

Response ID ANON-8CC9-KD4M-7

Submitted to **Local Plan Issues and Options**

Submitted on **2020-02-27 13:45:48**

Your details

What is your name?

Forename:

Michael

Surname:

Coomber

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?

██████████
████████████████████

1. Overview and objectives

Do you agree that these are the right Objectives for the Local Plan?

Not Answered

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

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?

Not Answered

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?

Not Answered

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):

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):

Continuing to build in areas already with the majority of housing results in all of the infrastructure focussed on those areas. A better way would be to spread developments across villages with small developments and ensure that the appropriate infrastructure is in place i.e. public transport, communications, schools etc.

This would ensure that everywhere benefits from investment not just the existing major towns.

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?

Not Answered

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

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?

Not Answered

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

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

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

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

The housing market is dominated and restricted by builders buying up land. This does not help self build which needs encouraging. There needs to be sites provided for several self build houses together so that the individual builders can help each other. This requires land to be made available at sensible cost not providing profits to developers.

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

Please provide comments (250 words max):

'Affordable' needs to be better defined. Must reflect on multiples of earnings not based upon prices of houses as sold by developers who are making enormous profits and seem to be building low quality homes.

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):

The use of small sites which have facilities for small businesses spread out across the region would be best to ensure the viability of our villages and support services.

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):

Whatever policy its about time that infrastructure was installed before housing.

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):

Reduce the need to travel so far by developing small business sites in villages where small housing developments take place. Beyond that public transport needs to be more flexible in its routes so that people can be picked up when and where they want. Its all very well saying that walking and cycling should be encouraged but there are a lot of people who can't or won't walk or cycle very far.

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):

Increase protection for woodland, heathland and ancient forests.

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

Please provide comments (250 words max):

9. Thriving coastal and rural communities

Question 8a: How should we manage development in rural areas? Should we:

Have settlement boundaries across the District; or

Question 8b: Do you have any comments on these policy approaches?

Please provide comments (250 words max):

Failing to identify boundaries will lead to development becoming led by developers with little recourse for local villages etc to refer to if they have reason to object. This could result in fairly randomised developments of all types with little logic. We have seen in the past that where resources are difficult in councils there has been little ability of them to defend their position.

10. Wellbeing of our residents

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

Please provide comments (250 words max):

Think about the ageing population who will only walk relatively short distances and will not cycle. Some countries seem to hold local group exercises such as Tai Chi sponsored by local government.

11. Policies for our places: Taunton

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

Not Answered

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

Focus shops and entertainment in a specific part of town and use the rest for housing.

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

Please provide comments (250 words max):

Keep Taunton defined by the M5. Is there really the need to keep on building estates with all look alike housing. Can't we have some architectural imagination used? Think about roads and don't route traffic all round the houses such as has been done in and around Monkton Heathfield.

12. Policies for our places: Wellington

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

Please provide comments (250 words max):

Preserve Wellingtons character.

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):