

Response ID ANON-8CC9-KDDG-H

Submitted to **Local Plan Issues and Options**

Submitted on **2020-02-24 15:14:21**

Your details

What is your name?

Forename:

Doug

Surname:

Lowe

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?

██████████
██████████
██████████

██████████
██████████

What is your email address?

██████████
██

1. Overview and objectives

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

Not Answered

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

I think all new developments should have water capture ,heat sour pumps and ways to generate electricity for any buildings

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):

With global warming happing so fast the quicker we can reduce any impact on our planet would be good for the benefit of these coming after us ,could at the design stage of housing get all development to make all houses south facing to get max solar gain

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):

I believe West Monkton is not a village now with the amount of development and should be in with minor rural centres or even rural centre .

I also think Henlade should be in tier 7 with the a358 running through it although it has a post office little else and Lower Henlade is used as a rat run by everyone and of course flood zone 3b

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):

I think not

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?

Leave housing distribution the same

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

The only problem with all these plans can the roads and local services cope because at the moment they can not ,so housing needs to be where people can cycle or bus companies can make a profit so people can use their services and reduce the needs of cars

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

Please provide comments (250 words max):

As above

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

Please provide comments (250 words max):

I think there are still number of brown field sites in Taunton which have not been developed and owners should be encouraged to bring them forward with help to clean up there site or sites therefor not having to use so many green field sites

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):

with windfall sites i see no need for increases we also have to bear in mind that Hinkley

has a large work force who will be leaving the site in the next few years and so more housing stock will be available ,but we do need to provide a greater number of good Affordable housing which is lacking at the moment .

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

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

They need to live somewhere and providing a site might stop them turning up on the park and ride or local parks which over the years have used up large amounts of public money ,where if there was a site for them to use would have been cheaper .

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):

with the large number of people needing to live independently that would be good .

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, 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):

we are more rural than lots of other communities and should encourage self build as a way of people to stay in there communities where they work and be affordable for ever .

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

Please provide comments (250 words max):

we need to try to make all new housing a community which we have seen on old housing estates but do not seem to be happening on new builds

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):

I think sometimes the heart of the south west do not have the same vision as our local people do so a local policy is best

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):

With some employment sites in towns not fit for purpose now it seems sensible to provide sites which would reduce the carbon footprint on an old site

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

Please provide comments (250 words max):

I think if we want to encourage shops to stay in our town centres business rates should be reduced or our towns will die

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):

All new builds should have water storage to use for toilets washing machines ECT.

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):

Make public transport more affordable and buses running longer and on more routes by subsidising them through higher car parking charges better cycle routes with greater priority put biking not on cars on our roads into towns within three miles

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

Please provide comments (250 words max):

I think 106 on its own would not be enough some local operated transport schemes might work better

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):

when planning new builds retain existing hedges which would help also a pane to maintain the hedges and tree planting over the life time of the development

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

Please provide comments (250 words max):

development on flood zones should not take place even with the use of suds

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):

I believe Ruishton ,Henlade and Thornfalcon are Villages and not settlements and when affordable housing was built in Henlade only one house out of the 26 was required for a local person .

There is also an issue with flooding and of course the a358 yes there is ta k of a bypass but there was also take for the last 30+years with rat running across all roads .

10. Wellbeing of our residents

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

Please provide comments (250 words max):

We see plans being approved with the Wellbeing of residents but once they are passed the developers apply to change and have them take out of the development so how can the council stop this from happening

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):

Better use of brownfield sites which there are lots in Taunton and Wellington

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

Please provide comments (250 words max):

Sadly the only way to improve AQ through Henlade is a Bypass as to East Reach taking out some of the traffic lights might help with traffic stop start .

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):