

Response ID ANON-8CC9-KDQW-E

Submitted to **Local Plan Issues and Options**

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Your details

What is your name?

Forename:

Mark

Surname:

Wood

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

Organisation

If individual, please tell us what type:

Name of organisation:

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Please choose one from the drop-down list:

Business

What is your (personal/organisational) address?

[REDACTED]
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[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):

2. Carbon neutrality

Question 1a: Should we aim to require that all new development 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?

Slightly more time (e.g. by 2030)

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):

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):

Section of I&O Document Paragraph/Question Response

5.2.1: The settlement tiers Objective 2: To enhance the role of Taunton town centre in the sub-region and to strengthen the function, vitality and self-containment of all our towns.

Q2a and 2b. This objective is supported in principle.

Setting a hierarchy of settlements is supported. However, in respect of Watchet and Williton, the close proximity of the two towns requires a holistic approach to determining future housing, retail and employment uses.

We recommend given their inter-dependency and close proximity that a new Tier is introduced below Minehead/Alcombe which contains a new definition of:

'Large Rural Centre: Watchet/Williton'

The existing Tier 4 'Rural Centres' would be reclassified as 'Small Rural Centres' to include Bishop's Lydeard and Wiveliscombe

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):

See above

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):

5.2.2: The distribution of housing Option 2c The NPPF seeks to ensure that the vitality of rural areas is fully recognised within development plans. Unless there is any indication that the current Local Plan Strategies are deficient than Option B should remain the preferred strategy.

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

Please provide comments (250 words max):

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

Please provide comments (250 words max):

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):

5.4.1: Setting a strategic economic growth target Options 4a and 4b Setting strategic growth targets is supported. However, any policies which support the re-use of existing and allocated employment sites, should be carefully drafted to avoid speculative alternative uses from coming forward. Since the plan will cover a 20-year period which may well involve a series of currently unforeseen economic cycles, it should be sufficiently robust to ensure that a range and quantum of sites are available to meet predicted needs. This would justify introducing a high flexibility buffer.

Sites should be allocated to meet the need for future town centre uses.

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):

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

Please provide comments (250 words max):

5.4.3: Improving the vitality of our town centres Options 4c/6, 4c/7 and 4c/8 A 'town centre first' approach to new retail development in order to support the vitality of existing centres is supported.

A mix of uses particularly on the upper floors of units within town centres is supported together with identifying primary shopping areas and shopping frontages. Town centre boundaries should also be clearly defined.

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):

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):

5.12: The coastal strip 12a/1 & 12a/2 New employment sites and job generating activities should be identified and supported along with increasing tourism in Watchet and Williton in particular.