrelated with insufficient background knowledge (on my part) to answer sensibly. I'd like to see more attention to basics eg tidy refuse collection, better recycling. Better I do one thing well than two badly. More resources in Environmental Health would be a good start!

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1025 WPB Development Planning

Bath

### ***General Climate Change Comments***

2.6- When defined

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695 Woodland Trust

Bristol

### ***General Environment Comments***

Sustainable Development We are pleased to see the reference in the Paper to sustainable development underpinning all LDF policy proposals, and

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1704 Natural England

Bristol

### ***General Climate Change Comments***

To sensibly answer this question, it would be useful to have info here on what it options are within the Councils gift to consider. An options

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1729 Persimmon Homes

Cirencester

### ***General Climate Change Comments***

Energy saving is a building control matter and the strategy does not need to duplicate the Code for Sustainable Homes.

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1000 Urchfont Parish Council

Devizes

### ***General Climate Change Comments***

Great improvement to Public Transport ( reduction to cars )

### ***General Environment Comments***

Improvement to standard of highway - repairs at present needs to be speeded up. Minor/ country roads deplorable state, as bad as any in the UK

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684 Wiltshire Wildlife Trust

Devizes

### ***General Environment Comments***

Must include policy with regards to protecting and enhancing designated sites, these include statutory sites such as SSSI's and SAC's, as well as local sites such as County Wildlife Sites.

BAP species and habitats needs more inclusion in LDF-- specific policy- highlighting importance and preventing damage to populations and habitat

Biodiversity forms as much a part of our heritage as man made structures

Strongly advise inclusion policy all applications -planning applications and listed building consents (except alterations existing single dwelling) to include an assessment of presence/absence protected species (liaison WSBRC)-in-line government policy (Circular Biodiversity and Geological conservation)

Inclusion NERC act 2006 positive- proposals for a policy to protect wider biodiversity outside designated sites should be modified to include BAP species and habitats.  
Habitat creation and restoration, in line with NERC, should feature prominently in the emerging LDF.  
15% in line with Wiltshire Renewable Energy Plan should be target and there should be no threshold so all development must include some form of renewable energy. Strongly support inclusion of an energy policy when large buildings are refurbished.  
Should include a policy with regards to protection of Water resources (see draft RSS policy RE6)  
RSS has policies for LPA's to including in LDF's- adhere to closely  
Strongly recommend overarching policy to address climate change- build on policies which may contribute toward cutting emissions  
Important to have specific waste policies- address environmental impacts during operation as well as management and restoration of the site once activity has ceased

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799 Devizes Town Council Devizes

***General Climate Change Comments***

Encourage and promote individual responsibility in the home and means of travel. The cycle 'network' in Devizes need to be reviewed.

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54 Poulshot Parish Council Devizes

***General Climate Change Comments***

Make all new developments have good insulation, solar heating panels and sound proofing all new roads should have planned services along the pavements.

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28 Etchilhampton Parish Council Devizes

***General Climate Change Comments***

Increase size and range of Hopton recycling facilities and opening hours

***General Environment Comments***

LDF should reinforce other (e.g. AONB) protection policies- Kennets (especially Devizes' & Pewsey Vale's) outstanding characteristics are under constant threat. Danger rat runs through to Swindon through what should be 'Quiet Lanes'  
2.2- Half and Half

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715 Avebury World Heritage Site Devizes

***General Climate Change Comments***

green transport initiatives control of light pollution

***General Environment Comments***

The historic environment is of major importance in the any consideration of the environment. In Kennet it is also particularly bound up in the

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1636 Community First Devizes

***General Environment Comments***

Development in the countryside should be to support the people who live in the villages. Keep pLimits of Development allowing for exception sites.

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861 Dixon, K

Devizes

***General Climate Change Comments***

Kennet should consider the fact that bus services obstruct traffic movement and add to co2 emissions. Bus stops should not be obstructive to the highways.

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1719 Chirton Parish Council

Devizes

***General Climate Change Comments***

- 1 Require all new developments to have solar heating
- 2 Require housing allocations to improve energy efficiency of houses
- 3 Encourage very high fuel efficiency from all contractors

***General Environment Comments***

2.6 Unclear. All dwellings

Advice on the best methods of saving energy in the home e.g. wind energy, thermal insulation, solar heating, heat pumps e.t.c. needed

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1309 Lamb, Mr & Mrs P

Devizes

***General Climate Change Comments***

School buses a priority. The difference to Devizes during holidays is very noticable

***General Environment Comments***

A bypass for Devizes would cut down the 1000's of cars idling for hours trying to get through the town.

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1712 McMullin, Mr D

Devizes

***General Environment Comments***

Council should support use of solar panels in new houses.

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334 Kennet District Councillor

Devizes

***General Climate Change Comments***

We must do it, not just recognise it and talk about it. Wind turbines on Roundway Hill must be more acceptable than the existing pylons

***General Environment Comments***

Climate change policy MUST be a part of any future development - housing or commercial

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1619 Trust For Devizes

Devizes

***General Climate Change Comments***

Reducing vehicle emissions from traffic congestion

### ***General Environment Comments***

Nuclear should be supported actively

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1498 Entec

Leamington Spa

### ***General Climate Change Comments***

2.7 Refer to other points about providing additional housing in rural and local service centres. Opportunity to reduce need to travel and reduce negative impact of labour commuting from Swindon.

### ***General Environment Comments***

2.1 All need to be considered in achieving sustainable development through a sustainability appraisal of policy options and alternatives.

2.2 No. Restricting development will exacerbate housing affordability problems, accelerate service decline- threaten rural economy and sustainability.

Opportunities for Kennet should be capitalised on: buoyant housing market means higher levels of affordable housing (Swindon HMA suggest Kennet 50%)-. High levels of self containment particularly towards the West of the District-. Some villages in Kennet have good levels of services and public transport (e.g. Great Bedwyn)- sufficient population essential, insufficient housing (especially affordable) undermine viability communities, workforce in these locations strengthens rural economy, Kennet important wider sub-regional economy and growth of Swindon. A failure to provide development could undermine growth or increase commuting from Swindon (Appropriateness of sites submitted by TCE in relation needing development within AONB and policies from PPS7 is outlined, state development sites would support rural economy, reduce problems of affordability and enhance existing service provision)

2.3 All forms listed may be suitable in the right locations, evidence based should examine land use needs, identify suitable sites where possible or as a minimum set criteria based policy. Should specifically support town and settlement expansion but should also examine the potential of smaller settlements (see 1.1.)

2.4 Need to review limits of development- possibly duplicate other controls. As minimum review for housing allocations. If retained must allow appropriate growth of towns/villages. Other landscape designations reviewed in light of PPS7.

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1706 Peacock & Smith

Leeds

### ***General Environment Comments***

Any on-site renewable policy should be realistic (less than 10%) and include sufficient flexibility. Companion guide PPS22 states policies should: not be inflexible and not place undue burden on developer.

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1489 Nathaniel Lichfield and Partners

London

### ***General Environment Comments***

Protection and enhancement environment should not be used to prevent otherwise appropriate new or improved tourism development per se

Scope for appropriate development adjacent to or including designated nature conservation sites provided mitigation (such as buffer zones).

Key objective core strategy should be to protect and enhance historic environment: World Heritage sites, Listed buildings, Conservation Areas, Scheduled Ancient Monuments, Registered parks and gardens and archaeological sites but text should acknowledge opportunities for tourism attractions in historic buildings and gardens.

Core strategy should also expressly recognise need in some circumstances to alter and expand some historic buildings sensitively in order to find appropriate and economic uses and guarantee future of property.

Policies should seek minimise flood risk but characteristics use should be taken into account when assessing flood risk and extensions/improvements existing tourism uses in waterside locations should be allowed by policy.

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1494 Marlborough College

Marlborough

***General Environment Comments***

Local designations not needed, more appropriate to have criteria based policies to balance environment and responsible land management- in accordance PPS7.

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895 Great Bedwyn VDS Team Marlborough

***General Climate Change Comments***

Improve public transport, and encourage local employment.

***General Environment Comments***

The biggest threat to the environment is too many people in one district/region.

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42 Marlborough Town Council Marlborough

***General Climate Change Comments***

Consider using green fuel for own vehicles.  
Discuss with County- reduction in street lighting- advertising lighting have  
Specific times-low energy lighting in public buildings

***General Environment Comments***

A Council tax incentive for renewable energy use government incentives  
To encourage developers to install some solar panels e.t.c  
Incentives for tree planting and other such measures

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63 Stanton St Bernard Parish Council Marlborough

***General Climate Change Comments***

Much more efficient recycling of more waste. Reduced light spill from Browfort

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1731 Langdale Western (Agent: RPS) Swindon

***General Environment Comments***

Although Landscape Setting Designation areas are considered important in protecting the character of Kennet, it is felt Landscape Setting Design

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1 Aldbourne Parish Council Swindon

***General Climate Change Comments***

Links between development and local employment opportunities to minimise transport requirements. Building water saving measures into developmen

***General Environment Comments***

Q22 Again not a black and white question yes protection of the environment should be a priority but sometimes it has to be balanced against othe



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1233 Giles. Mrs J

Trowbridge

***General Climate Change Comments***

Don't waste any money on it- it's the sun!

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1430 Gleeson Land

Wellington

***General Environment Comments***

AONB- Important that some development can occur in communities in the AONB (which covers large amount district) to ensure the communities remain sustainable.

Local designations- unless strong reasons there should be no local designations (see PPS7).

Biodiversity- Important to protect diversity. Ecological assessment on sizeable development most appropriate approach (rather than general policy outside designations)

Avebury World Heritage Site- support appropriate protection

Areas of minimum change- unnecessary and superfluous- settlement limits should provide necessary protection.

Sustainable construction- should only adopt a nationally tested building code rather than local variants

Renewable energy- off-site contributions may be more cost effective, efficient and appropriate.

2.2 and 2.3 Countryside- Tourism and rural diversification appropriate, general open market housing is not appropriate (though may be case for agricultural worker and rural exception in certain locations)

2.4 Development limit only approach needed to protect local countryside. For Marlborough area special quality and Swindon Urban fringe may be specific local circumstances.

2.5 Do not consider local targets appropriate. If RSS is approved then this is appropriate one. Might be unrealistic to have significant contribution on development of less than several hundred homes.

2.6 Support general approach to seeking to minimise impact of development on the environment

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104 Southern Water

Worthing

***General Environment Comments***

Should contain policy which does not unduly restrict provision of wastewater and/or water infrastructure in AONB and other such areas- in accordance PPS7 para 22.

Supports Code for Sustainable Homes and standards in relation to conservation of water- they have limited powers to enforce water efficiency.

Supports Councils intention to avoid development in areas at risk of flooding- flooding can cause sewerage system to exceed capacity.

Supports Sustainable Urban Drainage systems but developers need to ensure arrangements exist for long term maintenance. Must be appropriate for location (list of factors) and if SUDS are not appropriate alternative arrangements must be made; all new development should drain surface water separately from foul sewerage system.

Support a policy to prevent contamination and reduction in yield of water resources on abstraction from groundwater and other resources.

Kennet should apply RE6 of RSS at local level-policy protect underground source at Ludgershall- Environment Agency have maps.

## *Economy Comments*

1734

**Site Assessments:** Planning could encourage work from home/local based small scale businesses (home based) resulting in reduced travelling and pollution

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1 Aldbourne Parish Council Swindon

**Future need:** Need to try and identify other business opportunities

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0 Anonymous

**Future need:** Mny small businesses seem to be one person and a couple of assistants ( not necessarily a firm or registered for vat )  
Small business and workshops  
Must not forget manufacturing - must not depend entirely on services  
Land management is still very important. Encourage continuation of all agriculture. Encourage more organic farming  
Current government policy of a high number of people employed directly and indirectly by the state is not sustainable. Our national economy may decline and there will be fewer services jobs.

**Site Assessments:** All the explanatory papers give clear ' bull points' but it is difficult to reconcile some of the questions with the points made.  
Development is consistently mundane and driven by the affordable housing policy. We need to identify potentially prestigious sites - Wharf/hospital - for prestigious developments. We should also be preparing a strategy for the possible loss or further reduction by the Police at their Devizes HQ

**Other Economic:** Important issues - rail link development  
re 3.3 Not so much missing as devoting more attention to economic balance. The district has too many low income service jobs.

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1719 Chirton Parish Council Devizes

**Other Economic:** The trend towards working from home should be considered as a priority for small village.  
Communications are important e.g. mobile coverage

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1636 Community First Devizes

**Other Economic:** Should aim to provide jobs in local community/village and provide job opportunities in the nearest market town.

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861 Dixon, K Devizes

**Site Assessments:** The development of London Road is out of hand, unplanned and local opinion has been totally ignored and still no traffic survey !!!!

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1733 Edmonds, M.A

**Future need:** Neither local government nor national government can control or direct economic growth. Just provide the infrastructure. J S Stalin tried and f

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1498 Entec Leaminton Spa

**Other Economic:** 3.1 Refer to comments 1.1 and 2.2. Planning for jobs a key issues- informed by a full understanding of settlement structure and economy of the district and links to surrounding areas of influence such as Swindon.  
LDF needs to recognise: Kennet economy has grown strongly and is important locally. Worsening affordability,-affordability a threat to the local economy due to lack of housing for labour supply, over reliance on windfalls and not enough allocations. Undermining existing level of self-containment. More workers commuting from Swindon to Kennet (than vice-versa)- shortage of workers leading to unsustainable travel patterns. Employment sites need to be protected.  
Strategy should be based on: Clear evidence base, protecting employment sites where appropriate, identifying sufficient allocation sites (market towns, smaller settlements and rural areas), providing jobs close to town where people live (Marlborough, Devizes and rural areas at service centres (refer 1.1).

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28 Etchilhampton Parish Council Devizes

**Future need:** Too narrow a range. What about public sector jobs?

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1430 Gleeson Land Wellington

**Other Economic:** Take view that local economy of Pewsey offers potential for future growth and sites should be allocated (see intelligence network and Atkins).  
Employment allocations are also needed to avoid Pewsey becoming a commuter settlement and to diversify economy from dependence on public sector employment.  
3.1 Second bullet point is appropriate one (i.e. providing job opportunities in the nearest market towns) though may be some opportunities in rural locations (not ruled out but not priorities). Identification of two key locations and dependence on Swindon are unsustainable.  
3.2 Agree  
3.3 Need diversify economy from relatively high dependence on public sector employment- done by allocations

3.4 This is not reasonable basis. Globalisation could lead to 'branch plant' economy. Need flexibility in planning process- provide sites in sustainable locations such as Pewsey

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895 Great Bedwyn VDS Team Marlborough

**Site Assessments:** Council tax rates play a part in encouraging local enterprise.

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103 Highways Agency Bristol

**Other Economic:** Proposals for new employment floorspaces should be supported by robust transport assessment (impact strategic and local network) and reflect guidance PPG13 and DfL Transport assessment guidance. Travel plans are essential alongside transport assessments.

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1037 Jenkins, Ms L Avebury

**Other Economic:** Also recognises the role of Swindon and London in providing a focus for jobs.

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1314 Jude, Mr C Devizes

**Future need:** Developed a more diverse and broad ranging skills and jobs strategy that could include craft based and work from home options.

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42 Marlborough Town Council Marlborough

**Site Assessments:** Query- T.H. White site, London Road Marlborough, should this be included?

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45 Milton Lilbourne Parish Council Pewsey

**Site Assessments:** Millton Lilbourne garage should be designated for change of use to housing

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1489 Nathaniel Lichfield and Partners London

**Other Economic:** Need to balance protecting environment with economic policies promoting tourism development. Should recognise valuable role of rural tourism employment to the local economy,-positive criteria based approach to new tourism development and extension, upgrading and intensification existing facilities, especially when in keeping character area. Include key objective of providing high quality tourism accommodation.

Consider how tourism season can be lengthened- more attractions and diversification..

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1423 Patching, Mr M

**Future need:** Yes but I think more emphasis needs to go into the concept of small firms providing local services

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1706 Peacock & Smith Leeds

**Other Economic:** Reasonably flexible stance towards non-traditional employment uses needed (may provide a significant number of jobs e.g. new Morrisons would typically provide 350 jobs); therefore LDF to incorporate flexible criteria based policy that sets out circumstances when employment sites can be used for alternative uses. Could include situations adequate supply employment land, employment site occupied by bad neighbour use, and where site not longer suitable for modern industry.

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1729 Persimmon Homes Cirencester

**Future need:** Broadly yes, home working set to increase, self employment, multi-tasking.

**Site Assessments:** See general comments

**Other Economic:** Q3.1 A one size fits all policy will not work. No single statement is acceptable.

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734 Pewsey Community Area Partnership Pewsey

**Other Economic:** Note : Pewsey Community Planning Partnership recommended the addition of two mixed sites, Marlborough Road behind station and Wilcot Road behind the Crown Pub

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63 Stanton St Bernard Parish Council Marlborough

**Site Assessments:** More detailed knowledge on sites is required for this question to be properly answered.

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1509 Strategic Land Partnerships Exeter

**Other Economic:** Employment sites- not blanket safeguarded however loss to housing should only be considered if there is overriding need for housing/affordable housing or lack of need of particular site for employment. Employment land should not be used to meet 60% PDL whilst not using windfall.

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985 Tidworth & District Chamber of Commerce Durrington

**Other Economic:** It is very important to establish the Castledown business park as soon as possible as jobs for houses is a RSS requirement

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1732 Wilmott, Mr M

Devizes

**Site Assessments:** Employment sites allocated should have a target for cutting CO2 emissions The importance of employment in the wider service sector should be rec

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1573 Wiltshire Constabulary

**Site Assessments:** Do not agree with mixed housing and light industrial on sites such as Naughton Avenue particularly in view of the proximity of Hopton

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1716 Wiltshire Financial Management Ltd Westbury

**Future need:** More micro-small size firms

## General Comments

1026 RPS Planning & Environment

Concerned about a site that is potentially going to be put forward in Marlborough. The site should stay as it is outside the Limits of Development. Concern that authority is not going to publish a separate Site Allocations DPD. PPS12 stipulates Core Strategies should only include broad allocations for development. Broad allocations do not offer the certainty required for developers.

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1423 Patching, Mr M

Also attached letter providing more information and aspirations for a site submitted for sites appraisal process.

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0 Anonymous

Consider the issues raised prior to formulating any long term spatial vision and objectives, including where appropriate further evidence gathering

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1025 WPB Development Planning

Bath

Matters should be considered prior to development vision and objectives

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103 Highways Agency

Bristol

Potential impact of development on the M4 motorway should be taken into account- better integration transport and land use planning- focus sustainable transport  
Would welcome/ reserve the opportunity to comment on site specific proposals for housing and employment.  
Need to assess future travel demands by all modes of transport and outlining how this will be managed- happy to advise

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1729 Persimmon Homes

Cirencester

Pegasus Planning Group

Council should plan to build 7400 additional dwellings in Kennet by 2026 and should plan for development in this magnitude. This will aid in gaining adequate affordable housing for residents. Mendip council have taken the approach to allocate houses in excess of RSS figures in line with latest household projection figures.

Housing

Delivery of housing in rural areas high quality that contributes to the creation and maintenance of sustainable rural communities. Step change is needed in delivery of affordable housing in Kennet. New more responsive approach to housing supply. Devizes should remain the focus of new development Housing trajectory should be revised to reflect higher levels of housing provision, with regards to revised household projections. Housing should be planned with the local community in mind rather than trying to meet arbitrary targets for pdl. A portfolio of brownfield and Greenfield sites will be needed in order to secure a broad range of affordable housing. Housing should be located in areas with good access to jobs, key services and infrastructure. High density is not in keeping with rural areas, slightly higher densities in urban areas such as Devizes. Need a full range and mix of market housing. There should not be an over reliance on flats to meet housing need. Employment sites should not be rigidly safeguarded within the core strategy. Development should be focused at urban areas not necessarily within. Affordable housing policy framework must be attractive to developers.

#### Environment

No need for specific protection policy for nationally important landscape designations. Limits of development should be critically reviewed. No need for a specific urban fringe policy. The positive contribution that development can make to biodiversity should be highlighted within the core strategy. The council should not try to capture more renewable energy than that set out within the RSS. The council should not seek a higher building standard than the required RSS policy. Sustainable construction policies should not be overly onerous in the core strategy as they could impede a step change in housing delivery. The requirements of the emerging PPS1 supplement will need to be taken account within the core strategy.

#### Economy

Persimmon supports the need to increase provision for the financial service sector. It is important for the core strategy to make provisions for manufacturing as well as SME. There should be a range of sites to cater for expanding employment opportunities within the district. Persimmon notes that there is a suggestion that it may not need to make any further employment allocations up to 2016. This should be reconsidered and the opportunity to identify new mixed use employment sites should be taken. Employment sites should only be safeguarded when essential. The council should allow for flexibility on sites where alternative mixed use schemes can be brought forward.

#### Community

Persimmon notes the need for more affordable housing in the all the community strategies, the core strategy should respond positively to this concern

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1309 Lamb, Mr & Mrs P

Devizes

The main worry we have about Devizes is that more and more houses are being built but the services are being cut ie. Hospitals, Maternity Unit, A & E, Police Station etc etc The roads are clogged as they are and when you do reach the centre, parking is a problem and the charges have been increased yet again. The employment available in Devizes is not enough to support all the new builds therefore increasing the amount of Co2 because the majority have to drive long distances to work.

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28 Etchilhampton Parish Council

Devizes

Local (parish level) view should determine policies/planning applications affecting local communities

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1498 Entec

Leaminton Spa

Would welcome opportunity to discuss aspirations with Kennet District Council. As a landowner would seek to work with KDC and local communities. Response should be read alongside their response to the Regional Spatial Strategy Examination in Public response. KDC will also need to consider site allocations.

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1706 Peacock & Smith

Leeds

Issues paper does not contain a commentary on Councils strategy to foster the viability and viability of town centres and how the District intends to attract retail investment; this is a significant omission and needs to be addressed a subsequent stages.  
Need an assessment of retail need in accordance with PPS6 to ensure retail strategy is sound.

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1494 Marlborough College

Marlborough

Welcomes opportunity to contribute to the Core Strategy Issues consultation

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1430 Gleeson Land

Wellington

Questions on questionnaire don't exactly reflect questions in issues papers.  
Sustainable development should not only apply to Environment issues paper

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104 Southern Water

Worthing

Appendix on Southern waters commitments. Corporate strategy sheets on Sewerage and Wastewater disposal and Water supply.