
Sent: 22 July 2020 13:23
To: Planning Policy
Subject: The next local plan refinements

Re your request for comments

Questions 13,14,15,16

Question 13 We should have a specific policy on self-build homes. The aim of this policy should be that the majority of homes built in the Test Valley should be self-build.

If this is too grand an objective then then the answers to questions 14-16 should be:

Question 14 – Yes large housing sites should include a proportion of self-build

Question 15 – Community led development should be part of the plan

Questions 16 – Yes this initiative should be part of the Council's method of meeting climate change objectives, but all new homes built in the borough should be carbon neutral, whoever builds them

Reasons why self-build is a good idea:

1. It has the potential to encourage entrepreneurial behaviour in the local population which could lead to the creation of much larger local businesses and increased local employment
2. More money would stay in the local economy as self-builders will tend to buy locally
3. Self-built homes are likely to be interesting and original and enhance the local built environment in a way large company built homes never will.
4. The entrepreneurial opportunities and the originality encouraged are likely to make Andover an even more desirable place to live and rejuvenate the town
5. People who do entrepreneurial things develop personally and benefit people around them economically and personally

Climate change

So far TVBC has done very little to counter climate change. The declaration of a climate change emergency has not resulted, so far as I can see, in any significant reduction of greenhouse gas generated in the borough. Certainly the initiatives I am aware of will make a difference but are invisible in the scale of the problem.

Greenhouse gas is generated by many of the activities connected with the built environment. Making new homes carbon neutral is obvious but what people also don't realise is that there are many other factors in housing which have a big impact on climate change these include:

1. The manufacture of building materials generates a very large amount of greenhouse gas, cement and brick production, in particular, generate a lot of greenhouse gases. Policy should be directed towards reducing the amount and type of building materials used.
2. Modern towns are designed around the car. Even if the cars run on electricity they are using power much of which comes from power sources which generate greenhouse gasses. This needs to be addressed by building homes from which people travel less distance to shops and work.
3. Heating homes is a massive source of greenhouse gas not only because we are burning fossil fuels but because many homes are so badly insulated. This has to be addressed in the plan.
4. New houses attract services and people all of which generate greenhouse gases.
5. The bias against wind farms in the planning system should be reversed.
6. Anaerobic digesters which use food crops as their feedstock rather than waste should be discouraged in favour of solar and wind farms. Photosynthesis is between 1% and 4% efficient and this efficiency is reduced further in converting the biomass into useable fuel or electricity whereas solar panels are about 20% efficient. This means you need at least 5 times to area to generate the same amount of power from

anaerobic digestion as you need from a solar panel and that's before taking into account the huge inputs in fertilizer and human activity required to grow the crops.

7. Most of these factors apply equally to commercial buildings which should also be carbon neutral when in use, located to reduce travel distances and built with low carbon materials