

Comments from (organisation, or surname) ...SWINDON PARISH COUNCIL
(CHELTENHAM BOROUGH).....

Section B

Support / Oppose / Comment (please specify)	OPPOSE
RSS Reference – Policy or Paragraph Number	Section 4
For comments on the Sustainability Appraisal – Paragraph Number	
For comments on the Habitats Regulation Assessment Report – Paragraph Number	

Section C

To help us process your response effectively please summarise why you support or oppose the Proposed Change:

Housing Targets –

We cannot support the increase in the housing target proposed by the RSS beyond that which has been carefully considered by the Borough and County Councils because we are unable to perceive from the information supplied in the RSS that the identified rate of economic growth is likely to occur as calculated in the document.

The proposals in the document reinforce the provision of new and large scale development in which the developer will be required to make provision for affordable and/or social housing. There does not appear to be any provision to ensure that developers along with Local Authorities and Housing Associations look at small sites within communities close to the development site to identify areas where housing can be constructed that will enable people to remain in or move back to communities.

Section D1

If you wish to expand your response please use the space below.

The high number of houses required per hectare appears to be based on the quantity of affordable houses that are required which will be calculated as a percentage of the total number on each development.

This creates a number of problems. One being that in order to achieve large quantities of affordable houses it is necessary to permit large scale developments. Another is that affordable housing is unlikely to be provided in the communities where they are required. Another difficulty with the density of developments being promoted through the RSS is that in order to provide developments with reasonable sized gardens and open spaces they have to be offset by the provision of denser multi-storey housing with more communal spaces and less private gardens.

The proposed development densities and rate of development listed in the RSS will result in large scale urban sprawl in rural and greenbelt areas. This will overshadow and engulf existing communities and destroy their character. Priority will be given to transport and travel needs of the new communities leaving many existing communities such as Swindon Village becoming no more than a through road to serve the ever-growing commuter population.

Many proposals will occur outside of the Cheltenham boundary which will limit or totally prevent any input being requested from the residents in the existing communities.

Whilst the cost of a separate smaller scale development may result in a small increase in the overall development costs it will not result in a large reduction of profit and, most importantly of all, it will enable housing to be provided that fulfils the needs of existing communities as well as making provision within new communities.

The character and standards of living should not be confused with the 'design theme' of a development which achieves much on paper but fails to deliver acceptable standards for healthy and sustainable living. Not providing adequate parking may enable an increase in the development density but will not prevent people owning cars and parking where they can find a space.

We do acknowledge that there is a need to deliver more affordable housing than is available using the existing system but believe that this increase can be delivered by changing the parameters and allowing for some identified sites to be purchased by local authorities to be developed solely for affordable housing by developers who gain consent for open market housing developments. This will enable affordable housing to be provided in a variety of locations.

It is difficult to see how the growth and variety of new jobs for Cheltenham as suggested in the RSS can be achieved to ensure that people can work in close proximity to where they live.

There is also a presumption that the work force will become increasingly reliant on IT for shopping and working which may overcome the ever reducing provision of community facilities such as post offices, hospitals and banks but could create a community that lacks the integration with each other.

Comments from (organisation, or surname) ...SWINDON PARISH COUNCIL
.....(CHELTENHAM BOROUGH).....

Section D2

If you are suggesting changes to the draft RSS please supply revised wording of policies or supporting text as you wish to see them:

Please ensure that you have written your name at the top of the page. Completed forms should be received in the Government Office for the South West by 5.00pm on Friday 24th October. Late responses will not be accepted.