

Response ID ANON-8CC9-KDSP-9

Submitted to **Local Plan Issues and Options**

Submitted on **2020-03-13 17:08:52**

Your details

What is your name?

Forename:

John

Surname:

Read

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?

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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):

It is hard to disagree with the objectives but it is how they are delivered which is important. They must be applied in a positive manner to encourage growth across the area.

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?

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?

Not Answered

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

Please provide comments (250 words max):

Allocation of specific sites for renewable energy development will not be successful as it will inevitably be allocated in the wrong place.

It is preferable to integrate a score based policy whereby development which is zero carbon may be granted permission more readily than less carbon friendly development. It is therefore preferable to adopt a carrot based approach.

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):

As the economy changes the settlement tiers will be less important. It is preferable to support development across all settlements according to size, location and function.

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)?

Not Answered

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?

Not Answered

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

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

Please provide comments (250 words max):

If housing is concentrated around Taunton and the larger settlements then it will be difficult for the LA to deliver housing numbers particularly 10% on sites of no more than 1 hectare in accordance with the NPPF.

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

Please provide comments (250 words max):

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):

NPPF para 68 states: "Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;..."

Only if sufficient flexibility is allowed within the Local Plan and or sufficient sites are allocated is there even the remotest possibility of a sufficient number of dwellings being built.

Sufficient delivery of employment opportunities should accompany but not be linked to housing in order to deliver growth.

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):

There are legal and practical problems with including pitches within housing allocations as has been identified through local plans in other authority areas.

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?

Do not require specific measures for adaptable, accessible and wheelchair homes.

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

The Local Plan should allow a soft touch approach with market dynamics permitted to deliver what is needed in terms of housing need.

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

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

Self build plots should have a lower threshold of requirement to secure delivery. The market must be allowed to deliver the most appropriate housing in the most appropriate location.

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

Please provide comments (250 words max):

As per my comment above, the Local Plan should either allow sufficient flexibility to permit greater delivery of housing across the Local Authority area or allocate a significantly greater number of site than may be perceived to be required. There are inevitably problems with delivery of some sites and applying a more permissive approach will increase the likelihood of delivery of economic growth, infrastructure, planning obligations.

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):

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):

Employment land/uses will remain where it is reasonably required for employment, adopting a flexible market based policy will foster economic growth. This must however be coupled with sufficient encouragement of development of new employment and sufficient allocation of residential land.

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

Please provide comments (250 words max):

6. Infrastructure

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

IO - 5a - ranking - Affordable housing:

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

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

IO - 5a - ranking - Strategic Infrastructure (schools, transport, community facilities):

Question 5b: Do you have any comments on these policy approaches?

Please provide comments (250 words max):

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):

Delivery of appropriate infrastructure through development, particularly green links.

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

Please provide comments (250 words max):

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):

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

Please provide comments (250 words max):

11. Policies for our places: Taunton

Question 10a: How do you think we could introduce more housing into Taunton Town centre?

Positively encouraging taller buildings (subject to impact upon the skyline); or

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

The market should be permitted to deliver housing to suit demand.

Forcing development to go car free does not work as has been realised by other local authority areas who have attempted such a policy, new schemes should be permitted the flexibility to deliver parking to their own requirements.

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

Please provide comments (250 words max):