

**COMPTON DANDO PARISH COUNCIL (CDPC) CONSULTATION RESPONSES TO
BATH & NORTH EAST SOMERSET COUNCIL**

LOCAL PLAN (CORE STRATEGY AND PLACEMAKING PLAN) PARTIAL UPDATE

**Consultation Document (Regulation 18 of the Town and Country (Local Plan) Regulations
2012 – January 2021**

Date of consultation response submission 18th February 2021.

Consultation reference: DM1

Policy New Build – Net Zero Carbon Construction Policy – (Amending/updating/replacing Policy CP2 and SCR1 Residential Development.

CDPC support both options but have concerns about how the construction will be achieved and how Net Zero Carbon will be enforced.

Consultation reference: DM2

Policy New Build Non – Net Zero Carbon Construction Policy – (Amending/updating/replacing Policy CP2 and SCR1 Residential Development.

CDPC support the proposed policy that would use an energy hierarchy to achieve zero carbon.

Consultation reference: DM3

Policy CP1 – Retrofitting Existing Buildings (Amendments to Policy CP1)

CDPC support the proposed amendments to Policy CP1 and comment that option 2 is preferable specifically to reach the standards with a reasonable specified time.

Consultation reference: DM4

New Policy – Whole life Carbon Assessment

CDPC support the proposed new Policy and comment that option 2 is preferable 'For all major development defined as 10 dwelling units or 1000m² or more of non-residential floor space'.

Furthermore, it recommended that measures are put in place wherein total square dwellings footage must be specified for all residential developments or developers will see a loophole, in the benefit of constructing nine very large dwellings (HMOs) which may result in a development equating to a size larger than a development with ten smaller dwellings which has become the case in Keynsham.

Consultation reference: DM5

Policy CP3 – Renewable Energy (Amendments to Policy CP3)

CDPC support the amendment to this Policy but question how you will know the electricity is green and from a renewable source?

Consultation reference: DM6

Emerging Policy approach for harnessing wind energy (New Policy)

CDPC is washed over by the Green Belt so wind turbines would not be appropriate for the Compton Dando Parish. Their location(s) should be for the best gain.

Consultation reference: DM7

Emerging Policy approach for harnessing wind energy (New Policy)

CDPC is washed over by the Green Belt so wind turbines would not be appropriate for the Compton Dando Parish.

Their location(s) should be for the best gain.

Consultation reference: DM8

New Policy – Electric Vehicles

CDPC wish to comment that technological advancements may exceed this policy. The wording of the policy needs to cover emerging technologies.

Consultation reference: DM9

Policy NE3: Sites, Species and Habitats (Amendments to Policy NE3)

CDPC support the amendments in this Policy.

Comment: Consideration should be given in respect of developers just using fencing to border gardens, hedging should be the preferred option to encourage biodiversity but should be mixed hedging to offer greater diversity.

Consultation reference: DM10

Policy NE5: Ecological Networks and Nature Recovery (Amendments to Policy NE3)

CDPC support the amendments in this Policy.

Consultation reference: DM11

New Policy for Biodiversity Net Gain

CDPC think what is already there should be preserved as much as possible and/or enhanced.

Consultation reference: DM12

Policy CP7 – Green Infrastructure (G) (Amendments to Policy CP7)

CDPC support the amendments in this Policy but would like to see all rivers, streams and brooks included. There is no mention of any of the water courses in Compton Dando Parish.

Consultation reference: DM16

Policy LCR6 – New and replacement sports and recreational facilities. (Policy amendments)

CDPC support the amendments in this Policy, however, light pollution of distant Green Belt areas by floodlights should be considered.

Consultation reference: DM25

Policy H7 – Housing Accessibility

CDPC are of the opinion that this is very important policy and support the amendments.

Consultation reference: DM27

Policy ED2B – Non-Strategic Industrial Premises

CDPC comments that live/work environments will give flexibility, and these should be included in this Policy. Living above the shop/place of employment is more environmentally friendly.

Consultation reference: DM31

Recreational Routes – Policy ST2A (policy amendment)

CDPC comment that the recreational routes/lanes in rural areas have been spoilt by rat-running.

Footpaths are not being maintained sufficiently for the enjoyment of walking in the countryside.

Consultation reference: DM32

Policy ST3 – Transport Infrastructure (policy amendment)

CDPC comment that transport should be sustainable and fully universally accessible transport. Bikes and scooters are not the solution for disabled, elderly, and younger children.

Sustainable public transport with long contracts needs to be considered. Local industries need to support sustainable transport locally. More community involvement in decisions as to what is required.

Rural areas are being discriminated against as accessibility to local towns requires the use of cars for the elderly, disabled and younger children.

Keynsham should be a hub with sufficient parking to allow a train, bus or cycle route to be used by people living in rural areas.

Consultation reference: DM33

Policy ST5 – Traffic Management Proposals (policy amendment)

CDPC comment that transport should be sustainable and fully universally accessible transport. Bikes and scooters are not the solution for disabled, elderly, and younger children. Poor weather would reduce the use of bikes and e-scooters and they are not appropriate for carrying a lot of shopping.

Sustainable public transport with long contracts needs to be considered. Local industries need to support sustainable transport locally. More community involvement in decisions as to what is required.

Rural areas are being discriminated against as accessibility to local towns requires the use of cars for the elderly, disabled and younger children.

Keynsham should be a hub with sufficient parking to allow a train, bus or cycle route to be used by people living in rural areas.

Many people need a car to do a weekly shop.

Consultation reference: DM34

Policy ST6 – Park & Ride (policy amendment)

CDPC comment that a regular, small shuttle bus from rural areas to the nearest town (Keynsham), which is made into a hub to connect to other towns, would be the way forward to enable the rural community to use public transport and help the environment.

Consultation reference: DM35

Policy ST7 – Transport requirements for Management Development (policy amendment)

CDPC support the Policy amendments but wonder how practicable it is?

Sufficient car parking is necessary if a town is to be used as a hub to connect to other areas and for people to want to visit the town for shopping, and those who are unable to cycle or use an e-scooter should not be discriminated against. Families with young children need to be able to use a car.

Consultation reference: DM36

Policy GB2: Development on Green Belt Villages – (policy amendment)

CDPC support option 1 but request that the 'entrances' to villages are maintained as they currently are.

Addressing Housing Supply – Policy KE2a

Land at north and east Keynsham (including Policy KE3b)

Key opportunities and constraints

CDPC comment that policies take into consideration the wider picture and the effect they may have on the surrounding villages.