



## **Land South of Oldway Road, Wellington – Official Response**

The A38 trunk road has always been regarded as the natural boundary to Wellington, as in all local plans, and there is no doubt that the impact of any planning application on this site on local amenities will be severe. There will in addition be many local concerns such as the blocking of views of Wellington Monument by some of the planned housing, and effects on the local water table, where there are already significant problems. Additional traffic movements onto what is already a busy trunk road will be significant, with modest predictions of over five movements per household per day including peak hours. It is likely however to be much higher, unless the local public transport can be developed in order to meet what may be significant needs. Proposals must ensure that appropriate opportunities to promote sustainable transport modes can be taken up, given the type of development and its location. However this development on greenfield land may lead to increased reliance on private vehicles if sustainable transport options are limited.

We accept that this is presently a consultation but many local issues appear to have been bypassed, such as primary schools being many miles distant and lack of local capacity in the secondary sector. There will also be much greater pressure on local medical and social facilities.

The National Planning Policy Framework emphasises the protection of valued landscapes, especially AONBs, or National Landscapes, stating that planning policies should not only contribute to but also enhance the natural environment by protecting and enhancing these valued districts. The proximity of this development will certainly impact the setting of the National Landscape, and views, which are considerations under this policy.

Development proposals as in the Somerset Local Plan should preserve or enhance the character and appearance of the district, reinforcing local distinctiveness and respecting its context. A large-scale housing development on greenfield land in this sensitive site is in conflict with this. We are not against housing growth per se and would support targeted development in the right area for the correct reasons. Local planning measures aim to restrict development in rural settlements unless it meets specific criteria, such as providing employment opportunities, enhancing community, transport and educational facilities, or meeting housing needs which have already been identified. Such a large housing development on greenfield land almost certainly does not align with these criteria.

National Planning Policy Framework emphasises that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, but also while safeguarding and improving the environment and ensuring safe and healthy living conditions. Prioritizing brownfield sites over greenfield sites aligns with this policy and there are suitable such sites within the local area for such development to take place.

**Wellington Without Parish Council**

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