

## Response ID ANON-8CC9-KD4S-D

Submitted to **Local Plan Issues and Options**

Submitted on **2020-01-30 14:56:17**

### Your details

**What is your name?**

**Forename:**

Dustyn

**Surname:**

Etherington

**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:**

Frameworkx

**Please choose one from the drop-down list:**

Business

**What is your (personal/organisational) address?**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[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):**

Society is not always about growth.

Sustainability is important.

Green energy locally made.

Affordable housing.

High paying jobs.

University town??

### 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):**

All social housing where possible should have green energy ways of heating or generating electricity.  
All public owned buildings should have the same as above.  
All new build should have all of the above....along with of course insulation.

**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):**

For the sake of 2 fields Watchet and Williton are practically the same area.

**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):**

Road infrastructure is easier to maintain and modify in bigger areas but at a cost to delays in local traffic.  
More houses means more traffic.

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

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

The council should invest in more retail commercial property in all areas. This, if managed properly without greed, will benefit diverse and independent traders with the added bonus of affordable housing upstairs in the property.

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

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

Do not give or allocate land to national house builders. Look to more local regional companies and also consider social housing as a major part of any plan.  
Local government pensions could be used to finance social housing.

**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):**

4000 on the waiting list?  
Clear the slate.

**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):**

All people in society should have access to 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):**

Homes for life.

**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, 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):**

All self build should be green.  
Should be an option for all who ask.

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

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

Again consider commercial retail property in town with accommodation above.  
Affordable rents for traders.  
Housing for those who need it.

## 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):**

Push Bridgwater and Taunton College College to become a university with perhaps a drive for future proof jobs.

**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):**

Nothing is forever, trends and needs change.

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

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

No.

## 6. Infrastructure

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

**IO - 5a - ranking - Affordable housing:**

1

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

2

**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):**

Affordable housing is a priority but constant growth isn't and shouldn't be a driver.

## 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):**

Better cycle routes along all major roads or rivers, properly paved and maintained.

Consider alternative public transport an example being alpine style gondola lift systems, low energy, low impact that can connect most communities to a central hub.

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

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

Free parking for all hybrid and electric vehicles for the short, medium term to encourage use.  
Covered cycle bike park.

**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):**

Introduce beavers upstream to help hold back water.  
Create new upland natural flooding areas for flood mitigation.  
Bigger green corridors for wildlife help navigate the built/urban environment.  
More road tunnels for wildlife.  
Stop persecution of badgers due to misinformation from farmers.

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

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

The levels flood. It always has. It will get worse with climate change.  
Rather than spends millions to mitigate this, adapt and learn to live with flooding by creating floating roads and homes as examples in Holland.

**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):**

Again adapt and be open to change.  
Yes there are beautiful villages but this should not be a reason not to add housing and or shops for the promotion of sustained, natural, growth

**10. Wellbeing of our residents**

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

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

There should be more covered play areas to provide all weather play.  
An example being the skate park could have a roof.  
In most parks there should be outdoor exercise equipment.  
Open up fields and natural flooding areas near the M5 to create lakes for recreational use.  
Cycling routes to be expanded with lit, paved paths NOT GRAVEL.

**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):**

The council should invest in commercial retail property in town with accommodation above to promote affordable trading and living.  
This would promote new, vibrant, retail business that are not pushed out or discouraged by high rents.  
It would lessen any new build.  
All residents of above retail premises should have access to affordable parking permits for town centre car parks.

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

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

Also look to change of use premises, would an old pub be better converted to flats?  
Could a small part of Firepool become a canal dock? For use of canal barge (narrowboat) living promoting greater use of the canal and river.

## 12. Policies for our places: Wellington

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

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

Look to Frome.

A monthly market.

Again council to buy commercial property in the town with accommodation above to promote affordable trading and living.

## 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):**

Create a better road link.

Promote use of the WSR with direct links to Taunton.

Cycle path along the railway away from the road creating a go to holiday cycle route between Minehead and Taunton.

Similar to Tarka Trail or Camel Trail.

Opens the way for business creation.