

Programme Officer

From: Susan Harvard [REDACTED]
Sent: 15 July 2016 23:42
To: Programme Officer
Subject: Proposed policy modifications to draft plan SC1 and NH11

POLICY SC1 HIERACHY OF SETTLEMENTS

2. Limited Development in Primary villages

The amount of new housing that has already taken place in Stogumber in the last ten years means that any further development will be unsustainable.

The village is served only by lanes which are single track for much of their length. Within the village many properties have no facility for off street parking.

Traffic heading for Williton along the Vellow Road, has already increased to dangerous levels. Ashbeer Hill is not only narrow but full of blind bends.

There is no nearby bus service and those without cars must walk along narrow lanes to the A358 to access the Taunton/Williton/ Minehead service. It is true that Stogumber has valuable amenities that contribute to sustainability for residents: a Post Office and Primary School, Church and cricket club, Village Hall etc. Unfortunately all these draw in more traffic from the surrounding area.

The geographical location of the village centred on a network of narrow lanes make it unsuitable for any further housing development.

The lack of employment opportunities mean that any new domestic development would inevitably impact on the local road network, putting pedestrians, horse riders and cyclists at increased risk. It would serve to perpetuate the dormitory nature of much of the housing.

Any plan to widen the roads in order to accept an increased traffic burden should be ruled out on the grounds that it would inevitably contravene provisions 4. C. D. and E

POLICY NH11

Purpose: 'to protect the High landscape value of the Quantock Hills AONB'

The 'setting' of the AONB is not sufficiently defined or given adequate protection.

The views towards the Quantock Hills AONB from the A358 AND A39, highways and public rights of way in the surrounding areas are an important amenity for residents and tourist visitors, alike.

Ribbon development has already taken place over many years in Staple Lane, West Quantoxhead, Honey Row Lane and Trendle Lane, resulting in an unfortunate suburban chain of bright bungalows and villas at the foot of these beautiful Hills. Use of local stone would have done much to mitigate the effect of these buildings.

Agricultural buildings are an essential part of the character, history and employment opportunities of the area. But the recent loosening of National guidelines for conversion of modern and architecturally inconsequential farm buildings to domestic use should be resisted in this context in open Country forming the setting and fore ground view of the Quantock Hills AONB

Therefore any proposed development within the foreground areas should not be permitted if it impacts or significantly harms not just the AONB itself but also the public amenity provided by the view from afar.

Any permitted domestic development should, as far as possible be part of a traditional village grouping and not be permitted to form further ribbon development between villages.

Susan Harvard

