**Street Parish Council**

Street Parish Rooms

6 Leigh Road, Street

Somerset BA16 0HA

29 January 2021

Mr B Spiller

Chapman Lily Planning Ltd

Unit 5 Designer House

Sandford Lane

Wareham

BH20 4DY

Dear Mr Spiller

**Proposed Developments of Cranhill Road Car Park & Land at Cemetery Lane, Street**

On 26th November 2020 Mendip District Council agreed the sale of land at Cranhill Road Car Park and Cemetery Lane to Aster Group, subject to contract and planning permission, for the development of affordable and social housing.

You, being Chapman Lily Planning Ltd, were appointed by Aster Group to prepare and submit the planning application. You invited pre-application comments by 22nd December 2020. Street Parish Council found this totally unacceptable and are grateful that you agreed the request to extend the deadline to the end of January 2021 to ensure that all residents and stakeholders had sufficient opportunity to contribute and comment.

Subsequently Street Parish Council delivered a leaflet to all residents and businesses within Street, inviting comments on the proposed developments. In addition, an Extraordinary Council Meeting was held on 28th January in order for the council to hear views from both the public and businesses, before considering its response to the emerging proposals.

**Response from Public Consultation**

Public consultation has shown that there is support from the local community to have access to affordable and social housing which provides high quality accommodation with secure tenancies, and combats the rise in private rental costs, which many find unaffordable. However, the majority of the public who responded object to the development of the proposed sites.

There were general objections to the developments which include loss of privacy for nearby residents, inadequate amenities and infrastructure, and negative impact on more cars and people living within the village, however, the main reasons for objections specific to each of the proposed sites are summarised below:

**Public Objections Specific to Proposed Sites**

Cranhill Road Car Park

* Loss of parking and the potential impact on businesses. At a time where all high streets are facing unprecedented challenges, now more than ever it is essential that businesses within the High Street are supported. This is also the nearest carpark to the shops, restaurants, and businesses the western end of the High Street and beyond.
* Concern over the number of additional cars parking in nearby residential roads. This is not only from shoppers, but due to the loss of affordable parking spaces, also from those working in local retail, many of which are on minimum wage.
* The impact on the neighbouring retirement flats, with particular concern over the safety of residents from the entrance road becoming a highly used vehicle access.

Cemetery Lane

* Loss of burial ground. The land at Cemetery Lane was always set aside for the extension to the cemetery. Although the land was redesignated for development within the Local Plan, this was apposed at the time by both Street Parish Council and many residents. Mendip has not brought forward any alternative proposal for future burials.
* Adjoining roads being inadequate of increased traffic. Cemetery Lane is a single-track lane construction of sectional concrete slabs and is totally unfit for increased traffic. The lane is used by many residents for walking and access to fields beyond. There is no path and would raise serious safety issues without considerable improvement.
* Loss of habitat for many protected and semi protected wildlife species that include, dormice, bats, barn owls, slow worms, grass snakes, smooth newts, common lizards, red kites, woodpeckers, and small blue butterflies.

**Alternative Proposal**

Communication has been received from a landowner that has brought forward an alternative proposal in which they have offered land for free, albeit with conditions, which could accommodate the number of dwellings being proposed, and in a location, which would be much less contentious, having no impact on parking or burial sites. Details of the proposal have been forward to you and Mendip District Council. This should be fully considered as a serious and viable alternative to the current proposals.

**Comments on Proposed Developments**

If planning is to be submitted for development on Cranhill Road Car Park and Cemetery Lane, the following comments from Street Parish Council should be considered:

Comments relevant to both sites

* There is a concern that “affordable housing” is still beyond the reach of many within the community, and therefore the developments should maximise social housing.
* The allocation of accommodation should be prioritised to those within Street, to benefit the needs of the local community.
* With Climate Emergencies being declared by many councils, and Mendip District Council committing to be carbon neutral by 2030, the buildings should be constructed to high standard of energy efficiency and be environmentally friendly.
* Dwellings should provide a quality living environment, with spacious accommodation and larger gardens.
* As many of the dwellings will be accommodated by young families, it is important to include a play area.
* Accommodation should provide sufficient parking (of at least 2 cars) which is suitable for families with young children.
* The privacy of existing houses within the area must be a high priority.
* Any houses that are sold should be freehold and not leasehold, to avoid purchasers from being open to additional expenses long term.

Cranhill Road Car Park

* The loss of parking will have a detrimental effect on the High Street. Loss of spaces should be kept to a minimum, and alternative sites for public parking be provided by Mendip.
* Retain the walk through from Houndwood but consider the impact on residents.
* Retain undergrowth near Houndwood, which is a haven for birds and wildlife.
* Reconsider use of flats, or position them further away from existing buildings,
* Real consideration needs to be given to the elderly residents of Bluestone Court, including their privacy and safety concerns regarding the increased traffic using the entrance road.
* Oxendale Road should be considered for permit holder parking only, as they are already impacted by non-residents blocking driveways.
* Consider making some of the remaining spaces in Cranhill free for short stay parking.

Cemetery Lane

* Loss of green space and wildlife habitat is a significant concern. The design should look to keep as much of the existing hedgerow and trees as possible, while retaining areas of green space.
* Consider a greater use of terraced town houses that could maximise dwellings, parking, and storage.
* Consider requirement to access adjacent fields with farm machinery and livestock.

Street Parish Council sincerely hope that serious consideration is given to the alternative proposal but hope to see the comments made being reflected in any future planning application, for which the Parish Council will be a statutory consultee.

Yours sincerely

Street Parish Council