

## Response ID ANON-8CC9-KDX3-H

Submitted to **Local Plan Issues and Options**

Submitted on **2020-03-15 23:58:36**

### Your details

**What is your name?**

**Forename:**

Dave

**Surname:**

Mansell

**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?**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**What is your email address?**

[REDACTED]  
[REDACTED]

### 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):**

Working towards carbon neutrality is very important and the Local Plan can make a significant contribution if it contains this target. I also support the other objectives.

ADDITIONAL COMMENT: More 'Policies for our places' should be included to help address key planning issues in other towns, such as Wiveliscombe, where parking is an issue in the town centre and at other locations, such as Golden Hill. Feedback from the consultation event in the town should be noted and further consultation undertaken on the town's planning needs.

### 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):**

I support these approaches, but am unsure how 1c/3 would be delivered through the Local Plan. It would be good if sustainable retrofit can be positively influenced.

### 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):**

All four should be seen as important separate settlements.

**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 already significant additional new housing approved for rural centres, such as Wiveliscombe. Further large increases would put too much additional pressure on the town's infrastructure and services.

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

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

I favour:

ii) as there should be a lower proportion of new housing in smaller towns, although it is also important these retain their vitality.

iv) as a railway station at Wellington should allow more development at a sustainable scale.

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

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

I support all these. Additional assistance needs to be provided by SWT for the production of Neighbourhood Plans, so there are professional officers or equivalent available to assist Town and Parish Councils. It is too much to expect these Local Councils to produce Neighbourhood Plans without more professional support and assistance. An alternative is that SWT provides support so that Town and some Parish Council planning needs and wishes are incorporated within the Local Plan, which could be a better option.

### 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):**

702 dwellings pa is already a large increase. Additional housing should not be provided just to support economic growth, including from neighbouring authorities. Infrastructure improvements are needed but should not be met by allowing more housing.

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

Apply rural exceptions criteria for small scale residential sites where pitches which would be affordable in perpetuity; and/or, Allocate sites specifically for pitches.

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

**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):**

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

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):**

More positive support is required for self-build.

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

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

I support: 3e/1, 4, 5, 6.

## **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?**

Develop bespoke and realistic growth ambitions linked to the Council's Economic Development (Prosperity) Strategy (i.e. increase the proportion of higher value jobs within existing overall job numbers and not pursue a significant increase in job numbers overall); or

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

**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?**

Allow the loss of specific sites for alternative uses – with a high flexibility buffer (i.e. fewer sites lost); or

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

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

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

I support all these: 4c/1,2,3,4,5,6,7,8,9

## **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:**

1

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

4

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

2

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

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

Ref 5a, all 4 contributions are important. The first step should be to ensure a developer does not pay too much for land, so that all contributions can be afforded. Increases in land value are a windfall to the owner and the community should not have to pay too much for this in losing essential contributions. Designing for the climate emergency should have lower costs if consistently required and implemented at scale, so it would be a false economy not to require, especially as these measures could need to be retrofitted at greater cost in the future too.

Ref 5b/4, natural flood management methods should be adopted where possible and, generally, be preferred; where SUDS are needed, these need to be well designed and built, and steps taken to ensure they will be long lasting and properly maintained, without putting excessive demands on new residents.

## **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):**

Workplace parking levy used to support alternative transport methods. Design so that transport requirements are reduced to distances suitable for walking and cycling. Safe off-road paths for active travel, including longer distances. Park and ride, especially for work. Public transport needs subsidy so that service levels are increased. Provide priority access for buses over cars, so that they can reach destinations more quickly. Enable efficient bus routes to key destinations, such as rail stations, colleges, shopping and employment centres.

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

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

I support all policies in 6b.

## **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):**

Some areas left naturally wild, primarily for habitat.

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

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

Support all 7b policies. Also allocate sites for wildflower meadows and restoration or maintenance of peatland and other wildlife habitats, as appropriate.

## **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):**

## **10. Wellbeing of our residents**

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

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

I support 9a policies.

## **11. Policies for our places: Taunton**

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

Encouraging car-free developments (which could include allocating specific sites for car-free developments).

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

All sound OK, providing they do not go too far and remain based on need. Car-free developments in the town centre are particularly to be welcomed.

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

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

I particularly support 10b/1,2,3,4,5,7,8,9,10

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

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

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

I particularly support 11a/1,4,5,6,7

## **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):**

Support 12a policies.