

Planning Policy

From: Chris Barrington Brown
Sent: 11 September 2018 20:53
To: Planning Policy
Subject: Comments on Issues and Options paper

I have the following comments on the Issues and Options paper

Q8: The current plan puts most housing in existing large settlements. This seems wrong for both positive and negative reasons. For the receiving settlements (Romsey for example) this leads to very large proportional increases in population, leading to overstretch of existing infrastructure. The villages, on the other hand, lose out on houses which might make the villages more sustainable in the long term. A larger village may be able to support a shop, pub, bus service, etc. Although some will say that extra journeys are generated, the reality is that if infrastructure is available then fewer journeys are required. The perception is that Planners have decided that it is better to have 1 or 2 large 'fights' against development in towns, rather than 40 smaller 'fights' in villages, given that development is usually perceived as negative by those in an area where it is planned (even if they have recently moved into new houses!). The Plan should seek to 'sell' the benefits in infrastructure terms for villages, utilising s106 funds as required.

Q15: It may be worth encouraging housing for 65+ residents in the centre of town. These types of residents tend to have fewer cars (thus lower parking demand) and need walkable access to town facilities. The encouragement to develop residential housing above shops/office in town (as in Paris for an example) will ensure that the town centres are occupied throughout the day/weekends.

Q27: It is frequently difficult for small businesses/startups to find suitable commercial accommodation, either retail or office. It would be good if the council could provide startup offices/small retail units in the centre of town, on short (monthly?) rental terms, perhaps with centrally managed reception/IT/comms facilities. This has worked well for friends starting a small business (now a large business) in Stevenage.

Q33: The plan should definitely include protection of local gaps.

Many thanks

Chris