



Have your say on Plan 2040

Comment on our new Local Plan, which will guide what can be built and where in the coming years.

Survey open 23 November 2023 to 11 January 2024.



Plan 2040 Regulation 18 Part 2 November 2023

Response 655776435

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Include unanswered questions

About you

Name and Organisation

Please enter your first name (Required)

Lynda

Please enter your surname (Required)

Harrison

If you are responding on behalf of an organisation, please enter the name of the organisation here

West Kingsdown Parish Council

Development Strategy Questions

Which is your preferred option?

Please select all that apply

- Option 1
- Option 2
- Option 3
- None of the above

Please explain your answer

We wish to comment on specific policies and sites

Are you aware of any additional sites in existing settlements which we have not yet considered?

Please select one item

- Yes
- No

Chapter 1 - Development Strategy

Which Policy do you want to respond to?

Please let us know your thoughts

Development in West Kingsdown is not sustainable it should be focused in the four towns. It has no supporting infrastructure with most journeys by private cars creating more carbon emissions. West Kingsdown is not a sustainable location, on high ground, homes cost more to heat and located farthest from important infrastructure.

Para 1.9 We draw attention to the recent Government NPPF statement that "Local authorities have the comfort of knowing that they need not redraw the Green Belt or sacrifice protected landscapes to meet housing numbers" Parish Council objects to the fact that, despite its lack of transport, remoteness from major services and facilities, West Kingsdown has been allocated as much new housing as the other three service settlements put together and more than one of the towns.

Contrary to Vision V4 most of the homes have been allocated in the northern part of the district.

Please let us know your thoughts

Parish Council objects to HO27 and HO33 as located in Green Belt and AONB taking account of the NPPF statement

HO27 allocated 189 dwellings would represent 50% of existing built up area on the south side of London Rd and completely change the character of the village. This site is subject of severe flash flooding.

HO33 allocated 115 dwellings in AONB as well as Green Belt

HO26 - Land on the east side of London Road, West Kingsdown

What are your thoughts on this site?

Please select one item

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Do you have any further comments?

If this site is to go forward then the foul drainage would need to enter the main sewer north of Neal Rd as flooding problems have been experienced by residents at the lower end of Neal Road

HO27 - Land at London Road, West Kingsdown

What are your thoughts on this site?

Please select one item

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Parish Council objects to the site that performs the most important aspect of green belts, which is openness. It is not sustainable site as apart from being green belt West Kingsdown has no station, inadequate bus service so that overwhelming no of journeys are made by private cars. The village has no centre, is remote from existing infrastructure, services such as hospitals, senior schools, shopping centres, dentists, sprots centres etc. This proposal represents a 50% increase of the existing built up area south of London Rd. It would completely change the character of West Kingsdown. The densities proposed in the plan would be totally out of keeping with existing development in the village. The site is susceptible to flash flooding in heavy rain. It must be pointed out that the existing sewer system is at capacity and known to flood back into homes. during the last major storm in 2019 (they occur every five years or soi) 4 house in Ash Tree Close, 3 in Southfields Rd, 2 of which also had flow back from sewer. Similar occurred in 2019. These storms are likely to become more frequent and severe as the climate changes.

Even if SuDS drainage is incorporated into the development it could not cope with the severe flooding that occurs during heavy rainfall.

HO33 - Land at Mill Farm, West Kingsdown (Option 1)

What are your thoughts on this site?

Please select one item

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Do you have any further comments?

Parish council strongly objects to the inclusion of Option 1 site HO33 that is not only in green belt but in AONB The housing density would be out of keeping with green belt and AONB location.; Development on this site would destroy the setting of the windmill, the iconic building with which West Kingsdown identifies.. Development on this site would also add to the sewerage problems. Although it would take a slightly different route it would be joined by effluent from baseline site HO27 shortly before the problem location near the church Rd/Southfields junction. During heavy rainfall this sewer backs up into homes and came over the top of their toilets and flooded Nos 79 & 81 Southfields Rd with raw sewerage.
This would totally change to character of West Kingsdown.

HO34 - Land at Millfield Road, West Kingsdown (Option 1)

What are your thoughts on this site?

Please type here

If this site is to go forward then the foul drainage would need to enter the main sewer north of Neal Rd as residents at the lower end of the road have experienced flooding problems .