

## Response ID ANON-8CC9-KD8F-4

Submitted to **Local Plan Issues and Options**

Submitted on **2020-03-16 17:00:28**

### Your details

**What is your name?**

**Forename:**

Jo

**Surname:**

Pearson

**Are you making an individual response or on behalf of an organisation?**

Organisation

**If individual, please tell us what type:**

**Name of organisation:**

Cheddon Fitzpaine Parish Council

**Please choose one from the drop-down list:**

Parish Council

**What is your (personal/organisational) address?**

██████████  
██

██████████  
██████████

**What is your email address?**

██████████  
████████████████████

### 1. Overview and objectives

**Do you agree that these are the right Objectives for the Local Plan?**

Agree

**Please provide reasons for your answers (200 words max):**

1. Agree. This is vital in all areas of construction.
2. Agree: Town Centre functionality vital.
3. Agree: High quality affordable homes: this is being done now, what more is proposed?
4. Agree: Talented workers trained locally.
5. Agree: Essential Infrastructure: Roads and underground services required prior to house building.
6. Agree with Objective of sustainable transport: Investment is needed in Bus service provision in order to remove car journeys. Greater emphasis on provision and maintenance of footpaths and cycle ways.
7. Agree:
8. Agree with objective in principle: but disagree regarding to the rural community of Cheddon Fitzpaine taking any more large developments.
9. Agree with the aim, but how will the District Council implement this?  
More effective and coherent communications between the community and with SWTC are required to be laid out to assist those interacting with the District Council.

### 2. Carbon neutrality

**Question 1a: Should we aim to require that all newdevelopment is 'zero carbon' by as soon as possible (e.g. by 2025) or give slightly more time (e.g. by 2030) for developers to adapt their design approaches, materials and suppliers?**

Slightly more time (e.g. by 2030)

**Question 1b: Should we allocate sites for specific renewable energy development or identify broad areas which we consider suitable?**

A combination of both of the above

**Question 1c: Do you have any comments on these policy approaches?**

**Please provide comments (250 words max):**

- 1c/1. If you ask Developers 'to consider' they will do as little as required. This need strengthening.
- 1c/2. EV charging points: essential everywhere.
- 1c/3. Agree.
- 1c/4. Agree.
- 1c/5. Absolutely agree. No more grade 1 farmland to be removed from farming within Cheddon Fitzpaine Parish boundary.
- 1c/6. Agree, where farming remains the main core activity.
- 1c/7. Recycling: support this plan: how will plastic be reduced in the countryside by farmers; or developers in the large estates?

**3. Sustainable locations**

**Question 2a: Do you agree with the tiers that identifies Taunton followed by 6 tiers covering the other settlements?**

Yes

**If not, what changes would you make and why? (200 words max):**

**Question 2b: Do you think Watchet and Williton should be seen as associated settlements for the purposes of the Local Plan due to their close proximity and in complementing the services of each other (and therefore be in a higher tier to Bishops Lydeard and Wiveliscombe)?**

No - Watchet and Williton should be seen as separate settlements

**Please provide reasons for your answers (200 words max):**

This keeps their characteristics separate.

**Question 2c: Do you think we should carry on with the way housing is currently distributed across our area (see pie chart) or should we be doing something different, such as one of the three options suggested below?**

Increase housing in Taunton and Wellington; and reduce in Minehead and Rural Centres

**Please provide reasons for your answers (200 words max):**

Support using brownfield sites for development, and creating greater communities in the towns where connectivity is good.

Support using conversion of underused farm buildings or other for employment in the rural areas.

**What else do you think about housing distribution in our area?**

**Please provide comments (250 words max):**

- 1. Agree with the idea. but Cheddon Fitzpaine not to take any more new housing developments over 10 properties per site.
- 2. Disagree (see 4 below).
- 3. The current road infrastructure improvements, coupled with vastly improved footways, cycle ways, and more importantly a proper bus service will allow Taunton town to be re-invigorated.  
To establish greater links between Maidenbrook Country Park and Hestercombe House.  
To establish footpaths from Northwalls Grange north east and eastwards towards the Country Park.  
To establish a footpath from Lyngford Lane to Cheddon Fitzpaine Primary School at Rowford – (top priority).  
To establish a highway line from Staplegrave to West Monkton across Cheddon Fitzpaine Parish to act as the Outer Distributor Road.
- 4. Agree, a good idea.
- 5. This makes sense but the view of local residents must be given full weight.
- 6. Development to be measured relative to the road infrastructure. The current A-roads are unable to cope when the M5 is closed. The resultant overspill on to country roads around Rowford, Cheddon, Gotton and Goosenford already causes harm to these local communities.

**Question 2d: Do you have any comments on these policy approaches?**

**Please provide comments (250 words max):**

Additional Policy approaches:

- 2b/1 The current policies aimed at providing adequate bus transport are severely lacking. What will be different in the future policy plans? How will they be promoted, implemented and enforced?
- 2b/2 There is little land left in Cheddon Fitzpaine to be developed.
- 2b/3 Agree completely.
- 2b/4 Agree, and to complement the current West Monkton & Cheddon Fitzpaine Neighbourhood Plan (made April 2018), and under NP Review (2020).

**4. New and affordable homes**

**Question 3a: Should our housing requirement figure match the Government's minimum figure of 702 dwellings per year or should we have a higher figure?**

The housing requirement should be higher than 702 dwellings per year and determined by economic growth strategies, infrastructure improvements and unmet need from neighbouring planning authorities

**Please provide reasons for your answers (200 words max):**

The higher number should be supported by adequate infrastructure and services. The higher number is required to meet the homeless demand for houses.

**Question 3b: How should we proactively plan for Gypsy, Traveller and Travelling Showpeople pitches?**

Allocate sites specifically for pitches.

**Please provide reasons for your answers (200 words max):**

An allocation of sites specifically in areas that cause maximum use, and minimum impact on the local population. It is understood this is hard to provide, but past Parish experience requests the nuisance factor is removed from the urban area. Current sites are provided but are under utilised.

**Question 3c: Should we require that all new housing developments include a percentage of new homes that are designed to be accessible, adaptable and wheelchair accessible?**

Require a proportion of dwellings to meet the category standard as set out in Building Regulations Part M.

**Please provide reasons for your answers (200 words max):**

Absolutely: this is a good priority.

**Question 3d: How should we provide for custom self-build plots? Should we:**

Include a positive encouragement policy, including for community-led projects, and leave the housing market to deliver plots as and when demand arises; and/or, Identify and allocate specific sites for self-build plots in locations related to where people want to live according to our self-build register; and/or, Include a requirement for all housing development sites over a threshold to include a proportion of plots as self-build plots; and/or, Allow self-build plots on Rural Exception sites provided that they are secured as affordable housing for ever

**Please provide reasons for your answers (200 words max):**

Self build plots should be encouraged.

The WM & CF Neighbourhood Plan encourages Self-Build.

**Question 3e: Do you have any comments on these policy approaches?**

**Please provide comments (250 words max):**

See WM & CF Neighbourhood Plan for details:

3e/1: Agree. Affordable properties to be pepperpotted.

3e/2: Agree, as part of NP Housing Policy 5.

3e/3: Agree.

3e/4: Agree.

3e/5: Agree, as part of NP Housing Policy 1.

3e/6: Agree.

3e/7: Agree.

## 5. A prosperous economy

**Question 4a: Should we ensure the growth of our local economy through an increase in the proportion of higher value jobs (with limited increase of jobs overall) or through a significant increase in the number of jobs?**

Align with the Heart of the South West growth ambitions (deliver a shift towards a significant increase in overall job numbers including higher value jobs)

**Please provide reasons for your answers (200 words max):**

4a Aligning with the Heart of the South West growth ambitions would seem sensible, with increasing overall job numbers and including higher value jobs.

**Question 4b: Should we keep all of our existing employment sites and allocations in employment use or should we allow the loss of some to other uses? How should we decide which ones to lose?**

Develop flexible policy allowing for the loss of any existing/ proposed employment site subject to specific criteria

**Please provide reasons for your answers (200 words max):**

Not enough is known for the areas allocated as employment sites; therefore a flexible policy would cover this and be subject to local specific criteria.

Cheddon Fitzpaine Parish boundary already contains the Crown Industrial Estate, and the Priorswood Industrial Estate.

**Question 4c: Do you have any comments on these policy approaches?**

**Please provide comments (250 words max):**

4c/1 Agree

4c/2 Agree

4c/3 Agree

4c/4 Agree

4c/5 Agree a good idea, but in practice Developers bring in workers with specific skills. Therefore more up-skilling locally is required.

4c/6 It would be sensible to reduce out-of-town shopping sites, in order to promote the town centres of Taunton and Wellington.

4c/7 Agree completely.

4c/8 Agree - would be helpful.

4c/9 Agree - this needs clear policy detail - and to stop advertisements out of town on fences and lampposts.

## 6. Infrastructure

### Question 5a: On what infrastructure should we prioritise developer contributions? (Please rank in order of priority)

#### IO - 5a - ranking - Affordable housing:

3

#### IO - 5a - ranking - Designing for the Climate Change Emergency:

2

#### IO - 5a - ranking - Accessible, Adaptable and Wheelchair Accessible homes:

4

#### IO - 5a - ranking - Strategic Infrastructure (schools, transport, community facilities):

1

### Question 5b: Do you have any comments on these policy approaches?

#### Please provide comments (250 words max):

5a. I took it that 1 was the most important, and 4 the least important in the above boxes.

5b/1 Agree.

5b/2 Agree: with strong legal clauses, and a consultation with the relevant Parish when these are drawn up. We have become aware of clauses that were initially not tight enough resulting in an unsatisfactory outcome for the local community.

5b/3 Agree

5b/4 Agree: At present, substantial developments are completed in our rural area and the water authority has no option but to connect them to existing inadequate sewage systems. This situation needs to change.

## 7. Connecting people

### Question 6a: How can we encourage people not to use their car when travelling into our towns for shopping and work? How can we provide more opportunities for using public transport in rural areas?

#### Please provide comments (200 words max):

By providing regular bus services that combine sufficient stops with speedy access and cover the hours from 6 am until 10.30 pm. Town centres will thrive if the service is there.

Rural areas: It is understood that this is a particular problem in Somerset due to the number of sparsely populated villages. Rural communities must be asked what services they require and these must be linked to the wider network.

### Question 6b: Do you have any comments on these policy approaches?

#### Please provide comments (250 words max):

6b/1 Agree

6b/2 Agree - it is vital to put 'investment' into the area to enable social mobility.

Bus stops: Planning for Public Transport in New Development (IHT, 1999, para 5.21) advises that "New developments should be located so that public transport trips involve a walking distance of less than 400m from the nearest bus stop or 800m from the nearest railway station" as standard practice.

6b/3 Car park standards: Estate roads are required to be wider to allow emergency vehicles to have access to estates.

Adequate car parks to be provided at schools; both Cheddon Fitzpaine Primary School @ Rowford, and Nerrols Primary School do not have enough capacity, which causes safety issues on the highway.

Garages are to be set further back from pavements so there is enough room for the car with the garage doors open. (Experience shows that people do not use their garages for car parking but for storage. Longer cars or 4 x 4s are parked on driveways and frequently overhang pavements obstructing pedestrian access.)

Cycle parking standards: Agree, many more safe locations with CCTV are needed. Members of the public are afraid to leave their bikes in case they are not there on their return.

Transport Assessments: these are vital to protect the backroads of villages like Rowford, Cheddon, Goosenford and Gotton when the M5 is closed. Rat runs require monitoring. Currently, under-estimation of the amount of traffic is causing concern to residents, especially on Cheddon Road.

Travel Plans: these need to be actively publicised at the time an estate is first occupied. At present, this appears to be behind the curve.

Disused railway corridor: Fully support the opening of Wellington station.

Canal corridor: The section from Obridge to Swingbridge/Creech requires review and upgrade. The two Parishes of West Monkton and Cheddon Fitzpaine have a meeting planned with the new Director and staff of Canal & River Trust at end March 2020 to raise these issues.

6b/4. Agree

6b/5. Agree where appropriate. Areas of Rowford less than 3 miles from Taunton do not have adequate mobile connectivity.

## 8. The natural and historic environment

### Question 7a: Are there any specific measures that you would like to see new developments deliver to improve biodiversity locally?

#### Please provide comments (200 words max):

Tree and shrub planting should be specific to the site: Maidenbrook and Nerrols (20 years old) have many trees planted inappropriately (eg willows). Height limits should be agreed, and subsequently adequately maintained.

While re-wilding is acceptable to a degree, it is felt that Country Parks present a unique opportunity for greater public engagement. The provision of more comprehensive amenities in these areas will fully address the health & well being needs of the community in a way that blanket tree-planting will not.

### Question 7b: Do you have any comments on these policy approaches?

#### Please provide comments (250 words max):

7b/1 Agree: 'some' re-wilding, not blanket coverage. Tree planting is being undertaken in Cheddon Fitzpaine and West Monkton with the proposed 11,281 trees for the Somerset Wood WW1 Commemoration.

7b/2 Agree

7b/3 Agree - this is vital, including protecting all Grade 1 properties.

7b/4 Agree

7b/5 Agree green wedge protection. And support for the management of these areas by the District Council.

7b/6 Agree: historic assets should receive greater prominence: Viz Taunton Town bridge which requires refurbishment and painting.

7b/7 Agree: Flood risk to be minimised; current EA/SRA plans are important to bring forward at the earliest opportunity. To work with FWAG and other agencies to have adequate water attenuation areas within Cheddon Parish to reduce flooding at Bathpool.

7b/8 Agree

7b/9 Agree

7b/10 The Bat & Wildlife Zones to be identified. How would a member of the public know where they are? An adequate provision of feeding habitat for the European Lesser Horseshoe Bat which is endangered and declining in population.

7b/11 Agree

7b/12 Agree. Cheddon Fitzpaine already has areas allocated for the Somerset Wood and up to 11, 281 trees (shared with West Monkton Parish Council) on behalf of Somerset County Council project.

## 9. Thriving coastal and rural communities

### Question 8a: How should we manage development in rural areas? Should we:

Have settlement boundaries across the District; or

### Question 8b: Do you have any comments on these policy approaches?

#### Please provide comments (250 words max):

8a Settlement boundaries would be clear for everyone to understand. Within that, there needs to be flexibility for a variety of reasons.

8b/1 Agree

8b/2 Agree

8b/3 Agree

8b/4 to make sure there is no more building on Grade 1 Agricultural land.

8b/5 Agree

8b/6 Agree

8b/7 Agree

8b/8 Agree

## 10. Wellbeing of our residents

### Question 9a: Do you have any comments on these policy approaches?

#### Please provide comments (250 words max):

9a/1 Agree and support.

9a/2 Agree and support.

9a/3 Agree and support.

9a/4 Agree. In particular, we feel that the proposed Maidenbrook Country Park provides a unique opportunity for enhancing the physical and mental well-being of our growing community. This can only be achieved by adopting best practice as defined by the Association of National Parks Authorities. The alternative of re-wilding of this area would be a major error.

9a/5 Agree - but how is this to be achieved when so many people drive cars on the M5 near West Monkton & Cheddon Fitzpaine?

9a/6 Agree. Would support appropriate tree planting to reduce run-off and flooding.

9a/7 Agree, but feel this is too late for Hestercombe House where the encroachment of the new developments is already visible. There has been a lack of recognition that Hestercombe is within the Hestercombe Conservation Area, designated in 1998, and a lack of protection of views from Hestercombe's Grade 1 registered Historic Landscape.

## 11. Policies for our places: Taunton

**Question 10a: How do you think we could introduce more housing into Taunton Town centre?**

Requiring a housing mix skewed towards dwellings with fewer bedrooms; or

**Please provide reasons for your answers (200 words max):**

More one bedroom flats/accommodation to be provided, with a vital car parking space.

Encouraging taller buildings might be acceptable subject to impact on the skyline.

Do not have car-free developments! It is not realistic or practical.

**Question 10b: Do you have any comments on these policy approaches?**

**Please provide comments (250 words max):**

10b/1 Agree

10b/2 Agree absolutely

10b/3 Agree - more people to live in the Town Centre of Taunton

10b/4 Agree - This is the most vital policy for the future generation of Taunton. Top priority.

10b/5 Agree if that means selective multi-storey car parks - which can be imaginatively disguised with 'flower walls' or 'water features'.

10b/6 No further development to take place in Cheddon Fitzpaine over 10 houses.

10b/7 Agree.

10b/8 Agree - our waterways are a major contributor to Health & Well Being.

10b/9 Agree - important.

10b/10 Agree: it is vital to protect the green wedge within Cheddon Fitzpaine, and link the sites from Viridor Recycling Centre, over the canal, farmland, County Park, and links to West Monkton and onwards to Hestercombe and the Quantocks.

**12. Policies for our places: Wellington**

**Question 11a: Do you have any comments on these policy approaches?**

**Please provide comments (250 words max):**

N/A. It would not be appropriate to comment on an area that is so far removed from Cheddon Fitzpaine Parish.

**13. Policies for our places: the Coastal Strip**

**Question 12a: Do you have any comments on these policy approaches?**

**Please provide comments (250 words max):**

N/A It would not be appropriate to comment on an area so far removed from Cheddon Fitzpaine Parish.