

Response ID ANON-8CC9-KDQ6-D

Submitted to **Local Plan Issues and Options**

Submitted on **2020-02-14 19:44:43**

Your details

What is your name?

Forename:

Craig

Surname:

Palmer

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

Individual

If individual, please tell us what type:

Elected Member

Name of organisation:

Please choose one from the drop-down list:

What is your (personal/organisational) address?

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What is your email address?

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1. Overview and objectives

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

Disagree

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

Objective 6 isn't really achievable, due to the rural nature of the area. Public Transport won't have enough investment to make it viable enough for longer distance travel.

There needs to be a greater provision of Social Rent Housing in some parts of the area.

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?

As soon as possible (e.g. by 2025)

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):

Largely these seem to fit with the ethos of the current Council. However, as a Planning Authority we should put our decisions where the policy fits, and be able to refuse any, and all, applications that do not fit 100%.

3. Sustainable locations

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

No

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

Generally I agree, but not sure if the "plan" can be followed without compromising the Green Policy regarding building on Arable land.

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):

Why not join Taunton and Wellington as well?

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):

There is not enough viable building land in and around Minehead. It has the Sea on one side, Exmoor National Park on two more sides, and Marshland on the fourth side. Within the Town Boundaries, and close by, there is very little dry land that isn't on a huge slope, or has drainage difficulties.

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

Please provide comments (250 words max):

Why follow the guideline numbers given to us by Government. We need a full Housing Needs Survey, and look to build the numbers of Houses needed, where they are needed.

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

Please provide comments (250 words max):

Encourage and assist Towns and Parishes to create Neighbourhood Plans, and then hold these as the top priority, and allow the Towns and Parishes to veto development if they object. Allow areas to be "no-go" for development.

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 the Government's minimum figure of 702 dwellings per year

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

There isn't the option for "Fewer". That would be my option. If there is then the need for more, we can add. It will be useless if we have too many houses, or many as "Second" or greater Homes.

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):

Probably the best of the three, mainly due to there being some form of control, in the same way that Planning can control where development occurs.

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):

Similar to earlier comments, we should not oversupply, we need to have a needs survey, and then add when required.

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

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

At the risk of repeating myself, we should have a full Housing Needs Survey, and allow ourselves the option to expand later.

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

Please provide comments (250 words max):

If we are to have policies, make sure we have the power to enforce them fully, and not pander to Developers shrinking the requirements, stating they can't afford to follow them otherwise.

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):

Sorry, I really don't see how we can create particular "higher value" jobs. Where's the wand?

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):

Don't put our eggs in one basket. It's the "Need" thing again.

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

Please provide comments (250 words max):

Don't build too many houses, otherwise there won't be enough space for people to work in, or enough infrastructure to travel around, nor should we think that by building Hospitals or Schools, that Doctors, Nurses and Teachers will miraculously appear to staff them.

6. Infrastructure

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

IO - 5a - ranking - Affordable housing:

2

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

1

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

4

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

3

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

Please provide comments (250 words max):

Like before, building something doesn't fill it with residents or staff. We need to have a survey to see what the need is, not some finger in the wind guesstimate.

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):

Charge for Car Parking 7 Days a Week across the area. Give incentive for Park & Ride. Don't charge per person, charge per Car. That could encourage Car Sharing to get to the Parking part. As to how to get Public Transport improved, speak to the Government. Insist on rural subsidies, outside London and "The North", there are more places in the UK.

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

Please provide comments (250 words max):

Keep things sensible. Don't think we can get people to change immediately.

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):

Don't allow as much building on green field sites. They allow natural drainage.

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

Please provide comments (250 words max):

Needs. Again.

9. Thriving coastal and rural communities

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

Have a policy which is a hybrid of (i) and (ii) where there are settlement boundaries only in areas of greater development pressure i.e. parts of the District that are more accessible - closer to the M5, Taunton and Wellington areas.

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

Please provide comments (250 words max):

Rural remains rural, until it is built on. Why build if there is no need for housing?

10. Wellbeing of our residents

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

Please provide comments (250 words max):

9a/7. Why limit this to Taunton? There is more to the District than one Town. Come on, be universal.

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):

None of the above. None fix the issue, without a Housing Needs Survey. Taunton has been changed forever, in a bad way, by allowing taller buildings recently. From the Hills, the main view of Taunton showed a skyline where the Churches were the main focus. No longer. Don't allow it to be wrecked any more.

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

Please provide comments (250 words max):

More policies that ignore what the "Need" is, and work on assumptions.

12. Policies for our places: Wellington

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

Please provide comments (250 words max):

You can lead a horse to water, but you can't suddenly make jobs and employment appear, even if you build a stable.

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):

Sadly, the District Council doesn't have the ability to improve Transport in the area. Without improved Transport, any plan is potentially doomed to failure.