

Response ID ANON-8CC9-KDSZ-K

Submitted to **Local Plan Issues and Options**

Submitted on **2020-03-12 12:56:47**

Your details

What is your name?

Forename:

Kevin

Surname:

Ley

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):

In particular objectives 2 and 7

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):

Encourage the use of air/ground/water heat pumps to run in parallel with existing boilers.

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)?

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):

Increase housing in Taunton and Wellington and reduce in Rural centres and Villages to protect the essence of our beautiful rural landscapes and small villages.

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

Please provide comments (250 words max):

Taunton, Wellington, Watchet, and Williston should take a higher proportion of new housing which would be closer to centres of employment.

There should be no development East of the M5 or Taunton would become a sprawl with the motorway running through it. Development to the east of the M5 would essentially be dormitory housing with increased travel requirements and the potential to spoil our small villages and rural landscape.

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 the Government's minimum figure of 702 dwellings per year

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

It is likely that the figure of 702 dwellings pa would not be supported by economic growth and infrastructure improvements so this figure should be treated as an absolute maximum unless proved otherwise. The type dwellings built must be where the need is greatest - affordable homes to buy or rent requiring a minimum of travel to work and amenities.

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

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

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):

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

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

Question 3e: 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?

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?

Not Answered

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):

6. Infrastructure

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

IO - 5a - ranking - Affordable housing:

2

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):

3

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):

Building closer to amenities.

Car free zones

Park and ride

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):

No building outside village boundaries.

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

Please provide comments (250 words max):

The valley landscapes between the hills should also qualify as AONB or have some equivalent status of protection.

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):

The village settlements boundaries are essential especially to the villages close to the M5 on the eastern side. They should be protected at all costs to preserve

the essence of the Somerset countryside.

There should be no development to the east of the M5 for it would become a soulless dormitory for Taunton, requiring great infrastructure investment. Instead development should be focused on Taunton town centre with the emphasis on brownfield sites and great resistance to the cheaper and more 'developer attractive' greenfield sites.

10. Wellbeing of our residents

Question 9a: 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?

Requiring a housing mix skewed towards dwellings with fewer bedrooms; or

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

A mix of all three of the above options could provide a policy skewed towards providing more housing units where they are required i.e. suited to renters, first time buyers and the downsizing elderly.

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):

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):