

Appendix 9. Housing

Below are additional comments made in relation to the Below are additional comments made in relation to the Housing section of Wiveliscombe Community Plan Consultation March to May

- **Additional overall comments made about Housing**

- More social housing required for elderly and you people
- Wiveliscombe is a very wealthy area. Housing needs to be more accessible to all.
- We do not need any more overpriced poorly built large housing estates in Wivey as the current infrastructure does not support this, and it makes Wivey a dormitory town for Taunton, Exeter etc.
- We need more schools and parking before we need more houses!
- We need more affordable/community focused housing, but sustainability and environmental impact needs to be paramount
- Good Eco housing and/or community housing at low cost
- Affordable eco homes for young people and families
- Lack of social housing. Social housing shohld b offered to local people with connections to the villiage. Stop putting up houses to buy for people to buy up and rent out at awfully high prices
- Low cost eco homes would enable more young people & families to stay in Wivey and liv more sustainable - something we all need to aim for. Also more sheltered housing for elderly/vulnerable people and /or facilities at Pulsford Lodge to care for those with dementia
- I am a pensioner living in a 3 bed house on my own. I, like many others, would like to downsize, but nothing small available. Because I own my place I can't go on council list. A 2 bed reasonable priced bungalow would be ideal
- We loved in wivey for four years and had to move because landlord was selling. Their was nowhere to go in wivey and my kids went to school there and are still school their because I drive them from where we currently live. However we have just been given notice on our current house, and have nowhere to go because their is no affordable properties to rent so that I can keep them with their friends at their school. Seems completely unfair when we always pay our rent. Yet we get turfed out every few years. Very unsettling for the kids and I think the housing problem needs to be looked at.
- No more houses.
- There is definitely a need for more social housing in Wiveliscombe
- We do not need more housing, we are over populated.
- There are enough houses, but the existing builds are not affordable to people on local salaries.
- With the pending completion of the development of Sandys Moor the local infrastructure - schools, shops, GP, parking etc - which is already stretched and at or even over capacity will struggle to cope, there is no headroom for additional housing.
- small development of sheltered housing for independent but vulnerable older or disabled people
- Too many houses already. No more building!
- Building more houses will of course cause more requirement for local services, more parking issues, school capacity, busier roads etc so any developments have to be done very carefully.
- There is a shortage of housing nationally and plenty of land available around Wivy. There should be a presumption for more housing provided appropriate community facilities are provided with it.
- Need accessible housing near the centre.
- More truly affordable housing, especially for starter families and individual small dwellings. Housing needs parking where EV can be charged.
- Houses must be built with full scope carbon emissions in mind - timber framed, well insulated, low energy, etc
- I think housing will benefit the community, but also need more services to go with it.
- Supermarket - lidl

• **Additional overall comments made about Housing cont:**

- We would like to see new homes developed suited to the changing needs of people as they get older. One or two bedrooms and a bathroom upstairs, and a room downstairs which could be used as a bedroom in the event of reduced mobility. Kitchen, living/dining space and a second bathroom downstairs. This housing should be a mix of rented and ownership, or perhaps be flexible tenure.
- Affordable housing would be good for young people
- It's too difficult for individuals to build houses. They are completely put off by the planning system. This means that the only new housing comes from developers who put up large volumes of high-density houses with inadequate parking and local services cannot cope with such a sudden increase in residents. The towns and villages should be able to grow more naturally by making it easier for individuals to buy land and build individual houses here and there.
- We need really affordable rented housing such as 'council housing' used to provide
- more affordable family homes for rent
- Please do not dig up more fields
- build to a more realistic assessment of incomes locally, allenslade was built to too high an assessment of income.
- Wivey needs properly affordable housing ie £100 000 and less. Houses need to be carbon neutral and have gardens. Current developers are interested in one thing - and its not the residents or their environment
- The present infrastructure - ie schools, surgery, pharmacy, parking - are all fully stretched
- Q172 - only if socials housing for locals
- I think there is plenty of housing in Wivey now. If many more houses are built it will make a small town in need of more places to work, bigger schools, more transport facilities etc
- To continue with my earlier theme, I think there are brown field areas within Wiveliscombe that could be used for small scale housing (1 and 2 beds, not 4 beds with 3 parking spots!), but some thought needs to be given to the people living in these areas, and that they should be consulted before the plans are drawn up. Also we live in an age where car use will have to be restricted - don't let these estates become dead end places. Perhaps the Parish Council needs to be reminded that it is supposed to represent everyone in the area not just pals in business.
- Probably a need for low cost housing for young families.
- you want to build on the old brewery site 29 units and 12 or 17 parking space . Y not upgrade the commercial units that are and set up affordable new business for anyone young and old.
- not brown field sites - these can become green spaces which is needed as an oasis amongst the houses. Small and individually designed developments needed rather than modern designs which have no local distinctiveness
- There's not enough infrastructure put in place now so no more housing
- I feel so sorry for local families that can't find anywhere to rent.
- Affordable housing in the town.
- All new housing to be net zero emissions
- Before more housing amenities need improving. The Drs can't cope now. No dentist. schools not adequate
- Housing association homes and affordable homes for those just starting out. All the new developments has brought (personally) no extra trade (just commuters?) just put more pressure on our local facilities.
- It's all very well and good building more and more houses. But is the capacity of the schools, the doctors, parking spaces, impact on the environment considering the parish councils desire to declare a climate crisis?
- A regular supply of small developments helps keep a flow of new people.
- The school seems to struggle with irregular year sizes and large new developments can create a bump.

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- More mixed developments in terms of house sizes can be good.
- The row in Croft Way by the traffic lights was well developed, the style matches local materials and look.
- I don't feel our facilities can cope with more large scale housing developments
- Any new housing development should be linked to provision of health, education and an increase in parking spaces
- The Co Op is half empty, Lister House is struggling, the schools are crowded and oversubscribed and our parking is terrible. The bus service is awful. We cannot cope with more people.
- More affordable housing needed especially for young people. Do we have a Community Land Trust?
- Need for more housing targeted at young low income families, possibly self or custom build. What we don't need is more large estates of speculative owner-occupied housing
- Too many houses going up with lack of parking. Where I live cars park on that new Luton Way blocking visibility and going fast. Green triangle needs to remain green or parking as visibility from Style Road to that road is dangerous near Durhams cottages
- housing needs to be affordable for local people. Infrastructure needs additional support eg schools, GP surgery, parking
- social housing for rent, mix of sizes.
- The right housing in the right places to meet local need
- Wivey is too overcrowded already and getting worse due to a suspect planning authority and non-caring greedy developers. No more houses. Each new house means 4 more cars - more traffic and more parking problems. The schools can't cope with what they have already and the surgery certainly can't
- In reality there is only one brownfield site and that is the old Hancock and Exmoor Brewery sites. Because they are at the top of a hill and viewed from North or east, they need careful planning so as not to create an eyesore. The buildings on both sites were an eyesore and that is no good reason to build replacements that would become such within a few years, or replace long since demolished rooflines
- More housing for first time buyers, single people, broke People ie people who want to get on the housing ladder
- More building will put a huge strain on existing infrastructure and cause more
- Sandy's Moor will lead to even more traffic in Town centre and even more worse illegal parking near the shops
- Far too many houses currently being built and far too many on Greenfield sites that have planning permission.
- Are there any plans to increase the number of GPs, enlarge schools etc to cope with influx of new residents and to provide adequate parking?
- Having got the lottery to fund 2 housing needs surveys by the Somerset Community Council (?) which lead to the creation of Tuckers meadow (specifically for the elderly in Wiveliscombe) and Allenslade (for locals to rent) it is probably time to do another survey of need. With the result it can be used under Section 106 to get building on land close to but outside the present built up area
- It's important to retain the nature of Wivi. The housing currently being constructed is dull and unrelated to the town
- Pointless building estates out of town where walking to facilities is unlikely
- Really affordable - the majority of so called affordable beyond the folk on low wages. Would love to see council houses
- Improve infrastructure - eg road access, parking etc before building
- Make sustainable, affordable housing for rent
- If the population of Wiveliscombe expands we will need larger shops. Perhaps a smallish supermarket, but bigger than the Co-op, in the field below the dr's surgery?
- If the Co-op can be persuaded to go then the Square can once again be visually better and a portico can once again be added to the Town Hall.

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- The Co-op can hardly cope at the moment - the shelves have to be continually replenished because of the small size of the shop and storage
- Sheltered housing for local people. More 2 bedroom housing for 1st time buyers or elderly
- Just social housing is needed
- The present housing is as much as the infrastructure can bear
- Develop Brewery site
- Flats above shops should be rented
- Infill housing
- Wiveliscombe is large enough
- Before considering more housing there needs to be better services such as dentists, parking, health care, transport
- Not sure about housing development - don't know enough about it
- There is now too many houses in Wivey for the town to cope with. Schools aren't big enough, shops aren't big enough, roads aren't big enough for the cars. Not that I want any of those things to get bigger. The original small town or large village is disappearing along with its countryside ethos. New comers don't like hunting, pheasant shoots or even the gun shop. Next they'll be complaining about the farmers and their tractors!!
- We need more affordable housing. We need more bungalows. We need more rental properties. Perhaps a local investment company could be formed to provide rental properties , local people investing in local future
- There is a shortage of affordable housing for young local people and not enough smaller homes for older people who want to downsize, we could do with some flats or small houses where older people would feel safe.
- I'm not sure what a brown site is, I am aware there is a lack of housing either with the council or private rental for those on lower incomes...whilst it doesn't impact us I know other families are struggling and 1 in particular due to be a large family may soon effectively be homeless.... unless move out of the area but kids are all schooled in Wivey
- Wivey needs more social housing and affordable housing
- There is not enough infrastructure in Wivey to accommodate an ever increasing population.
- I think more low cost housing is needed everywhere in the South West not just here BUT there needs to be the infrastructure in place to service those new homes.
- Low cost eco homes to enable young people to get a start
- There have been enough new housing developments in Wivey in the last 5 years and I don't want to see further houses built unless the community are better involved and have a say in their design and construction. The houses which have been built are very expensive and do not support local people looking to buy their first house
- We need to stop building more estates. The village has already expanded to the point beyond which community cohesion can control anti social behaviour and crime.
- Any housing development must provide at least 1 parking place per unit and charging points for electric vehicles
- More housing means more cars. Cars need to park somewhere. Currently that is a big problem
- More housing is good as well as social housing. Local people need more places to shop for food ie small supermarket on the outskirts - which will bring more jobs. Primary school needs to be bigger the same as the surgery
- I would like to see the proposed SCCLT development at the old Exmoor Brewery site go ahead
- Provision of social/affordable housing to help local people and people working locally to stay in Wivey
- Not enough facilities in Wivey to support any more housing
- Proposed Old Brewery flats are a good development