

Response ID ANON-8CC9-KD54-F

Submitted to **Local Plan Issues and Options**

Submitted on **2020-03-16 15:41:28**

Your details

What is your name?

Forename:

David

Surname:

Boyce

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

Individual

If individual, please tell us what type:

Resident of Somerset West and Taunton

Name of organisation:

Please choose one from the drop-down list:

What is your (personal/organisational) address?

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██████████
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██████████
██████████

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):

I support the nine objectives.

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?

Not Answered

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

Not Answered

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

Please provide comments (250 words max):

Carbon neutrality: I support the focus on carbon reduction and the importance of addressing climate change. The target date for carbon neutrality needs to be as challenging as possible given the climate crisis we face. It is important that the environmental quality of the district is safeguarded and that any policies seek to ensure that measures take account of local distinctiveness, design and materials. For example, that the default would be to re-use rather than replace existing traditional buildings (not just those that are protected) both to take account of embodied energy and maintain local character and heritage. I was disappointed that in Norton Fitzwarren many older stone buildings fronting the main road were lost to redevelopment. I wonder if a Local Plan policy protecting traditional buildings

would have enabled them to be reused protecting both local heritage and character and reducing carbon emissions. This would require an additional policy approach or an addition to policy approach 1c/3 on page 16 and policy approach 2b/2 so that it refers to reuse of existing buildings not just recycling of brownfield land.

3. Sustainable locations

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

Not Answered

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)?

Not Answered

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

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?

Not Answered

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

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

Please provide comments (250 words max):

Sustainable locations: I see that option 2a is for 7 tiers of settlement and that the settlements in the lower tiers may change. Environment e.g. local character, landscape / capacity and potential impacts should be considered when deciding where development should go. Battleton (in the district on one side of the road and in the National Park on the other) should be removed from the list because of development constraints: there is nowhere suitable to develop in Battleton. A very steep sloping site has permission for a house but because of its design and materials it is likely to damage local character, affect nearby listed buildings and cause drainage issues. There are no other areas to build on without changing the character of Battleton, affecting views from Exmoor and having poor access and pedestrian links.

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

Please provide comments (250 words max):

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 has been a high level of house building in the district and higher growth will impact character and environmental quality and result in higher growth continuing into the future.

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

Not Answered

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

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

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):

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

Please provide comments (250 words max):

New and affordable homes: There a lack of affordable housing and rural areas and rural centres need housing that is affordable for local people. There are not always many suitable housing sites in villages and small centres and policies should ensure they are used for local affordable housing not open market housing (often large and detached) which is not affordable for local households particularly younger people and families. I support option 3d part iv), policies approach 3e/5 and a housing size mix to reflect needs locally (3e/4).

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?

Not Answered

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?

Not Answered

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):

6. Infrastructure

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

IO - 5a - ranking - Affordable housing:

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

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

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

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

Please provide comments (250 words max):

Infrastructure: Option 5/a. There is a need for affordable housing and good design standards. The Council needs to maximise its ability to itself build affordable housing which is also well designed by acquiring land at agricultural value to enable homes to be built affordably. It should maximise rural exceptions sites and self build with design codes and use development briefs for other housing sites.

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):

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

Please provide comments (250 words max):

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):

Question 7a) New developments should be required to retain existing natural native vegetations such as trees, hedgerows, waterways/ponds and grassland and provide landscaping and new habitats which reflect local native species and link into existing features. There should be land set aside, where appropriate, for new tree planning – it may be that this can be achieved by leaving areas to regenerate naturally particularly where they are next to existing native woodlands.

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

Please provide comments (250 words max):

I support policy approach 7b/1. I support policy approaches 7b/2 (however loss of existing trees, woodlands and hedgerows should be avoided and, where small

losses are considered such as removal to provide an access, loss should be compensated for in line with 7b(1) to 7b(12). There may be opportunities to allow for natural regeneration in place of tree planting particularly next to existing native trees and woodlands. In line with policy approach 7b/5, there should be a policy to retain existing traditional buildings (not just known heritage assets and listed buildings) both for reasons of embodied energy and to maintain local character. This should also apply to replacement homes. Although section 5.8 is for rural communities there is a crossover with this part of the document. 7b/5 should therefore clearly include villages and hamlets not only towns (the reference to townscape could be confusing in this regard and could say built environment instead). Most settlements under 3,000 population are considered to be rural. There should be a policy objective to conserve and enhance local character and distinctiveness through good design and the use of natural and traditional materials (which would also reduce carbon).

9. Thriving coastal and rural communities

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

Not Answered

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

Please provide comments (250 words max):

Please also see comments on pages 18-22.

It is important that new development is sympathetic so that it blends naturally and organically with existing villages and that limits enable needed affordable housing in or next to villages. Other than this, new houses in the open countryside should only be for agricultural and forestry workers who have an essential need. There should be information on when buildings are (and aren't) likely to come within permitted development rights under class Q.

10. Wellbeing of our residents

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

Please provide comments (250 words max):

I support policy approaches 9a/1 to 9a/7 including 9a/2 high quality design. There should be policies. Approach 9a/4 should also include shops as a community facility especially in villages where there may only be one. It might be helpful to have a policy that enables sharing of facilities to safeguard them or an option of community run facilities before permission is given to allow loss of e.g. a shop, pub or allotment. I support the proposed policy (9a/7) to protect the Taunton skyline

11. Policies for our places: Taunton

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

Not Answered

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

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

Please provide comments (250 words max):

I support making sure new development is higher density – in line with the existing town centre character of Taunton, Wellington and Minehead as this means new design should reflect existing traditional character and result in more compact places reducing the distance people need to travel. However, skylines are part of the character of these towns, especially Taunton with its church towers; it is important that there is (as proposed for Taunton) a policy to protect skylines. Development needs to be sympathetic to the surrounding landscape of towns as well as existing centres.

12. Policies for our places: Wellington

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

Please provide comments (250 words max):

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):