

Response ID ANON-8CC9-KD4Z-M

Submitted to **Local Plan Issues and Options**

Submitted on **2020-02-09 11:50:37**

Your details

What is your name?

Forename:

Ivor

Surname:

Mitchell

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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██████████████████
██████████

██████████
██████████

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 feel that there is an appropriate range of elements cited which, if put into place, would make the district a very much better place for its citizens.

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):

Q1b would need appropriately qualified experts to advise on the appropriateness of each approach.

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):

A tricky one. I can see both sides of this proposal and, ultimately I'd be rather flexible here by supporting the most obvious alternative and the one with most support from the residents.

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):

Given the alternatives above I'd favour the status quo as I feel that it is generally the right split.

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

Please provide comments (250 words max):

There seems to be a lot of new developments in and around Wellington. I am rather concerning at the pressures that these new housing developments will create re. the infrastructure such as roads, doctors' surgeries, need for recreation etc

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

Please provide comments (250 words max):

It seems self-evident to me that new housing developments will create more traffic thus putting more pressure on the environment.

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):

I see no need for an increase over the Government's figure but we must be flexible and be prepared to go for a higher figure if circumstances demand.

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

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

What would the proposed users wish to see?

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):

Presumably the current regulations have been formulated specifically to cope with such situations. We ignore these at our peril.

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

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

I'm not qualified to offer an opinion in this area.

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

Please provide comments (250 words max):

I am aware that this is a sensitive area and it will not be possible to satisfy all the interested parties.

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):

I don't feel qualified to offer an opinion here

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):

As before.

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

Please provide comments (250 words max):

No comment

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):

Within Strategic Infrastructure I would want to see more of an emphasis on the provision of sporting and recreation facilities alongside all the new housing developments. At present in Wellington, the provision is inadequate for our present needs.

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):

Many people are finally coming to realise that car ownership is an expensive and polluting luxury. I have never owned a car and I am 72! I realised many years ago that I could live life without one so it must be possible for others to do this as well. I make full use of my bus pass which is an excellent idea. I'd advise working closely with the CPRE who have done a lot of research into this and other relevant areas.

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

Please provide comments (250 words max):

See above

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):

We must continue to be vigilant in ensuring that current legislation, designed to protect these areas, is not flouted.

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

Please provide comments (250 words max):

See above

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):

Once again, I'm no expert on these areas but I'd advise consulting the CPRE for their expert knowledge and advice.

10. Wellbeing of our residents

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

Please provide comments (250 words max):

My comments regarding this area in regard to Wellington, are referred to elsewhere in this survey.

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):

Lets take the bill by the horns and develop a range of housing specifically for non-car owners. By so doing it would be assumed that such residents would need to show that they were employed locally and within the network of local transport. They may be young people or older people who have no need for car ownership, like myself.

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

Please provide comments (250 words max):

See above

12. Policies for our places: Wellington

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

Please provide comments (250 words max):

With all the new housing estates of the last 20 plus years, and still continuing, there is a desperate need to expand the facilities for sport and recreation of the population. Current provision is inadequate and will get worse especially as land gets taken for other purposes. Wellington Sports Federation has been active in trying to find suitable land to develop as a sports hub but this is bound to be very expensive. The town needs something similar to those in Street or Ilminster to encourage healthy and purposive sports and activities as well as, hopefully, cutting crime from those with nothing better to do.

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):

I do not feel qualified to comment on this as I do not live there.