

# Ilchester Parish Council Response to Planning Proposal 23/01618/HYBRID

## Introduction

IPC notes that the Somerset Local Plan designates Ilchester as a Rural Centre and as such under Policy SS3, the number of dwellings allocated to year 2028 has already been supplied. The Housing requirement within the Plan being 141 to 2028, and to date 163 have been built. We request that Somerset Council take our community's objection to this unnecessary and unwanted development into consideration in their decision making.

## FULL PLANNING (Nature Reserve)

Concern / Question	Objection	Category
Concern	<ul style="list-style-type: none"> <li>How can the loss of quality farmland be justified when other brownfield land is available for house building? Our concern is that this amounts to unnecessary urban sprawl.</li> </ul>	Agricultural Production
Concern	<ul style="list-style-type: none"> <li>Until the trees and meadows are established there will be water run-off from impermeable surfaces. How is this mitigated?</li> </ul>	Drainage
Concern	<ul style="list-style-type: none"> <li>How will the balance of attracting wildlife and especially birds be balanced with the number of trees planted and the danger to low-flying aircraft? (More trees attracts more birds = greater danger to aircraft. Fewer trees means less attractive to residents.) We understand there are concerns raised by the MoD.</li> </ul>	Ecosystem
Concern	<ul style="list-style-type: none"> <li>Fosse Way is being promoted in this application as a pedestrian cycle access route to the nature reserve. How can this be safe for pedestrians when:               <ul style="list-style-type: none"> <li>The road surface has not been maintained for many years,</li> <li>Both sides of the road are overgrown, thereby narrowing the road,</li> <li>The road has no line markings,</li> <li>The road has no street lighting,</li> <li>The speed limit for vehicles is 60mph,</li> <li>There is no pedestrian footpath or cycle path for safety,</li> <li>Access to farm and properties there needs to be maintained.</li> </ul> </li> </ul>	Fosse Way
Concern	<ul style="list-style-type: none"> <li>Access from Fosse Way to the nature reserve is across a private driveway. How will access be guaranteed?</li> </ul>	Fosse Way
Concern	<ul style="list-style-type: none"> <li>How will car parking along Fosse Way be managed if pedestrians want to park and walk into the nature reserve from that side?</li> </ul>	Fosse Way

<b>Question</b>	<ul style="list-style-type: none"> <li>Is the car park part of this full planning application, i.e. guaranteed to be provided?</li> </ul>	Parking
<b>Question</b>	<ul style="list-style-type: none"> <li>What is the car park surface to be made of / laid to?</li> </ul>	Parking
<b>Question</b>	<ul style="list-style-type: none"> <li>Who will maintain the car park?</li> </ul>	Parking
<b>Question</b>	<ul style="list-style-type: none"> <li>Will the car park be height restricted, secured at night, or charged for?</li> </ul>	Parking
<b>Question</b>	<ul style="list-style-type: none"> <li>Will the car park have any public facilities, such as: <ul style="list-style-type: none"> <li>Toilets,</li> <li>EV charging.</li> </ul> </li> </ul>	Parking
<b>Question</b>	<ul style="list-style-type: none"> <li>How is the Ilchester Nature Trust set up / funded?</li> <li>How long are any funds intended to last?</li> <li>What is the staffing model for trustees, rangers, etc.?</li> </ul>	Ilchester Nature Trust
<b>Question</b>	<ul style="list-style-type: none"> <li>Where will 10 litres of water per day per young tree come from when there is no rainwater available?</li> <li>Who will be ensuring that these young trees flourish?</li> </ul>	Ilchester Nature Trust
<b>Question</b>	<ul style="list-style-type: none"> <li>How will enforcement of Ilchester's HGV controlled zone be policed during construction as this is a legal requirement?</li> </ul>	Traffic / HGV

## OUTLINE PLANNING (Housing)

<b>Concern / Question</b>	<b>Objection</b>	<b>Category</b>
<b>Concern</b>	<ul style="list-style-type: none"> <li>We are concerned that 1.8 million vehicle transits of Ilchester per year (measured by our Speed Indicator Device) makes entrance / exit of the proposed development dangerous, as designed, with two schools close by. More than 50% of vehicles on this road are driving over the speed limit.</li> </ul>	Traffic / Safety
<b>Concern</b>	<ul style="list-style-type: none"> <li>Ilchester currently has a Sports Pavilion, Town Hall &amp; Community Centre. Will this proposed set-aside land for local facilities revert to house-building if there is no further demand? Noting that any construction of such a facility would have to be funded separately.</li> </ul>	Local Facility Land
<b>Concern</b>	<ul style="list-style-type: none"> <li>For the proposed industrial units, is access sufficient and safe for large commercial / articulated vehicles? Council are very concerned at the proposed access design.</li> </ul>	Traffic / Safety

<b>Concern</b>	<ul style="list-style-type: none"> <li>The recreation facilities proposed are for very young people who tend to be supervised. What is being provided for older youth, and for accessible needs?</li> </ul>	Recreation
<b>Concern</b>	<ul style="list-style-type: none"> <li>We request that the land put aside for employment and local facilities be prohibited from house-building for 10 years from any granting of this application.</li> </ul>	Housing scope creep
<b>Concern</b>	<ul style="list-style-type: none"> <li>We request that construction is mandated at the highest levels of sustainability: <ul style="list-style-type: none"> <li>Solar panels,</li> <li>Heat pumps (Air source or Ground source) instead of gas boilers,</li> <li>EV charging for each residential unit.</li> </ul> </li> </ul>	Sustainability
<b>Concern</b>	<ul style="list-style-type: none"> <li>77% of our 330 survey respondents felt we already had sufficient housing:</li> <li>The top 3 concerns raised were: <ul style="list-style-type: none"> <li>Traffic congestion,</li> <li>Health services,</li> <li>Parking</li> </ul> </li> <li>This proposal will put further strain on all 3 of these.</li> </ul>	Village survey
<b>Question</b>	<ul style="list-style-type: none"> <li>Current new development (Hainbury) residents are paying a service charge on their private road. Who will own and maintain new road access to the new housing?</li> </ul>	Maintenance fees
<b>Question</b>	<ul style="list-style-type: none"> <li>Advertising for the previous public consultation did not reach many residents before the event. Can we have a public consultation which is properly advertised?</li> </ul>	Consultation
<b>Question</b>	<ul style="list-style-type: none"> <li>Will the proposal provide a minimum of 2 allocated off-street parking spaces for each unit to keep the roads free from parked cars? This is in line with the latest census figures on car / van ownership.</li> </ul>	Parking

Approved by: Steve Marsh, Chair of Ilchester Parish Council, and agreed by members.

Put to Ilchester residents on 12<sup>th</sup> October 2023 at the IPC meeting.