

North Somerset Council Draft Housing Strategy Consultation

Yatton Parish Council Consultation Response Draft

Yatton Parish Council agrees with North Somerset Council that there is an urgent need to provide greater numbers of affordable homes in the district. We would like to see the term "affordable" to be tightly defined, because often these homes are priced well out of the reach of young families. We would also like there to be close scrutiny of where such homes are placed in housing developments, preventing attempts by developers to group them in a less advantageous location. These factors serve to encourage speculative purchase by profit-seekers rather than meeting the needs of our residents. Finally, there would be more downsizing by older residents if more bungalows were mandated on new developments. This would help to free up housing stock for younger residents.

[125 words - It is a questionnaire but with a text box, 200 word limit, so we could give this narrative response if we wanted to.]

North Somerset Council Proposed Changes to Planning Application Requirements

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Overall

Yatton Parish Council considers the proposed changes to planning application requirements to be generally appropriate and useful.

Positive

We are particularly pleased to see that there has been more clarity given to matters such as Bat Surveys. The new requirements for Habitats Regulations Assessment Screening, and for Sustainability Statements for major developments, are also welcomed.

Negative

We are concerned that the watering-down of the requirements for Tree Surveys is a backwards step and would prefer to see these retained in their present form.

Suggestion

It is hard to translate two-dimensional plans into a three-dimensional appreciation of what is proposed. This is of particular concern with larger developments that can influence the character of an area. We therefore suggest that all proposals for developments of 24 dwellings or more should be required to submit as part of their application a 3D-rendered fly-through. This should show the street scenes and materials, roadway and footway surfacing, disposition of car parking and the relationship of green spaces to built areas.