Response ID ANON-8CC9-KDQR-9

Submitted to **Local Plan Issues and Options**
Submitted on **2020-02-15 18:07:12**

Your details

What is your name?

Forename:
David

Surname:
Faulkner

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

Organisation

If individual, please tell us what type:

Name of organisation:
Langford Budville Parish Council

Please choose one from the drop-down list:
Parish Council

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?

Disagree

Please provide reasons for your answers (200 words max):
Agree mainly however the plan misses out improving long overdue infrastructure issues for existing communities with the focus on new developments. Let's make sure existing towns and villages are served well before planning for new developments.

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):
Climate change is an immediate issues so we need all businesses, homes & individuals to be encouraged to install on-building Solar PV to all suitable buildings, in preference to land use.

Plan & installing battery storage or other options such as hydrogen generation did not appear in this section & should be addressed. It would be an investment & fund generation opportunity for the council.

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):
No changes required

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):
No they need to retain their separate identities.

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 suggestedbelow?

Increase housing in Taunton and Wellington; and reduce in Minehead and Rural Centres

Please provide reasons for your answers (200 words max):
To reduce travelling & improve strain on the local infrastructures in the rural areas.

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

Please provide comments (250 words max):
Sustainable development needs to be where the infrastructure is available mainly Taunton, some in Wellington with much less in the villages.

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

Please provide comments (250 words max):
Fully support these additional policy approaches.

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):
There is an adequate supply of housing in the SW&T area.

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

Allocate sites specifically for pitches.

Please provide reasons for your answers (200 words max):
By allocation, suitable sites can be identified

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):
With a higher than average proportion of people with long-term health problems or disabilities there is a need for housing which is suitable that has high access bility standards. It is better to build to this standard than retro-fit however this policy will restrict people to live in the specified properties.

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, 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):
This may help deliver suitable affordable housing but in the self-build format where the builders would like it rather than being restricted to specific plots.

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

Please provide comments (250 words max):
Would like to see affordable housing required for plots of 5 or more rather than 10 or more to deliver enough suitable housing.

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):
To encourage & facilitate prosperity above the SW ambitions for the specific areas.

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 flex ble policy allowing for the loss of any existing/ proposed employment site subject to specific criteria

Please provide reasons for your answers (200 words max):
To allow suitable sites to changed & be developed to suit market conditions.

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

Please provide comments (250 words max):
The economy has many factors that influence it so a flex ble approach is required to meet the changing requirements.

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:
4

IO - 5a - ranking - Accessible, Adaptable and Wheelchair Accessible homes:
3

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):
With climate change being a significant issue it is more important to plan & implement sustainable environmental protection measures.

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):
Provision of safe cycle ways/pathways into Wellington, adequate & reliable regular public transport even late in the evenings. A railway station for Wellington that links up with the public transport with cycle storage provided.

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

Please provide comments (250 words max):
Need to provide adequate cycle-ways & paths for villages near to the towns to encourage the policy. Restoring some of the lost public transport will help deliver the policy & serve the outlying communities.

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):
Protection of trees & hedgerows to be enhanced. A positive planting policy for any developments & refusal to allow destruction of habitats.

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

Please provide comments (250 words max):
No further comments

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):
Positive approaches

10. Wellbeing of our residents

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

Please provide comments (250 words max):
Policy approaches need to be delivered providing adequate safe-guards. The infrastructure plays a significant part in assisting the aims through the provision of safe cycle paths & walkways in to the rural areas around Wellington.

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):
Of the options above this is the only one that could deliver more housing into the centre. There are other options such as permitting change of use from retail to housing off the main streets or even some of the main streets. This could reduce the number of empty properties whilst delivering more housing.

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

Please provide comments (250 words max):
This looks a positive way forward.

12. Policies for our places: Wellington

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

Please provide comments (250 words max):
Fully support the policies but needs to include infrastructure items l ke the Northern relief road to service Relyon & Lowmoor to reduce the HGV's that travel through the town, the Railway station is a must & the rewording to regeneration of the Tone Mill & Tone works should be in the policies .

These together with cycle paths & wa k ways from the outer villages will encourage the general public to stay & shop in Wellington.

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):
Support the approach.