

Response ID ANON-8CC9-KDPJ-Z

Submitted to **Local Plan Issues and Options**

Submitted on **2020-01-29 16:53:54**

Your details

What is your name?

Forename:

Edwin

Surname:

Hughes

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?

Agree

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

Carbon neutrality is a vital aspiration. It's a shame it was not adopted sooner.

My house was built three years ago and solar panels were optional rather than being

included in the original spec. I think that all new developments should have housing with solar panels our similar energy generating tech included in the planning requirements.

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?

Allocate sites for specific renewable energy development

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

Please provide comments (250 words max):

Essential builders include energy saving and generating in their planning

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)?

Yes - Watchet and Williton should be seen as associated settlements

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?

Leave housing distribution the same

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

Distribution should depend on local services available in any area.

New developments should only be designated if appropriate services are included.

This does not seem to have been the case in the current development in Bathpool that I live on. Very few services seem to have been included in the planning.

The only shops built so far are still not occupied and with the current drop in retail shops it seems unlikely that they may ever be occupied.

A supermarket in the next phase to reduce traffic movements would seem to be a sensible thing to add to any planning that is finally signed off.

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

Please provide comments (250 words max):

There is a danger that Taunton town area could become over populated in relation to the services that are currently available to its residents.

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

Please provide comments (250 words max):

Good and regular Public transport is essential to reducing traffic flow into the town centre. Most buses stop at 7pm meaning car movements become the only way to get in and back home.

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):

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

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

Don't see why they should have any preferential treatment to anyone else to be honest. There are many people who are homeless who require accommodation.

Many young people who live at home who are unable to buy their own accommodation and are in urgent need of housing.

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):

There always seems to be a lack of any single story dwellings for disabled or older people in planning applications. This is an outrageous oversight and excludes those groups from being a part of what is meant to be a balanced community.

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

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

There should be sites provided for those who wish to engage in building their own low cost housing provided it meets with all current building standards and to include modular housing units such as those made from shipping containers.

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

Please provide comments (250 words max):

We would love to move into a bungalow but as stated before they never seem to be built anymore. There is a greater need these for them days but with lack of new development the stock is insufficient to meet the need.

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):

There is a significant need for growth in jobs in all areas not just higher value jobs.
There is a need to provide opportunities to children leaving school of all abilities.
Lower value jobs can be a starting point for many young people even if only a temporary step along a future career path.

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):

Flexibility is always the best policy

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

Please provide comments (250 words max):

Pop up businesses are probably a really important thing to support going forward.
Especially in relation to the ailing high street.

6. Infrastructure

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

IO - 5a - ranking - Affordable housing:

4

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

2

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

3

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):

I think developer contributions should cover all four points not one over another and they should be forced to ensure infrastructure is installed during the building process and not as in most cases after housing is completed. Not allowed to drag their feet with fines imposed for periods they don't comply.

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):

Providing a better and more regular public transport system.
Don't know why a tram or light railway was not included in the current Monkton Heathfield/Bathpool development.

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

Please provide comments (250 words max):

Any additional services that help encourage people not to use cars would be welcomed.
More and safer cycling paths would be the most obvious. A proper cycle path along the canal would be the most obvious.

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):

More green spaces recreational areas and less dense housing configurations.
Specific cycle and walking routes.
More mature trees instead of saplings.

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

Please provide comments (250 words max):

Provide areas that people find interesting and allow for more community integration.

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):

Flexibility and common sense should prevail.
More consultation with local residents in these areas would seem prudent.

10. Wellbeing of our residents

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

Please provide comments (250 words max):

Wellbeing of residents should always be at the top of any planning applications and subsequent approvals

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):

Car free developments only work if the people living there don't wish to travel anywhere else. Totally against taller buildings as they are often the cause of anti social problems increasing and suffer from a lack of community. Housing with fewer bedrooms is fine for people without children or small family. Seems there should still be a need for development within the town for the larger family.

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

Please provide comments (250 words max):

Regeneration sites should always be used in preference to non regeneration sites first.

12. Policies for our places: Wellington

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

Please provide comments (250 words max):

I don't live in Wellington but assume that they would benefit greatly from the train line being reinstated.

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):

Leave that to the people who live in those areas.
However would say they coastal communities I have visited would seem to be in need of radical and sensitive redevelopment.