**8 Parishes Affordable Housing Working Group**

**Results from the consultation into the potential sites**

**Introduction:**

The 8 Parishes Affordable Housing Working Group held a consultation to allow members of the public an opportunity to comment on the seven identified potential sites within the 8 parishes of Cutcombe, Exford, Exton, Luccombe, Luxborough, Timberscombe, Winsford and Wootton Courtenay.

Each potential site invited a response selected from Strongly Support, Support, Neither Support nor Oppose, Oppose, or Strongly Oppose, and then the opportunity to enter comments.

The survey also asked respondents to identify where they lived, whether in one of the eight parishes, within the Exmoor National Park boundary (ENPA), within Somerset West and Taunton (SWT), or Other.

Detailed results are given in the next section, but can be summarised as follows:

* 94 responses were received mainly through the online survey, and also included several posted paper surveys, and one letter.
* Reponses were received from all parishes in which there were identified sites, and also from the wider areas of ENPA and SWT
* No responses were received from Luccombe or Winsford parishes, and these parishes did not include any potential sites
* All sites received a range of responses, overall showing clear support for progress with sites Cutcombe 1, Cutcombe 2, and Exford, and likely support for progress with sites Luxborough and Timberscombe, summarised as follows:

**Summary of responses received by site**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Site | Total Responses | Support/Strong Support | Neither Support or Oppose | Oppose/Strong Oppose | Brief analysis of results |
| Cutcombe 1 | 48 | 65% | 25% | 10% | High level of support and low level of opposition |
| Cutcombe 2 | 48 | 65% | 14% | 21% |
| Exford | 42 | 66.5% | 21.5% | 12% |
| Luxborough | 38 | 24% | 61% | 15% | Lower level of support and low level opposition |
| Timberscombe | 40 | 32.5% | 52.5% | 15% |
| Exton | 58 | 15% | 14% | 71% | Lower level of support and higher level of opposition |
| Wootton Coutenay | 51 | 25.5% | 43% | 31.5% |

**Results:**

In total, 94 Responses were received, with the following breakdown of location:

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Cutcombe** | **Exford** | **Exton** | **Luxborough** | **Timberscombe** | **Wootton Courtenay** | **Other ENPA** | **Other SWT** | **Other** |
| 10 | 4 | 31 | 3 | 3 | 22 | 8 | 3 | 10 |

The responses to each site were as follows:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **CUTCOMBE 1 -  Dunkery View Farm, Wheddon Cross. , 0.4587 Ha.** | | | | |
| **strongly support** | **support** | **neither support or oppose** | **oppose** | **strongly oppose** |
| 18 | 13 | 12 | 0 | 5 |
| 38% | 27% | 25% | 0% | 10% |

Giving a total of 48 responses with the following breakdown of location:

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Cutcombe** | **Exford** | **Exton** | **Luxborough** | **Timberscombe** | **Wootton Courtenay** | **Other ENPA** | **Other SWT** | **Other** |
| 8 | 2 | 15 | 0 | 1 | 5 | 7 | 3 | 7 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **CUTCOMBE 2 , Meadow Close -  9-10, Wheddon Cross , 0.038 ha.** | | | | |
| **strongly support** | **support** | **neither support or oppose** | **oppose** | **strongly oppose** |
| 20 | 11 | 7 | 0 | 10 |
| 42% | 23% | 14% | 0% | 21% |

Giving a total of 48 responses with the following breakdown of location:

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Cutcombe** | **Exford** | **Exton** | **Luxborough** | **Timberscombe** | **Wootton Courtenay** | **Other ENPA** | **Other SWT** | **Other** |
| 10 | 2 | 15 | 0 | 0 | 5 | 6 | 3 | 7 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **EXFORD 1 -Land Adjacent to Westcott Mead, Church Hill, Exford, 0.271 ha** | | | | |
| **strongly support** | **support** | **neither support or oppose** | **oppose** | **strongly oppose** |
| 19 | 9 | 9 | 1 | 4 |
| 45% | 21.5% | 21.5% | 2% | 10% |

Giving a total of 42 responses with the following breakdown of location:

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Cutcombe** | **Exford** | **Exton** | **Luxborough** | **Timberscombe** | **Wootton Courtenay** | **Other ENPA** | **Other SWT** | **Other** |
| 1 | 4 | 15 | 0 | 0 | 5 | 6 | 3 | 8 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **EXTON 1 - Land west of Red Door Farm, Exton - 0.045 ha** | | | | |
| **strongly support** | **support** | **neither support or oppose** | **oppose** | **strongly oppose** |
| 6 | 3 | 8 | 7 | 34 |
| 10% | 5% | 14% | 12% | 59% |

Giving a total of 58 responses with the following breakdown of location:

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Cutcombe** | **Exford** | **Exton** | **Luxborough** | **Timberscombe** | **Wootton Courtenay** | **Other ENPA** | **Other SWT** | **Other** |
| 1 | 2 | 31 | 0 | 0 | 5 | 7 | 3 | 9 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **LUXBOROUGH 1- Land adj to Tarr Water Cottages, Pooltown, Luxborough, 0.192 ha** | | | | |
| **strongly support** | **support** | **neither support or oppose** | **oppose** | **strongly oppose** |
| 5 | 4 | 23 | 3 | 3 |
| 13% | 11% | 61% | 7.5% | 7.5% |

Giving a total of 38 responses with the following breakdown of location:

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Cutcombe** | **Exford** | **Exton** | **Luxborough** | **Timberscombe** | **Wootton Courtenay** | **Other ENPA** | **Other SWT** | **Other** |
| 1 | 2 | 13 | 3 | 0 | 5 | 4 | 3 | 7 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **TIMBERSCOMBE 1 -  Land adjacent to A396, Cowbridge, Timberscombe- 0.034 ha** | | | | |
| **strongly support** | **support** | **neither support or oppose** | **oppose** | **strongly oppose** |
| 7 | 6 | 21 | 2 | 4 |
| 17.5% | 15% | 52.5% | 5% | 10% |

Giving a total of 40 responses with the following breakdown of location:

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Cutcombe** | **Exford** | **Exton** | **Luxborough** | **Timberscombe** | **Wootton Courtenay** | **Other ENPA** | **Other SWT** | **Other** |
| 1 | 2 | 13 | 0 | 3 | 7 | 4 | 3 | 7 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **WOOTTON COURTENAY 1 - Land to East of the Village Hall, Wootton Courtenay 0.146 ha** | | | | |
| **strongly support** | **support** | **neither support or oppose** | **oppose** | **strongly oppose** |
| 10 | 3 | 22 | 9 | 7 |
| 19.5% | 6% | 43% | 17.5% | 14% |

Giving a total of 51 responses with the following breakdown of location:

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Cutcombe** | **Exford** | **Exton** | **Luxborough** | **Timberscombe** | **Wootton Courtenay** | **Other ENPA** | **Other SWT** | **Other** |
| 0 | 2 | 13 | 0 | 3 | 19 | 4 | 3 | 7 |

**Conclusion**

There is general support for affordable housing within Exmoor National Park, but some site specific objections.

The sites at Cutcombe 1, Cutcombe 2, and Exford all received high levels of support and comparatively low levels of opposition from the community, and are therefore recommended to be further progressed.

The sites at Luxborough and Timberscombe both received relatively lower levels of support, but also low levels of opposition from the community, and are therefore also recommended to be further progressed.

The sites are Exton and Wootton Courtenay both received relatively lower levels of support and higher levels of opposition from the community, and are therefore to be deferred at this time.

**Appendices**

**Appendix 1 – All comments submitted for site Cutcombe 1**

**Appendix 2 – All comments submitted for site Cutcombe 2**

**Appendix 3 – All comments submitted for site Exford**

**Appendix 4 – All comments submitted for site Exton**

**Appendix 5 – All comments submitted for site Luxborough**

**Appendix 6 – All comments submitted for site Timberscombe**

**Appendix 7 – All comments submitted for site Wootton Courtenay**

**Appendix 8 – Breakdown of location “Other”**

**Appendix 1 – All comments submitted for site Cutcombe 1**

**CUTCOMBE 1 - Dunkery View Farm, Wheddon Cross. , 0.4587 Ha.**

**Comments submitted under Support or Strongly Support:**

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| The infrastructure is all set up with: amenities, school, employment, shop and transport links. It is also on the edge of the village to allow safe access. |
| There are needs for affordable in all the parishes for people who work locally |
| Wheddon Cross already has a good infrastructure in place for new houses. |
| A good central location within Exmoor and has good services. |
| I AM AN EX RESIDENT OF WHEDDON CROSS AND STILL PLAY CRICKET FOR THE CRICKET CLUB. I THINK IT WOULD BE BRILLIANT TO SEE THIS TYPE OF DEVELOPMENT TO ENCOURAGE YIUNGER FAMILIES INTO THE VILLAGE. |
| CUTCOMBE 1 Has good assess and transport links. These roads are key routes to many areas and can accommodate traffic both ways with safe access points. These are gritted as they are main access roads. A mains service infrastructure is already in place at this site such as electricity, sewage, energy and water supply. It has many community based and established amenities such as a good sized local shop, a fuel garage, a successful family size pub (with car parking), a vibrant village hall (which houses many events), a good school, a livestock market (which also schedules additional sales such as poultry and machinery), an enterprise yard and needless to say a variety of employment opportunities for local people of all ages. For young people as well as the school and use of the village hall there is also a playing field opposite. |
| Excellent location - good size to build a selection of nicely sized homes. |
| This is a good site as it has a main service infrastructure. Access to this site is good and there are many transport links. The roads are main roads which are treated for bad weather. There are established amenities which would be readily available to the residents of the new site such as a school, playing field and village hall, and a local shop, pub, garage and enterprise yard. Therefore enjoyment opportunities as well as an established active community. |
| This location is supplied with mains services, has good access and transport links which are treated in adverse weather. There is a nearby playing field and established amenities such as a shop, garage, village hall, primary school, pub and enterprise yard. There are employment opportunities in the area. |
| This is a great location for multiple dwellings for the community , there is a short fall of property available in the area!! It’s landscape impact would be minimal. |
| The site has main service infrastructure already in place and has good access to nearby transport links.  The village benefits from well gritted main roads to help with access and has good amenities including a shop, garage, village hall, primary school, pub and a playing field. |
| Has the main service infrastructure, access and transport suitable for a new development. Local amenities are also sufficient with a local primary school, shop and village hall. |
| Wheddon Cross has good bus links. Also good amenities such as convenience store, hairdresser, tearoom, village hall and pub. Also extra infrastructure already in place. |
| Already have amenities, garage, post office, school. The road has a bus service into Minehead. Also a play area for children and match ground |
| Access to amenities and good road access - school access. |
| 10 units would be a quick win for the housing need. On main road and services easily available Employment, school and amenities in area. Good access On outskirts of Village On public transport route |
| The number of proposed houses would not represent a major change to the village as the village has already approximately 400 inhabitants and the proposal of the development of 10 houses could be accommodated . Has more from amenity point of view than most of the proposed villages which have been put forward, it has a church, village hall with creche, first school, public house, large convenience store/post office and garage, livestock market, hairdressers and commercial premises which present possible employment in the locality . There is a new play area, sports field, an all-weather sports court & a tennis court.  It is on the main bus route and has three buses a day to Minehead job opportunities and extensive amenities . Wheddon Cross is a thriving community as a result of a partnership involving Somerset CC, ENPA, SW of England Reg. Dev Agency and WSC have spent in the region of 300,000 revitalising the market, housing, industrial units & an ENPA Interpretation Centre on site. |
| This is an ideal location as it has easy access to the A396 and there are more than sufficient affordable houses in the other location in Wheddon Cross. The village does need more affordable houses and this would be the location for them. This site gives the opportunity for 10 properties in one location with the disruption being in an area where the access for materials etc. is much easier. |
| Development of this site would knit the village together and is the most appropriate site in the village. This site would afford better scope for more properties and would be an asset to the village. |
| There is an overriding need to provide local housing for local residents. The whole of the UK has a housing shortage. When my first wife and I bought our first house, a standard 3 bedroom semidetached could be purchased for 3 to 3.5 times an average working mans salary (about £16k and £5k respectively) and that has moved vastly. You cannot undo history and the only practical way of remedying this is to increase supply.  You have my support. |
| This sounds like an ideal site for affordable housing in this area. Provides a number of properties which would allow a larger number of young people to continue to live in the area they were born and work. |
| Good access, Close to local facilities There is an obvious need for affordable housing in WX as there is employment, school and other facilities. |
| This site could probably accommodate more than 10 units needed. Situation on main road and on outskirts of village and with good access. Established services are already in place. There is potential local employment in shop and local enterprise units. Shop and school close by and public transport links already in place and established play area. Siting will not affect other properties. |
| Already has the Meadow Close development with the necessary services and amenities. Primary school, shop, play area, sportsfield all within walking distance. Access to site off a level double width road. Local employment opportunities. |
| Only if it not to do with LiveWest. And it's for the locals and not people from all over the place. And it is affordable housing. |

**Comments submitted under Neither Support or Oppose:**

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| very purpose. |
| Im not familiar with this site  but Cutcombe/wheddon Cross is certainly a possibility as it has, school, shop and public transport. |
| The owner of this land is very happy to support the affordable housing and this site would enable at least 10 properties. |
| Not sure if Wheddon Cross need that many more houses, after all the ones at Meadow Close haven't been long built and how many of them are occupied by locals? There is also two plots still available at Meadow Close, why have they not been built on? Is this because locals cannot actually afford these "affordable homes". Should affordability be looked into more? |
| I have little detailed knowledge of this site. Cutcombe is a very small community but there may be 'agricultural employment needs to support this development, which seems closley related r=to the farm. |

**Comments submitted under Oppose or Strongly Oppose:**

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| No new houses should be built in the national park. Let existing houses be bought and given for affordable housing. National parks are for wildlife, not for building new houses which bring additional cars and infrastructure needs. |
| There would be more traffic going onto the road from Wheddon Cross towards Dulverton. |

**Appendix 2 – All comments submitted for site Cutcombe 2**

**CUTCOMBE 2 , Meadow Close -  9-10, Wheddon Cross , 0.038 ha**

**Comments submitted under Support or Strongly Support:**

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| This is on an established estate with affordable housing mix ( section 106). Services all ready built in. Also as above, the infrastructure is all set up with: amenities, school, employment, shop and transport links. |
| These 2 units were already highlighted for S.106 affordable, when scheme was designed. Fit on already established estate. If would complete the estate. Services already in and calculated for their use. Close to employment and amenities. Employment, school and amenities in area. Good access Short walk to public transport route |
| Same answer as above (There are needs for affordable in all the parishes for people who work locally) |
| As above (Wheddon Cross already has a good infrastructure in place for new houses.) |
| AS ABOVE (I AM AN EX RESIDENT OF WHEDDON CROSS AND STILL PLAY CRICKET FOR THE CRICKET CLUB. I THINK IT WOULD BE BRILLIANT TO SEE THIS TYPE OF DEVELOPMENT TO ENCOURAGE YIUNGER FAMILIES INTO THE VILLAGE.) |
| This site has all the services to the proposed plot. A mixed housing estate already exists and has established section 106 (affordability). It has a mains service infrastructure, good access and transport links. The main road system through and around this site are kept safe during extreme weather months as they are on treated routes. A variety of amenities are in the local village, such as a shop 150yds away, a good sized and successful family pub, a village hall which is regularly used by different groups, a good primary school, a garage, an enterprise yard and a livestock market which is used to sell additional poultry and machinery as well as livestock. This vibrant community and amenities provide employment opportunities in the village. |
| This area has many amenities and is an active community. As well as a school, village hall and playing field there is also a garage, shop (only 150yds away), enterprise yard and a nice size pub and therefore possible local employment. There is an existing mixed housing estate, equalised section 106. There is much to offer for this new group of houses. In addition the roads are good main assess roads and transport links. This area has main service infrastructure. |
| Close to existing mixed housing estate, established section 106 (affordability). There are all the main services available and has good access, transport links and treated roads in the winter. As with the previous plot it has access to established amenities such as a garage, village hall, primary school, enterprise yard, pub and shop. |
| This is a suitable location for affordable houses as the plot is adjacent to an existing mixed housing estate with all the services, infrastructure, access, transport links and well maintained roads that this comes with. The village benefits from well gritted main roads to help with access and has good amenities including a shop, garage, village hall, primary school, pub and a playing field. |
| No reason why this sight should not be used. |
| Has the main service infrastructure, access and transport suitable for a new development. Local amenities are also sufficient with a local primary school, shop and village hall. This is an existing mixed housing estate with the services already in place. |
| This site is well placed for additional housing with local amenities, good access and infrastructure. There is a local school, pub and shop. Services are all available to plot as already an existing housing estate. |
| Same reasons as the previous site. (Wheddon Cross has good bus links. Also good amenities such as convenience store, hairdresser, tearoom, village hall and pub. Also extra infrastructure already in place.) |
| Again all amenities are in place. School, transport, post office, petrol station |
| I've lived in Wheddon Cross all my life and would be good to add properties on to a block of houses all ready so it doesn't look out of place |
| Access to amenities and good road access - school access. |
| Meadow Close is an extension of a pre-existing development and as such all of the required infrastructure is in place . The number of proposed houses would not represent a major change to the village as the village has already seen development and planning consent has been granted for 2 of the 5 proposed properties . Has more from amenity point of view than most of the proposed villages which have been put forward as it has a church, village hall with creche, first school, public house, large convenience store/post office and garage, livestock market, hairdressers and commercial premises which presents possible employment in the locality . There is a new play area, sports field and an all-weather sports court . It is on the main bus route and has three buses a day to Minehead supporting Somerset Councils carbon neutral targets & providing access to numerous amenities . On a gritted route . Wheddon Cross is a thriving community and has had 300,000 pounds spent on it. |
| A good central location within Exmoor and has good services. |
| There is an overriding need to provide local housing for local residents. The whole of the UK has a housing shortage. When my first wife and I bought our first house, a standard 3 bedroom semidetached could be purchased for 3 to 3.5 times an average working mans salary (about £16k and £5k respectively) and that has moved vastly. You cannot undo history and the only practical way of remedying this is to increase supply.   You have my support. |
| This is listed as 2 houses but site is only big enough for one sensible sized house... |
| As there is already planning on this site, surely this is the most sensible one to proceed with and complete before other plots in the village are considered.  If these plots haven't been built on, Why? Is there actually no need or are they actually not affordable to the locals who need them? |
| Already established site with services and infrastructure in place. Shop, school, employment possibilities all close by and with good transport links |
| These 2 plots already have planning permission and have been available since the rest of the development was built |

**Comments submitted under Neither Support or Oppose:**

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| Im not familiar with this site but Cutcombe/wheddon Cross is certainly a possibility as it has, school, shop and public transport and somejob opportunities. |
| The site occupies vacant plots at end of an already constructed cul de sac, and seems appropriate for competion |

**Comments submitted under Oppose or Strongly Oppose:**

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| as above (No new houses should be built in the national park. Let existing houses be bought and given for affordable housing. National parks are for wildlife, not for building new houses which bring additional cars and infrastructure needs.) |
| We live in Meadow Close and purchased our property because of the beautiful views to the Beacon - if properties were to be built there this would run the view completely. We have worked very hard to integrate ourselves into the village community and worked very hard for the village hall and fete and Exmoor breakfasts and would feel very sad if we had to sell and move away because of the view being ruined.  Also, it would only gain 2 properties, whereas other sites are able to offer more affordable housing without impacting on other properties in this way. |
| There are more than enough affordable houses in this location and 2 more with the disruption and inconvenience that the building of just two houses would cause the current inhabitants would not be acceptable. |
| I live in Meadow Close and feel that we already have enough affordable housing in this cul de sac. I am almost 80 and cannot face the thought of lorries in and out with building materials and all the upheaval that goes with it. |
| Development of this site is not appropriate as there would only be 2 properties max and would not benefit the village. This would make this area over developed and be crammed in. |
| Being a resident of Meadow Close. I am concerned about the additional traffic developing this site would cause. A lot of disruption for only two properties. There are better sites which afford more properties in this village. Only two properties isn’t enough but 10 at Dunkery View would make sense. |
| As a resident on the Close I feel there are enough homes here. I feel the size of the plot lends itself to other schemes such as a community garden or extra parking for the Close which is much needed as most cars end up parked on the street.  Homes positioned in the suggested plot would block views for other residents in the close. The other location in Cutcombe is bigger so therefore more homes could be built which would be far more beneficial to the village of Cutcombe and Wheddon Cross. |
| I work permanent nights in a local care home and living next to houses being built would severely impact my sleep and therefore my ability to continue with a job I love.  I would also be weary about the amount of general noise and disruption for having a building site so close. |
| The plot in Meadow Close is very small and there would be a lot of upheaval for such a small area. |

**Appendix 3 – All comments submitted for site Exford**

**EXFORD 1 -Land Adjacent to Westcott Mead, Church Hill, Exford, 0.271 ha**

**Comments submitted under Support or Strongly Support:**

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| Need more homes for locals |
| There are not enough houses in Exford for LOCAL people. I fully agree with this move as long as they are guaranteed to be given to true locals with a true local connection. Unlike the other houses in the area. |
| This is on an established estate with affordable housing mix ( section 106)and services all ready built in. Also as above, the local infrastructure is all set up with: amenities, school, employment, shop and transport links. Roads gritted in winter. Good access. |
| 10 units would be a quick win for the housing need. On main road and services easily available Employment, school and amenities in area. Good access On outskirts of Village Adjacent to existing affordable housing estate. On public transport route |
| Same answer as pervisouly (There are needs for affordable in all the parishes for people who work locally) |
| Good infrastructure already in place and good amenities. |
| The main road access to the site are excellent. These roads are treated with grit during the cool temperature to keep them safe. Service infrastructure is readily available, and the plot is on the outskirts of the village and so is part of natural growth of the village. The site is next door to an already established affordable housing estate. The area is already set up with community amenities involving a school, a pub, a playing field, a garage and shops. Such a variety of amenities means there are employment and business opportunities for local residents, and residents don't always have to travel for supplies, community activities and school etc. |
| This site already has a mains service infrastructure. The site is on the outskirts of the village and so is a natural progression of growth and next door is an established affordable housing estate. The main road access is excellent. The area has many amenities such as shops, a school, a pub and a garage and ultimately employment opportunities. |
| Good main road access, again on the treatment routes in winter. Service infrastructure is avalable and this location is on the edge of the village in a 'normal growth' location. Next to another established affordable housing estate. Nearby amenities provide employment opportunities - pub, shops, garage, primary school. |
| This is a great location for multiple dwellings for the community , there is a short fall of property available in the area!! It’s landscape impact would be minimal. |
| Villages like Exford are in need of affordable housing - I myself hoping to get on the property ladder here one day. Current proposal for new properties in my opinion is an excellent location, Hopefully it happens one day soon. |
| The site benefits from main road access which is excellent and is treated with grit in cold weather. This also means that Service infrastructure is readily available.  The location is on the outskirts of village which is normal growth. Next door to already established affordable housing estate and the village already has good amenities including a school, pub, playing field, shops, garage, and therefore has employment opportunities. |
| The access to this plot is excellent. Services are readily available. There is an already established housing estate next door, as well as established amenities including a school, pub and shops. The location makes for an excellent growth opportunity. |
| Exford already has good infrastructure in place. Very good amenities and transport links. |
| Access to amenities and good road access - school access. |
| Has more from amenity point of view than most of the proposed villages which have been put forward as it has a church, village hall, first school, two public houses, convenience store/post office, cafes and other commercial premises which presents possible employment in the locality. This is effectively an extension of a pre-existing development and all of the required infrastructure is in place. The number of proposed houses would not represent a major change to the village as the village has already 400 inhabitants and the proposal of the development of less than 10 houses would not pose a major change to the community. On a main bus route with 3 buses a day to Minehead, on a gritted route. Village green, QE2 Playing field, Cricket Ground which is shared with Exford Community Youth Club of which I am a trustee of and this is well attended by children from the village. ECYC is also attended by children from other villages with proposed sites due to their lack of amenity |
| Would support it if a footpath was provided to give access to the village |
| There is an overriding need to provide local housing for local residents. The whole of the UK has a housing shortage. When my first wife and I bought our first house, a standard 3 bedroom semidetached could be purchased for 3 to 3.5 times an average working mans salary (about £16k and £5k respectively) and that has moved vastly. You cannot undo history and the only practical way of remedying this is to increase supply.   You have my support. |
| Exford is a large enough community to support additional dwellings and has reasonable community facilities, and local transport facilities. The site provides a sensible extension to the envelope. |
| Proposed site is adjacent to previous development of affordable homes and thus all necessary infrastructure is in place or could be extended. Shop, garage, school, play area close by and good transport links + local employment in the area |
| Already has the Westcott Mead development adjacent, with access off double width road. Primary school, play area, shop in village. Employment opportunities |

**Comments submitted under Neither Support or Oppose:**

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| Im not familiar with this site  but Exford is certainly a possibility as it has, school, shop and some public transport as well as jobs. |
| Do not know this town sufficiently to comment |

**Comments submitted under Oppose or Strongly Oppose:**

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| There is a real need for social housing in the area. We need to keep local people on the moors and hope that they can find work or start businesses to help the local economy grow |
| as aboe (No new houses should be built in the national park. Let existing houses be bought and given for affordable housing. National parks are for wildlife, not for building new houses which bring additional cars and infrastructure needs.) |

**Appendix 4 – All comments submitted for site Exton**

**EXTON 1 - Land west of Red Door Farm, Exton - 0.045 ha**

**Comments submitted under Support or Strongly Support:**

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| Young people NEED affordable houses who work locally especially on the land., otherwise all these villages will become just become retirement homes for people from the Home Counties who move here because it's so beautiful, but with nowhere to live where is the man power going to come from to keep exmoor looking like it does. It certainly won't be from the retired community who will undoubtedly be against all the developments in all the parishes.. I hope that NIMBY syndrome will not prevail !! |
| The cost of housing in the area is prohibitive for younger people living, working and possibly hoping to raise families in Exmoor. It is essential that provision be made for affordable housing. |
| This is a great location for an individual dwelling for the community, there is a short fall of property available in the area!! There is as big a need to keep the small villages thriving as well as the larger ones. It's landscape impact would be minimal. |
| More affordable housing required within the catchment of Kingsmead secondary school. |
| There is an overriding need to provide local housing for local residents. The whole of the UK has a housing shortage. When my first wife and I bought our first house, a standard 3 bedroom semidetached could be purchased for 3 to 3.5 times an average working mans salary (about £16k and £5k respectively) and that has moved vastly. You cannot undo history and the only practical way of remedying this is to increase supply.   You have my support. |
| I firmly believe those born and bred locally should have the opportunity to continue to live locally. They should be able to buy reasonably-priced property which is not subject to competition from second home buyers or those looking to relocate to the area, particularly given our current crisis. I have not “strongly agreed” because I believe there is legitimate concern around drainage and the capacity of the Bridgetown pumping station. Exton Lane is a very steep, narrow road, so safety and traffic issues need to be fully considered. |

**Comments submitted under Neither Support or Oppose:**

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| I feel more information needs to be available. For example how many houses. Is it based more at families or single people.  I chose to live in Exton for its beauty and the peacefulness it brings. If that is going to be lost then I will be fully against the houses. |
| I see no reason to oppose development of this site in principle, but before taking a position on this, I would need to know: what the level of need is in this parish what exactly would be proposed - number of houses etc whether the sewage system is adequate for further housing - there are problems with sewage works every year |
| I don't really know the area |

**Comments submitted under Oppose or Strongly Oppose:**

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| No demand. Exton Hill not suitable for additional traffic overlooking of existing properties |
| Several issues - will there be there sufficient parking for more houses in the village? Is the public transport sufficient to serve new houses? There are no grocery shops in the area to serve additional families. Is there enough capacity at Bridgetown Water Treatment Facility to service more houses? |
| The water treatment plant for Exton and Bridgetown does not cope well at the moment and more housing could cause more problems. |
| Will the waste system cope with extra use has it blocks down iin Bridgetown now |
| this is not a good site -its elevated position will impinge on dwellings opposite.The site is accessible only by a single track lane with no passing places down to bridgetown and very few up hill. The water treatment plant at Bridgetown is at capacity now and subject to frequent complaints of smells and under constant maintenance. The inclusion of new dwellings would not guarantee their availability for local persons or rural persons and once out of covenant are more like to add to the surfeit of second and holiday lets in Bridgetown and Exton. There are n0 local facilities - pubs, schools, shops, recreation etc and these premises will need to be occupied by mobile inhabitants - on a single track lane, joining the 396 at an oblique and dangerous junction opposite the Mill House. |
| Parish Council does not support |
| Because it will utterly ruin the area. |
| How has Exton qualified for the housing need under HC-S3 in local occupancy criteria for afford. house.? Recently there were two plots available for affordable housing & NOT found viable. Due to these reasons: No amenities, no local work (nearest medium size employer 4 miles away with 1:4 hills to deal with if not in car), not on a transport link (bus in Bridgetown twice a day not suitable for work). The cars needed to access amenities/work would increase traffic 50-60% which then is contrary to ENPA’s environmental policy. The percentage of the property population will increase this changing the character of the village. Pressure on services infrastructure, inc. the over capacity sewerage treatment unit in Bridgetown. The narrow road is dangerous in several ways: Every winter it is affected by black ice & the villagers have to grit the road by hand. It is a 1:4 hill, no pavements & no lay-bys. The Parish council have heard about the dangerous blind turning into Bridgetown. |
| No amenities poor road access which does not get maintained in winter. |
| as above (No new houses should be built in the national park. Let existing houses be bought and given for affordable housing. National parks are for wildlife, not for building new houses which bring additional cars and infrastructure needs.) |
| It is argued does Exton have a housing need. For example: Woodburn - initially highlighted as a S.106 (affordable site) for 2 dwellings. When this site could not be sold, the Planning consent was flipped to contain 1 no. grander S.106 property, if need so great, surely two properties should have been delivered. Centre of Village. Considerably change the character of the village, which current house units more than 100 years old. There are only 21 units in the village of Exton, - 5 new units would see a 25 % INCREASE!!! A difficult and dangerous hill sometime impassable in Winter. - 1:4 gradient. Increase traffic on already busy road used as rat run. Steep, narrow road with dangerous bends. Access to site very tight - access shared with farm traffic / machinery. No employment, amenities Better placed sites within ENP |
| A hamlet of 21 houses, 1 affordable house built to meet 2015 requirement, no requests as part of the existing survey. The plot of 5 houses if granted would represent a major increase of aprox. 25%. Exton is located on a very steeply graded hill (1 in 4), cut off in the winter due to snow and ice and is not on gritting map. The plot identified is on the narrowest part of the lane on this slope. Lack of amenities required by most families, at best it has a church. Bridgetown has very limited amenities which hardly provide the required amenities for local families. Bridgetown sewage works is at capacity and experiences regularly issue. Buses do not travel through Exton & run through Bridgetown once a week would not assist with Somerset Council's carbon neutral targets. Importantly the recent Exton Parish meeting confirmed a failure of disclosure by the owner of the plot to the PC & as such residents have not been correctly represented during the consultation. |
| With the need identified, landowners and farmers consulted, plots selected, feasibility studies undertaken and surveys awaited, it’s pleasing that residents, at last, are being consulted. It is people who make communities, not committees. VERY MUCH AGAINST! The Lane  Restricted access. Blind corners. No passing places. No access in snow, verges churned, dangerous for horse riders and walkers. Public Utilities  Sewage, Electricity, Water, Road damage. All under stress. Facilities No employment. No bus service. No shop. No social activities. No support networks. Need  No apparent need in Exton. Previous plots failed to sell. Other sites offer economy of scale and expansion. Environmental impact Incongruent with nearby buildings, impede access to Red Door Farm. Social impact  Extremely oppressive. Affordability  Social Housing imprisons people, impeding occupational and social mobility. Help to Buy Mortgage Guarantee Scheme. Investigate. |
| The junction to Exton Hill from the main road is dangerous for drivers turning into from Minehead and exiting to Minehead, resulting in the use of Week Lane to turn around, this junction is not ideal either. The church is near the proposed development but has no parking so cars are often parked along this stretch of road which is one of the narrowest places. Public transport is practically non existent here which means more cars. Also the sewerage works struggles to cope particularly when the campsite is open, resulting in a foul stench across the whole village. |
| I do not want there to be any further development in Exton. We do not have facilities for any further people in the village and I do not want there to be an increase in criminal activity |
| I am a resident of the village. We already have an increase in traffic up our village lane, which is narrow and steep, and it is becoming more and more dangerous for walkers, children, and pets. In the wet and fog the village lane can become slippery and dangerous, and in the snow and ice sometimes impassable. Adding traffic will only make it worse. It is a small village with no amenities and the additional cars that will accompany new houses will make access worse and the village less safe. As it is, entering and exiting the village often result in delays as vans and trucks cannot pass each other and deliveries often block the lane.  New houses would change the character of the (very small) village and there seem to be other options elsewhere that will be far less disruptive than in Exton. |
| The site proposed is totally unsuitable for development. Very narrow country lane with limited access due to width of road. Exton has no amenities, a church and a bus from Bridgetown once a week. Often cut off in winter as there is no gritting any more!! The electricity supply in the winter is very unreliable. There has been no housing need identified in this village. The sewerage works in Bridgetown is at capacity already. Also Exton residents have been disadvantaged as the Parish Council decided that it was not necessary to have representation on the 8 Parish working group. |
| Given where the site would be it would be totally inappropriate.Exton lane is a very busy lane where farm traffic and cars also caravans have been a problem in the time i have lived here .... Exton lane is extremely steep there are only a couple of passing areas for vehicles ....... also very hazardous in the winter so putting more traffic on this hill from more houses would cause total chaos. Looking at the plans proposed the houses would also cause more capacity on an already stressed sewerage system we have in Bridgetown as this cannot cope with the amount of residents we already have ...plus visitors that come to the caravan park and holiday homes put even more strain on the facilities Which can be confirmed by south west water who are regularly called out to the sewerage system in Bridgetown which also supply Exton .the site would also be next to a working farm which constantly uses heavy machinery in and out of the entrance that this site would be from . |
| The proposed site for up to 5 dwellings is right in the heart of the village and would have a major detrimental effect on the whole character of Exton. This is not a place to build.  It is situated on a narrow lane next to a farm entrance opposite a blind turning into Lype Lane.  Exton has no shop, school or any other amenities which other villages have. Residents would need to travel to other villages thus increasing the already heavy volume of traffic on a one in four hill which at times in winter in impassable . ENP had the chance to build two affordable dwellings in Exton but due to lack of demand turned the planning agreement into one self-build house. I don’t believe there is a demand for affordable houses in Exton.  The Bridgetown Water Treatment Facility has been causing problems for a number of years. The smell issue keeps causing distress to those living in the village and the addition of further properties will, no doubt, further exacerbate the issue. |
| 1. The land located for affordable housing has been is situated in the village that has no amenities no shops no bus links which means that all new residents will need transportation I.e private cars. This will cause parking problems on what is already a dangerous 25% gradient hill on through traffic parishes attending church and visitors during summer months to holiday homes. 2. The location is just off an extremely narrow lane with tight bends, on a 25% gradient hill. All building material will have to be transported along this road consideration has to be given to upgrading which will take out the character of the approach to Exton. 3. The local amenities sewage, water is already struggling at present. Water pressure is irregular and SWW is continually serving the plant at Bridgetown and this increases in the summer months due to additional influx of tourists. So additional housing will cause extra stress on these amenities. |
| \*TOTALLY UNSUITABLE DEVELOPMENT SITE \*ALL the alternative sites are far more suitable both in terms of access, job opportunities and facilities. \*Dangerous 1 in 4 hill with already very limited access- and often unpassable in Winter without 4 wheel drive.  \*5 new houses would be a 25% increase in the hamlet size and would completely change the character of this small group of houses. \*No access to either public transport,school,jobs or shops. \*5 new houses would mean 10 extra cars(or isolation for those not out at work) using this dangerous hill. Estimated approx 50% increase in transport and deliveries. \*Access,if via existing farm entrance, unsuitable for sharing with private vehicles & if via new driveways would be on to narrow,steep hill.  \*No known demand: previous provision for 2 affordable dwellings was not taken up.So why are more needed now? |
| It is such a small community and it will destroy this unique way of life. Key points are already very limited access, steepness of hill, amenities, infrastructure and school transport, and that there has been no credit for objections on aesthetic grounds. |
| Unsuitable access onto narrow road with no pavement. Safety issue with cars travelling through village as a cut through. No local amenities for young families (school, shop, playground). Not on public transport route. Local infrastructure already at capacity for sewerage and electricity supply. Low cost housing not in keeping with housing stock of the village. Location is raised up and overly prominent and will obstruct existing countryside views from houses along Broad Lane. Difficult and/ or restricted access in/out in snowy weather due to 1 in 4 gradient hill. Negative impact on outlook from the neighbouring farmhouse. Houses will have noise complaints and odour issues due to farming operations and livestock. Extension of ribbon development in Exton. No local gas supply for heating a very exposed location. |
| Unsuitable for affordable housing, no shop, local transport or school. The road is very narrow with only passing gaps. |
| Access into Exton Hill from Minehead side from main road is lately getting very dangerous. Also the reverse is the same, with food deliveries, fuel and heating oil vehicles, along with parcel drop off trying to access Exton, the whole approach is dangerous and can take up to fifteen minutes. We also have rain water run off getting serious,the water drainage system has not worked for 26 years we have lived here, none of the water drains work where the water should drain through into the fields, then down the natural run offs, the land owners will not let the Council Officials clean out the drains into the fields, these are all blocked up and have been damaged by large tractors cutting the hedges.We now have a mile of tarmac road at 1-4 gradient bringing a huge amount of drainage water along with hedge-cuttings through the village, causing the drains to spill over,and in the cold weather, making the road a skating ring. The electricity supply and basics first please. |
| The road to this site is unsuitable and is not the safest road. It is too narrow and has poor access as it is on a 1 in 4 hill. The hill gets very icy in the winter and is often unpassable, additionally there is as accident hotspot. All of which will be heightened due to the fact that the new residents will have to travel to work and for supplies as there are no local amenities. This would contradict the Exmoor National Parks Environmental Policy, and the increase in traffic up to 50-60% on a road that cannot cope already needs to be seriously considered. Potentially if the new houses go in the village center will see an increase of up to 25% of that of the present number. Overall this is not a suitable site. One would question how Exton fits the criteria for Affordable Housing under HC-S3 local occupancy criteria for Affordable Housing. |
| I'm surprised this one is in the mix. The road is narrow and has a accident hotspot. The road is really bad in the winter and is often iced/snowed over and cannot be used. Only not is the road unsuitable, it is also on a 1 in 4 hill, making it potentially dangerous especially in the winter. Traffic in this village could increase up to 50-60%. The sewage system at the bottom of the hill is already at capacity and would be under more strain with an increase of up to 25% of the current houses in the village centre. The present sewage system is continuously having to be maintained. There are also no amenities in the centre of Exton, because of this new residents will have to travel to get supplies and for work, contradicting exmoor national parks environmental policy. How can Exton fit the criteria for affordable housing under HC-S3 local occupancy criteria for affordable living? |
| Poor access on a 1 in 4 gradient single track road which is not treated in winter and is often impassable. The connection to the main road is an accident hotspot. The local sewage system at Bridgetown is at capacity and requires regular maintenance. There are no amenities in the center of Exton and the village center would see an increase of up to 25% in the number of houses if built. The impact on traffic on the road could be up to 50-60% increase on a road that already cannot cope with the traffic. Residents would need to travel for work as there are no local amenities which contradicts Exmoor National Park's Environmental policy. I question how the Exton location fits the criteria for Affordable housing under HC-S3 Local Occupancy Criteria for Affordable Housing. |
| The main reason to oppose this development is due to the size and amenities in the village which means any residents would certainly have to travel to work which would contradict the Exmoor National Park’s Environmental Policy. Also the access road is narrow and at a steep gradient which means that it is impassible in winter and can be an accident hot spot. The road cannot cope with existing traffic and these houses would mean the number of houses in the village would increase by up to 25% and traffic by up to 50-60%. I don’t think that this development in Exton fits the criteria for Affordable Housing under HC-S3 Local Occupancy Criteria for Affordable Housing. |
| The access road is unsuitable and too narrow and the steepness of the access road means that it becomes impassable in poor winter weather. The road also contains an accident hot spot. If the new houses are built the village centre will see an increase up to 25% of the present houses and consequently traffic would increase by up to 50-60% on a road that cannot cope already.  The sewage system at Bridgetown is already at capacity and is subject to continuous maintenance, this development would only increase strain on the system.  There are no amenities in centre of Exton and this lack of amenities would mean that the residents would have to travel to work. This contradicts Exmoor National Park’s Environmental Policy.  One would question how Exton fits the criteria for Affordable Housing under HC-S3 Local Occupancy Criteria for Affordable Housing. |
| Very difficult access onto steep hill. Sewerage facilities already at or above capacity. There is no proven need for affordable housing in Exton village. |
| Exton is not set up for a new development. The proposed land is accessed via a road that is unsuitable and too narrow, and with poor access as it is a 1 in 4 hill which is impassable in winter â€" it is an accident hotspot. There are no amenities in the centre of Exton and residents will have to travel to work, increasing traffic up to 50-60% on a road that is already struggling to service the existing residents. This contradicts Exmoor National Park's Environmental Policy. In addition to this, the sewage system that serves Exton at Bridgetown is already at capacity and subject to continuous maintenance. |
| Exton is s very small community situated on a 1 in 4 hill. Although there may be a need for affordable housing on Exmoor generally Exton is not a viable location. There are no local facilities, no shop, no school or other facilities and no public transport links. Assuming the dwellings would be for young families, every household would need two cars and every journey would have to be by car. Is that sensible? It seems likely that the water supply and sewerage facilities would also be inadequate. As for the proposed site itself, housing on a 1 in 4 hill would dangerous, whether there is one or several accesses to the site. The site is at the hub of the village which would be destroyed by such a development. |
| This is not a well placed location for new housing. Situated on a plot that is accessible only by a very steep (1 in 4) hill that during the winter is impassible and an accident hotspot. There are no amenities in the village and any additional housing will increase traffic. |
| This site is on a very steep hill and this plot is situated on one of the narrowest points. There are are no amenities in Exton. There is 1 bus a week to Minehead so there would be a substantial increase in traffic on an already very precarious Lane. Utilities are very unreliable ie electricity, mobile phone signal. Exton is often cut off in the winter especially since the council stopped gritting.... Not ideal if you need to get to work and school!! |
| The access road to this site is by a steep (1 in 4) hill and a narrow lane with little forward vision over most of its length which lacks areas for on road parking. This hilly and steep lane is never gritted in the winter. There is no public transport and no amenities in the way of school shops or employment. There is an accident blackspot at the foot of the hill when joining the A396 with no vision to the right. The proposal seems to indicate a 25% increase to the size of this hamlet. This area suffers .... numerous blips to the electricity supply |
| Site adjacent to C16th Grade II listed farmhouse. Poor access and visibility off a v. steep single track road, hazardous in winter conditions and dangerous junction onto A396. Not disability friendly. Would mean up to 25% increase in housing stock in small hamlet with few amenities and employment. Electric supply subject to miniblips and water treatment site sometimes malodorous in summer. Increase in traffic - already difficult parking and turning especially larger delivery vehicles. |
| Exton is situated on a 1 in 4 hill. Every year the hamlet is cut off with either snow or ice and no gritting lorries ever come up or down the hill. Red Door Farm is a Grade II listed building and any new housing would detract from the building never mind the intrusion of the natural habitat of bats that live in and around the farm. The sewage system in Bridgetown it seems is already at full capacity and when the caravan site opens the smell can be dreadful. Exton has no amenities, no school, no transport, no street lights, no shops and there's always intermittent power cuts which although can be short still happen regularly. There's only one road in and out of Exton and many lorries have trouble with deliveries. The road is already marked as unsuitable for lorries and they struggle to either reverse up the hill or block the road completely to deliver |
| EXTON 1 Strongly oppose  I strongly oppose the proposed housing development for Exton for the following reasons 1.Access  The road is too narrow and the 1 in 4 hill can become impassable in winter. An accident hot-spot increasing traffic by up to 50/60% will increase the danger. 2.Amenities  Exton village centre lacks amenities, so increasing the housing stock in the village by up to 25%,will increase the out-flow of traffic running counter to efforts to minimise journeys by car.  3. Employment Lack of employment within Exton, means residents would have to find work outwith the village involving significant environmental impact.  4. Sewage Bridgetown sewage system is already at capacity and requires constant maintenance. New housing would further increase the pressure on an already struggling system. 5.5. Affordable Housing Policy It is hard to see how Exton fits the criteria for affordable housing, under the HC-S3 Local Occupancy Criteria for Affordable Housing. |

**Appendix 5 – All comments submitted for site Luxborough**

**LUXBOROUGH 1- Land adjacent to Tarr Water Cottages, Pooltown, Luxborough, 0.192 ha**

**Comments submitted under Support or Strongly Support:**

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| Same answer as above (Young people NEED affordable houses who work locally especially on the land., otherwise all these villages will become just become retirement homes for people from the Home Counties who move here because it’s so beautiful, but with nowhere to live where is the man power going to come from to keep exmoor looking like it does. It certainly won’t be from the retired community who will undoubtedly be against all the developments in all the parishes.. I hope that NIMBY syndrome will not prevail !!) |
| It would be good to give local people a chance to build their own house and this would be a good site to allow this |
| This is a great location for an individual dwelling for the community, there is a short fall of property available in the area!! There is as big a need to keep the small villages thriving as well as the larger ones. It’s landscape impact would be minimal. |
| If the Housing Needs Survey has identified a need for affordable housing for local families in the area, I am in support of the additional provision. I would also be in support of a mix of tenures to provide rented or low cost home ownership solutions. Given the rural location any low cost home ownership homes should be limited to 80% staircasing to ensure the properties remain affordable into the future. |
| There is an overriding need to provide local housing for local residents. The whole of the UK has a housing shortage. When my first wife and I bought our first house, a standard 3 bedroom semidetached could be purchased for 3 to 3.5 times an average working mans salary (about £16k and £5k respectively) and that has moved vastly. You cannot undo history and the only practical way of remedying this is to increase supply.   You have my support. |

**Comments submitted under Neither Support or Oppose:**

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| On outskirts of Village Adjacent to existing affordable housing estate. |
| This site would be set up relatively easily as it has a site next door to an affordable housing dwelling. |
| Tip would be a possible site as an affordable housing dwelling is next door. |
| The plot is next to an existing affordable housing development. |
| I have no knowledge of this site |
| Again, do not know this village but it does seem pretty remote. |
| Same as above (I don't really know the area) |

**Comments submitted under Oppose or Strongly Oppose:**

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| Luxborough has very little from an amenity point of view than most of the proposed villages which have been put forward as it has a church, village hall and a public house. It has a lack of amenities required by most families  Adding up to 5 houses in a small village would represent a 15% - 20% increase in the number of houses in the village. It is unlikely to have many employment opportunities Luxborough is not on a bus route thus would promote car utilisation and would not assist with Somerset Council's carbon neutral targets. The village is not on a main road and is not on a gritting route which would allow safe car travel during periods of snow or ice. |
| Im not familiar with this site but Luxborough seems, like Exon, less suitable than most of the other alternatives |
| as above (No new houses should be built in the national park. Let existing houses be bought and given for affordable housing. National parks are for wildlife, not for building new houses which bring additional cars and infrastructure needs.) |
| The site is not suitable as the infrastructure does not support the road traffic generation new housing will bring, particularly at peak times. New housing will create more light pollution and it will be damaging to the visual aspects of the area. It is supposed to be a designated dark skies area . There is already light pollution from the increased street lighting at Tarr Water Cottages.  Increasing the number of properties will add to the amount of sewage which is not only a problem due to smell but it is also causing pollution to the river and this will increase with more housing discharging into the river. |

**Appendix 6 – All comments submitted for site Timberscombe**

**TIMBERSCOMBE 1 -  Land adjacent to A396, Cowbridge, Timberscombe- 0.034 ha**

**Comments submitted under Support or Strongly Support:**

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| Same answer as above (Young people NEED affordable houses who work locally especially on the land., otherwise all these villages will become just become retirement homes for people from the Home Counties who move here because it’s so beautiful, but with nowhere to live where is the man power going to come from to keep exmoor looking like it does. It certainly won’t be from the retired community who will undoubtedly be against all the developments in all the parishes.. I hope that NIMBY syndrome will not prevail !!) |
| This is a great location for an individual dwelling for the community, there is a short fall of property available in the area!! There is as big a need to keep the small villages thriving as well as the larger ones. It’s landscape impact would be minimal. But I would argue there may be other locations where more properties could be built. |
| Lack of affordable housing in Timberscombe currently. The local community, school etc would massively benefit from more families being encouraged live and grow in the village. It's been a very long time since there were new houses in Timberscombe, it is more than due some investment in terms of housing. |
| I was born and have lived in Timbercombe my whole life. I went to the local school and have always wanted to continue living here. My generation (I am 55 years old) fortunately had Vicarage Court built just when I was trying to settle down with my own young family. This allowed lots of local people to raise their families in the village with affordable housing. Unfortunately, local young families now are unable to get family sized housing. This is due to the lack of availability of housing, not because they don't want to settle here. There are currently older couples and single people from my generation still living in 3 bed houses, and there are none available for new young families. The local community and school would benefit greatly from more young people in the village. |
| Transport already in place along with a school & post office. The A396 is a short bus ride into Minehead where larger school & shops etc are in place |
| Properties to rent are few and far between. |
| Access to amenities and good road access - school access. |
| Good links to Minehad |
| There is an overriding need to provide local housing for local residents. The whole of the UK has a housing shortage. When my first wife and I bought our first house, a standard 3 bedroom semidetached could be purchased for 3 to 3.5 times an average working mans salary (about £16k and £5k respectively) and that has moved vastly. You cannot undo history and the only practical way of remedying this is to increase supply.   You have my support. |
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**Comments submitted under Neither Support or Oppose:**

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| I would question how would you accommodate 10 houses here? Also this road is quite dangerous with no pavement so access to the school would have to be by car. Saying that, the infrastructure is all set up with: amenities, school, shop and transport links. |
| Road access good Site access reasonable Edge of village  Village access to amenities On public transport route |
| Timberscombe has more from amenity point of view than some of the proposed villages which have been put forward as it has a church, first school, public house, post office/store and possible employment in the locality through the Duddings Estate, Bickham Manor and other private B&B lettings in the village.  John Arlott play field with standard park equipment for children. It is also 2.5 from the larger village of Dunster and is 5.5 miles south of Minehead which provides a greater number of shops and amenities for younger families. It is also on the main bus route and has three buses a day to Minehead, supporting Somerset Council's carbon neutral targets. It is on a gritted route. The proposed plot is not in the best location in the village, as it is adjacent to a t junction on the main road Dunster to Wheddon Cross road and there is no foot path or space for a footpath to the main part of the village. |
| This seems a reasonable site-the village is on a main road with public transport, and is not very far from Minehead with shops,schools and jobs, |
| Question: How will you get up to five houses on 0.034Ha? |
| The site is only 0.034 Ha, how would up to five houses fit? |
| Seems too small to support up to 5 houses? |
| Is the site big enough for 5 houses? |

**Comments submitted under Oppose or Strongly Oppose:**

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| Have you actually visited Timberscombe or just looked at it on a map!!? What a ridiculous site for extra housing. Access is on a steep hill junction onto the main road. Affordable housing should consider the needs of families and pedestrians not just car drivers. This site is cut off from the main village . It is a dangerous road to walk with children along to school ~ unless you are going to put in pavements. There are two perfectly good fields for sale currently opposite the entrance to Vicarage Court in the village itself.  Much more suitable.  Here's one of them : https://www.gth.net/property/rps\_gth-mil200263s/ta24/minehead/pastureland/land the other is a 1/4 of the size ~ similar to the plot you are proposing ~ good access. And no ~ I'm not the landowner! |
|  |
| Very small plot access will be difficult as on a bend on the cross roads |
| I don't think that the site is suitable for a house as it is on the corner of a junction of an A road and the main access road to Wootton Courtenay which would increase the risk of accidents. Also the suggestion of having more than one residence built would be entirely out of character with the surrounding area. |
| as above (No new houses should be built in the national park. Let existing houses be bought and given for affordable housing. National parks are for wildlife, not for building new houses which bring additional cars and infrastructure needs.) |

**Appendix 7 – All comments submitted for site Wootton Courtenay**

**WOOTTON COURTENAY 1 - Land to the East of the Village Hall, Wootton Courtenay 0.146 ha**

**Comments submitted under Support or Strongly Support:**

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| I am writing to you as Chairman of the WC Village Hall Committee occupying the adjacent site. The Committee are very much in favour of an AH project for local people rather than those from outside the locality. We do however have one concern as regards the overall site access from the main street. Roadway Lane, which we understand is unadopted but maintained by the Council, is a single carriage/bridle way providing access to 10 houses and is frequently used also by walkers and horses. This Lane along with the new proposed site entrance forms overall the single carriageway development site “Access” from the main street. The village is a very active Community and the Village Hall is used daily for events with single parking for up to 10 cars and up to 20 if double parked for larger events with the top of the Lane acting as a turning and drop off point. Congestion is already a problem at times and we would ask that consideration is given to the “Access” design, which also needs to provide for emergency vehicles, lorries and gas tankers and takes into account the increase in traffic from up to 5 new homes. |
| Too little affordable housing generally available, partly because of the restrictive nature of ENPA planning permissions. This seems an excellent site for up to five houses. |
| I am currently lucky enough to live in one of the few private rented properties in Wootton Courtney I have lived in this area since 1998. A property with security of tenure would be amazing. I work in Porlock and Watchet, this village is ideally situated between the 2. |
| Same answer as above (Young people NEED affordable houses who work locally especially on the land., otherwise all these villages will become just become retirement homes for people from the Home Counties who move here because it’s so beautiful, but with nowhere to live where is the man power going to come from to keep exmoor looking like it does. It certainly won’t be from the retired community who will undoubtedly be against all the developments in all the parishes.. I hope that NIMBY syndrome will not prevail !!) |
| This is a great location for an individual dwelling for the community, there is a short fall of property available in the area!! There is as big a need to keep the small villages thriving as well as the larger ones. It’s landscape impact would be minimal. |
| Lack of affordable housing in Wootton Courtenay currently. The village in general lacks a diverse community with limited numbers of young families. The community, its local school etc would benefit and be more sustainable if young families were encouraged to live there. |
| Perfect location |
| I fully support this site for development of local affordable housing. If our farms and local economy are to survive it is imperative that there is affordable housing for young families. It is important for the village to have a mix of generations living here. |
| This is in the main a retirement village and I believe there is a need for housing in the village for young local people as it takes all ages to make up good social networks. However I am concerned about the proposed single carriageway access from the main road up Roadway Lane and then onto the new section of single carriageway at the rear of the properties on Stoney Close. There are congestion problems there now with the 12 properties and the well used village hall that use Roadway Lane. Could consideration of this be taken into account in the access design. |
| There is an overriding need to provide local housing for local residents. The whole of the UK has a housing shortage. When my first wife and I bought our first house, a standard 3 bedroom semidetached could be purchased for 3 to 3.5 times an average working mans salary (about £16k and £5k respectively) and that has moved vastly. You cannot undo history and the only practical way of remedying this is to increase supply.   You have my support. |

**Comments submitted under Neither Support or Oppose:**

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| Another site I am not sure how it has been chosen? The roads around the site are unsuitable for the traffic that 5 units would bring. It has little employment and no transport links but there is a close community and shop. |
| Reasonable access to site  Edge of village Access to local amenities |
| Further information is needed, including about access to the site, which looks, on the ground, too narrow for the project to be a starter.  Would the "fewer than 5 units" be semi-detached, or other? Precisely where on the site would they be built? Where would parking, for presumably up to 10 cars, be sited? (There is no village public transport.) What would all the other many, necessary and costly infrastructure provisions involve? The planning process would no doubt address these and other issues, but a developer would need many more facts before considering this even a distant prospect, in such a small village. Exmoor certainly needs 'affordable housing', to encourage young people to stay on Exmoor, where they currently face the heavy disincentive of high market rates for rents across the Holnicote estate, which practice flies in the face of the expressed wish of the donor of the estate, Sir Thomas Acland, and the clear need, for rents to be low for that very purpose. |

**Comments submitted under Oppose or Strongly Oppose:**

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| Mainly because of the very narrow access road and more traffic on a narrow lane which already has three access roads (and the Village Hall). |
| WC has slightly more from amenity point of view than some of the proposed villages which have been put forward as it has a church, village hall, cafe, post office & bar But has a distinct lack of amenities required by most families or young families in the area Adding up to 5 houses in a small village would represent a 10%-15% increase in the number of houses in the village Is not on a gritting or bus route thus would promote car utilisation & would not assist with Somerset Council's carbon neutral targets Consultation "the act of exchanging information and opinions about something in order to reach a better understanding of it or to make a decision". Why weren't the roadshows conducted when we weren't in lockdown last summer, we have not been in lockdown for a full year? Why are we asked to have an opinion about proposed sites when the info is vague. The character count is so low which makes this consultation a box ticking exercise, as opposed to proper consultation |
| The proposal of 5 houses is too large for the location. I think two houses would be ideal as I support the development of more house in the village. |
| Poor access to the village as it stands now, 3 access roads are all single track with passing places giving rise to numerous problems with oncoming traffic.The roads were never designed for the amount of traffic it currently exhibits giving rise to the poor state of them. |
| I suspect that those living in a property in this proposed location would quickly feel aggrieved by the level of noise from the regular (pre-Covid) village hall activities.  This in turn, assuming complaints were made, may potentially place them in direct conflict with the regular users of the village hall, potentially blighting their ability to be part of the community. Having said that, should the “right” type of person (gregarious and highly tolerant of noise) person occupy such a property then their lives may be less blighted. |
| \* Insufficient access \* Inadequacy of parking/loading/turning space \* Traffic generation = traffic safety issues on single file lanes accessing village \* Adverse effect on the residential amenity of residents by reason of overlooking, loss of privacy, overshadowing and general loss of property value to local neighborhood \* Effect on conservation area - affordable housing is generally out of character in terms of appearance compared with existing properties in the vicinity and would thus have an unfavorable visual effect on the character of the neighborhood and probable adverse effect on the character and appearance of the existing Conservation Area. \* No public transport serving village \* Lack of local employment for potential residents \* Proposed plot is currently used as an overflow car park for the village hall, is used regularly as such and no alternative parking is available. |
| The access to this site is not suitable for serving any number of houses on the proposed site as it is very narrow and runs to the rear of the existing housing on Stoney Close. These houses have very little length to the back gardens and an access road to the development would be intrusive. The existing main access road serving not only the Village Hall, but housing to either side is not up to adoption standards and cannot be widened and would be unsuitable for serving additional housing. Besides which it does not have any legal ownership. The only other means of access to the site would be through the Village Hall car park, which must not be allowed as there is barely enough parking for the hall as it is. The land is within the village envelope, but really is unsuitable on access grounds. If there is a proven need for affordable housing in the village then a suitable alternative site should be found. |
| Submission by letter summarised: No leisure facilities; No pub; No bus service; Entrance is field track which is not possible to widen; rack joins road at junction of village hall which is very busy most days; Feeder road is unadopted and maintained by 12 properties; Damage to road surface by construction traffic |
| The road to Wootton Courtenay is basically single track it can’t support any more housing. If it could be improved with more passing places I might reconsider |
| as above (No new houses should be built in the national park. Let existing houses be bought and given for affordable housing. National parks are for wildlife, not for building new houses which bring additional cars and infrastructure needs.) |
| Wootton Courtenay is predominantly a retirement village with the average age of the population over retirement age with ,virtually no employment in the area. The local farms tend to have tied accommodation for workers, what few there are. The post office/ shop has its own three bedroomed flat which is currently available at a peppercorn rent and so far has had no takers. There are also about 10 rental properties in the village. Plus the National Trust rental properties. The field in question provides a valuable habitat to flora and fauna so unique to Exmoor. The proposed access is privately owned and it is not part of the proposed development site and the visibility turning onto the public highway is substandard and dangerous as you cannot see cyclists, walkers and horses coming who regularly use the byway to access the paths on Grabbist.  There are various brown field sites in the area where buildings could be utilised which would be less damaging to the environment and Exmoor |
| The consultation question asked if there was a need for housing for young people,nothing here restricts the housing to the young.  Many houses in village already, empty tax changes and incentives could make these available.  Most houses in village are under utilized and could create annexes, more imagination with planning with restrictions to usage.  Agricultural ties should not be lifted.   Access to site is totally unsuitable for probably another 10 cars   Roads in out of village unsuitable for up to 40 more Minehead journeys a day.(to and from work and recreation.)  Lower part of village already at flooding risk partly due to housing to west of site and climate change. Adequate drainage from site will be difficult.  Expensive site to develop due to access and drainage ect. |
| Lots of same reasons as above. (I was born and have lived in Timbercombe my whole life. I went to the local school and have always wanted to continue living here. My generation (I am 55 years old) fortunately had Vicarage Court built just when I was trying to settle down with my own young family. This allowed lots of local people to raise their families in the village with affordable housing. Unfortunately, local young families now are unable to get family sized housing. This is due to the lack of availability of housing, not because they don't want to settle here. There are currently older couples and single people from my generation still living in 3 bed houses, and there are none available for new young families. The local community and school would benefit greatly from more young people in the village.) |
| overdevelopment of the local area. No access to council maintained highway |

**Appendix 8 – Breakdown of location “Other”:**

In total, 10 respondents identified their location as “Other”. The following shows the detail location entered by each of these respondents:

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| Not defined - paper copy of survey submitted |
| Willand |
| Brompton Regis |
| Exeter |
| Devon |
| Devon . I use to live in Upton so Know the area well |
| Devon |
| Devon |
| Devon |
| But have family connections to area. |