

Response ID ANON-8CC9-KDPY-F

Submitted to **Local Plan Issues and Options**

Submitted on **2020-01-27 00:00:05**

Your details

What is your name?

Forename:

Josh

Surname:

Wederkop

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?

Disagree

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

The objectives are admirable but are drawn with an incredibly broad brush. In principle I DO agree with them but they should be more focused and should include:

(Obj 3) the building of council housing,

(Obj 6) the development of a safe walking & cycling network linking all communities

(Obj 7) massive development of community renewable energy systems and community food production

In my opinion.

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):

There's no time to waste.

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):

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

Please provide comments (250 words max):

This is tough.

Where is the work going to be over the next fifty years?

Is public transport going to be effective?

I don't know and so my comments are invalid.

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

Please provide comments (250 words max):

None.

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):

Your explanation states that this should be enough. What proportion of these will be high quality council homes, urban flats or starter homes?

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

Require a proportion of development sites to provide an area for residential Traveller pitches; and/or

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

I ticked this because it seems most reasonable.

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):

Proportional inclusivity should cater for all.

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):

We need a variety of solutions to our future problems.

Break the stranglehold of the brick barons, the majority of whom who only have an interest in maintaining the status quo.

Encourage diversity, innovation and community through encouraging and engaging the populous.

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

Please provide comments (250 words max):

Please give us the opportunity to go beyond consultation and to actually take an active, driven, positive role in the country of our children.

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):

A brave council will actively look to play to our district's strengths.

West Country a geography & climate suited to pasture - encourage small farm, low carbon meat production (more rural jobs). Allow planning permission for high intensity low carbon urban and suburban vegetable, fruit & fish farming, including hydroponics, polytunnels and warehouse cropping (more urban jobs).

Fire pool is ideally placed for brownfield food farms; could it grow enough salad for the whole town? Could it be used at a showcase for innovative future building solutions?

Attract smaller building companies - timber frame, log cabin, prefab, modular, passive... give council owned land to innovative developers to build self sufficient minicommunities on - at what an opportunity to make Taunton the centre of the future! Jobs jobs 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):

Specific criteria = Zero Carbon

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

Please provide comments (250 words max):

We are losing money, jobs and skills to Bridgwater thanks to that town's welcoming of big employers and of Hinkley.

Taunton is placed at the gateway to the West and it has a lot going for it, that is currently being squandered. Time to be brave.

Eek!

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):

"Home Truths" by Liam Halligan is an excellent read (with an excellent summary at the end!) and I believe Devon is at the forefront of wresting back control from developers.

In my opinion, council land should be used as a lever to produce more council housing and more affordable homes. These should be passive houses, requiring no fossil fuels to heat them. The cost of the land itself is a barrier to producing high quality, zero carbon homes. Lower the land cost and you're onto a winner.

Lead the way.

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):

Turn town centre car parks into green spaces, starter flats and multi use sports areas. Ban cars from the town centres. Improve and encourage the park and ride system, including bike hire schemes so people can park and then choose between riding a bike or bus.

Finance this through the selling of the car park land.

Develop beautiful and pleasant ways to walk and cycle into towns from rural areas - the old Wellington-Taunton canal route would be perfect, as would the West Somerset Railway line route.

Pay providers per passenger journey - check out the FAXI APP. Incentivise community minibus services with a view to rebuilding the public transport network.

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

Please provide comments (250 words max):

Great!

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):

No ancient trees, specifically highly biodiverse ones like oaks, to be felled or to be built within 30m of. It's a challenge to developers.

Fencing to have wildlife highways built in, allowing garden to garden flow.

Safe wildlife corridors to be maintained and improved across and between developments.

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

Please provide comments (250 words max):

All well and good, but does any of this have teeth?

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):

I think that rural communities will be open to developments that bring work, social interaction and benefit to the people as a whole. It is opportunistic house building that most offends me.

Need more detail on the criteria based policy.

10. Wellbeing of our residents

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

Please provide comments (250 words max):

Interesting last point on the Taunton skyline!

Wide, well maintained cycling and walking routes please.

Build warden and non warden blocks of flats in the town centre (on the current car park sites perhaps) with on site or nearby multi use sports facilities, green spaces and shared vegetable gardens/greenhouses.

Provide battery powered bikes on monthly rents. My dad has a battery powered trike. I'm sure four wheelers are available. All these provide exercise and mobility to our older populace.

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):

All three!

I wish I'd known this question was coming. Please refer to my previous comments regarding making the town centre car free, developing the car parks into flats, green spaces and multi use sports areas.

So glad that you're working towards this. Brilliant! We could have a really vibrant town centre again if we remove the cars and add residents who stay beyond 5:30!

Develop Tiverton - Bridgwater canal into one linked cycling and walking route. That would be a route of national interest and a beautiful journey.

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

Please provide comments (250 words max):

Great.

12. Policies for our places: Wellington

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

Please provide comments (250 words max):

Wellington-Taunton canal route.

It's a thirty minute cycle between Wellington and Taunton for commuters; longer if you're on a leisure trip between pubs, cafes and play areas! There are some incredible heritage spots along the route, including one of only two surviving canal lifts in the country so this could be an amazing tourist trail too.

Build a walking/cycle track from town, along the stream and down to Tonedale. There's such an opportunity for development and restoration down there.

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 haven't put much thought into this. Sorry. I will do now.

Thank you for producing this consultation.