

Appendix C

'DRAFT CORE STRATEGY INCORPORATING PREFERRED OPTIONS': AREA NORTH COUNCILLOR WORKSHOP

7 July 2010, Long Sutton Golf Club

Attendees:

Members:

Ann Campbell
Derek Nelson
Patrick Palmer
Keith Ronaldson
Jo Roundell Green
Sue Steele
Derek Yeomans
Roy Mills

Area Development North Team:

Charlotte Jones
Pauline Burr
Teresa Oulds

Spatial Policy Team

Session 1 – Scale of development

Points emerging:

- Infrastructure, including transport, to support development?
- Will provision be made for use of renewable domestic waste facilities, e.g. anaerobic digesters? Investigate
- What will happen to Regional Assembly staff? Do we have assets to use?
- How are policies implemented?
- What impact will 2011 Census have?
- Who is audience for Core Strategy in Govt?
- Infrastructure Delivery Plan should go hand in hand with development.
- No more public money. Manage what we have.

AREA NORTH RECOMMENDATION TO DX ON SCALE OF DEVELOPMENT:

General support for a provisional figure of 16,600 subject to consultation and further evidence gathering (including economic and household projections).

Session 2 – Vision, settlement hierarchy and settlement discussion

- Aspirational but need a challenging target.
- Need to ensure infrastructure and employment are developed in time with housing
- Build on solid foundation.
- Safeguarding smaller market towns in comparison with Yeovil.
- Healthcare, ageing population in rural areas.
- Better transport to Yeovil or not?

Langport

- Shortage of employment land.
- Protection policy but can be contested e.g. Chard – Victoria.
- Losses of employment land can be used as evidence.

Somerton

- Infrastructure
- Concern at loss of community sense if development further away from centre.
- Loss of development would not need to be absorbed elsewhere.

Martock

- Employment land needed and generally supported - employment figures on presented schedule are to be amended.

Stoke Sub Hamdon

- Parish Council not keen on growth but have evidence of local housing need.
- Highway constraints point to a limited growth provision for meeting the local need to be appropriate.

South Petherton

- No growth proposed above that already committed.

AREA NORTH RECOMMENDATION TO DX ON PROPOSALS FOR AREA NORTH MARKET TOWNS

Support all proposed settlements' status and scale of growth proposals (the view for Somerton to be supported to elicit comments through the formal consultation.

AREA NORTH RECOMMENDATION TO DX ON VISION AND SETTLEMENT HIERARCHY

Support both in general

Session 3 – Rural Settlements Policy

Points emerging:

- General support for policy.
- Some discussion about abilities of local employment areas to grow (more relevant to Policy EP7).

AREA NORTH RECOMMENDATION TO DX ON RURAL SETTLEMENT POLICY:**Supports**

Session 4 – Theme Discussion

Draft Policy	Session Feedback	Recommendation to DX
HOUSING		
HG1	Support	Support
HG2	Support	Support
HG3	Any site outside a B or C settlement is an exception site	Support
HG4	Support	Support
HG5	<ul style="list-style-type: none"> Concern at density levels, as people want space for garden's as this is really important for people who have families. A sizable proportion of properties are for 1 or 2 bedroom (Strategic Housing Market Assessment) Can we have flexibility i.e. where there is family housing Risk of creating slums of the future with reduced room size. Social implications attached to not having enough space to live as well as the knock on effect. 	Supports policy (but with additional work required to review density standards prior to finalising the policy in the Publication Plan to be submitted to Examination)
HG6	Support	Support
HG7	<ul style="list-style-type: none"> Requirement to provide sites. Need identified in the GTAA currently being updated. This will be difficult to achieve. Travelling showpeople, an exception needs to be made in the supporting text. 	Support
HG8	Support	Support
HG9	Support	Support
HG10	Support	Support
ECONOMIC PROSPERITY		
EP1	Support	Support
EP2	Support	Support
EP3	Lack of security of tenure a concern in town centre offices.	Support
EP4	<ul style="list-style-type: none"> 18 Months 'active' marketing accepted. When does the 18 months start? Evidence of marketing in supporting text. 	Support
EP5	Policy is negatively worded (remove double negative)	Amend policy to reflect comments
EP6	Policy is negatively worded (remove double negative)	Amend policy to reflect comments
EP7	Support	Support
EP8	Support	Support
EP9	Support	Support
EP10	Support	Support

Draft Policy	Session Feedback	Recommendation to DX
EP11	Support	Support
EP12	Support	Support
EP13	Support	Support
EP14	Support	support
EP15	Support	Review in light of further officer clarification of policy
TRANSPORT AND ACCESSIBILITY*		
TA1	Support	Support
TA2	<ul style="list-style-type: none"> • Presumption that electric vehicles don't use carbon • Cost of green travel vouchers? Is it viable? There will be no money, we need to concentrate on things that are really important to us and that can be achieved. • A land budget would establish what was viable and not. • Avoid current schemes and initiatives that are currently promoted as scheme change. 	Support
TA3	Support	Support
TA4	Support	Support
TA5	Needs rewrite in plain English	Amend policy to reflect comments
TA6	<ul style="list-style-type: none"> • Martock wanted new site on A303, transport would not agree to access onto roundabout • We should use this opportunity to identify the safe places to access the A303. AF happy to ask question, but no point changing policy as HA would object. 	Support
TA7	Need to consult with SCC Team to obtain their principals in advance of formal standards being abolished. Area North agreed with this approach.	Support policy but review policy in light of emerging County policies and standards in LTP3 Future Transport Plan (due November 10)
HEALTH AND WELL-BEING		
HW1	Revised policy circulated. Any comments to Liz Arnold.	Supported subject to any comments received before DX meeting.
HW2	Support	Support
HW3	Support	Support
HW4	Support	Support
Health & Well Being policies		Review in the light of latest policy drafts

ENVIRONMENTAL QUALITY		
EQ1	<ul style="list-style-type: none"> • Policy needs to be enforceable. (Staged improvements to building regulations). • Ensure buildings are sustainable (should say 'will' not 'should') • Modular homes on piles? • Must have buildings that can meet new south facing vernacular. • Threshold for major applications? Could this be reduced from 10 to 6 to reflect affordable housing threshold? 	Amend policy to Officers to reflect comments.
EQ2	<ul style="list-style-type: none"> • Need to build for the future • 'Reflect' local context or 'respect'? • Harmonise to allow to be different • Flexibility to make judgement (already in draft policy) • Orientation of buildings need to be flexible to gain low CO2 benefits 	Support
EQ3	Support	Support
EQ4	<ul style="list-style-type: none"> • Tourism will need to be factored. • Will be considered in a different policy. 	Support but introduce policy on sustainable tourism
EQ5	Support	Support

* Disabled access should be considered in relation to policies in this chapter and indeed all the policies (this will be undertaken as part of the Equalities review to be undertaken on all policies)