

From: [REDACTED]
To: [Strategy](#)
Subject: David Walker
Date: 13 March 2020 18:43:02

This was my Response ID ANON-8CC9-KDST-D

On 13 Mar 2020, at 13:29, David Walker
[REDACTED] wrote:

Here are my personal comments on the issues I would like you to address in the new district-wide local plan.

The comments don't fit neatly into your response questionnaire.

Need to avoid allocating housing sites that are themselves vulnerable to flooding or that contribute to flooding downstream through rapid rainwater run-off.

Council should commission detailed projections of the population, household formation and workforce and make realistic employment forecasts so that jobs and workforce balance without undue outward commuting.

Helpful to define a hierarchy of settlements – it provides guidance for commercial investment. The District-wide population, housing, workforce and employment projections should be allocated at least to the tiers of the hierarchy if not to the settlements themselves.

The proposed 7-tier hierarchy is workable, though there will be differences between settlements within each tier. This should avoid a settlement expanding beyond the capacity of community infrastructure existing there or reasonably capable of being extended.

Helpful to define settlement limits, both for landscape and townscape reasons and to resist over-development beyond the status of the settlement within the hierarchy.

You should identify the benefits achieved by housebuilding on sites allocated in the local plans. Have the target groups been housed – households in overcrowded or substandard conditions? workers in need of accommodation? pensioners wishing to settle or return to the area? existing residents downsizing? Start-up families remaining in contact with their home communities? Without knowing how your housing policies have worked there is no point in providing more of the same.

It is unrealistic to expect private developers to provide affordable housing – they will always resist. Better to impose good housing standards and require financial contributions for the community infrastructure needed for the houses they are building. Social housing should be provided by society.

The Council should impose whole-life standards (for example wheelchair access for those with a long-term disability, visitors and temporary use) for all new houses; there are quite enough substandard dwellings in the housing stock.

Leaseholders (whether owner-occupiers or tenants) should be protected from excessive service charges, which should be reasonable and limited to maintenance of common parts – roofs, shared landscaping, etc.

David Walker

