

## Response ID ANON-8CC9-KDPB-R

Submitted to **Local Plan Issues and Options**

Submitted on **2020-02-10 20:36:17**

### Your details

**What is your name?**

**Forename:**

Michael

**Surname:**

Davis

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

Individual

**If individual, please tell us what type:**

**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):**

Tackling obesity and lack of daily movement should be a specific part of development and town planning.

### 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?**

Identify suitable areas through criteria based policies

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

**Please provide comments (250 words max):**

All new builds with the correct facing roof should have panels. The Council should be working with pension funds to invest with energy companies in a scheme where they pay for the technology, the homeowner get subsidised power, the developers costs are paid and the pension provider gets a long term return on investment. Or encourage Government to set up such a scheme.

### 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):**

I would also add that where there are old buildings not used, such as barns that it is easier for owners to develop them with extensions of a certain size which is not mandated under section Q development.

**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?**

Not Answered

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

Life is not that simple, some villages can take a few more, whereas others cannot. From proximity to the major centres, to road structure.

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

**Please provide comments (250 words max):**

Development should be based on what the world will be like in 25 years time. We know that by then carbon free travel by roads will have happened, more companies will allow home / networked working. We know such approaches will allow people to live further away from the centre of their work and that the 4 day working week will be more common in a knowledge based economy. Robotics will allow assisted living at home for longer for the older generation, as will autonomous vehicles. People will start to want to move out of urban areas and experience the countryside, as everything else through 3D and the cinema in your home gives people all the non real world time they want. The Council need to think through hyper connectivity and clean travel and plan rural space for the future as well as towns for now.

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

**Please provide comments (250 words max):**

2b1 - reducing travel is not important when travel is not polluting. If I take Halse where I live, the village like so many is stagnating and the vibrancy of the community is dying as the average age goes up every year. For example as Village Hall Chairman I have resigned three times only to continue as no one else volunteers due to age profile! We need younger people in to the village and therefore some development, most smaller villages are the same.

#### **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):**

More housing drives down prices, helping more people get on the ladder, owning or renting. If more land can be found for business to develop we can attract more people to the town for jobs, which in turn helps the town centre.

**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):**

No one wants to live near travellers for a number of reasons which are well known. The priority must be given to local residents to be able to live safely and without worry. Perhaps councillors would allocate them to sites next to where they live only?

**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:**

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

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

Self build does not just mean affordable.

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

**Please provide comments (250 words max):**

3e/5 - again using Halse as an example. Several older residents would free up larger houses if they could move to bungalows or smaller houses in the village which could cater for stair lifts etc. It seems self evident that if you want to have younger families in villages these larger houses need to be freed up. rural exception sites should include a provision for small developments of such houses to be allowed and sold to local residents of the village or nearby villages, thus helping to stop the death of village activities etc,

## 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?**

Align with the Heart of the South West growth ambitions (deliver a shift towards a significant increase in overall job numbers including higher value jobs)

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

Why would you want to limit job growth to the knowledge based economy without encouraging growth in other skilled and non skilled 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):**

Brownfield developments of employment sites that are now in the middle of residential areas would be one example. Another would be where the business needs to move in order to embrace technology and / or survive. Rigidity only causes issues, judge each on their merits.

**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:**

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):**

The question is a bit daft as the answer is a balance of all these things, but all new builds should be environmentally friendly!

## 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):**

This section did not download, but;

Build cycle ways in from villages such as Bishops Lydeard which connect to Town cycleways that an average 12 year old can ride safely.

For buses I would consider minibus routes for rural areas to save costs. Use technology to connect people with booking slots on minibuses and giving timed updates.

Promote shared ride apps .

**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):**

Nothing to add.

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

**Please provide comments (250 words max):**

Nothing to add.

## **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):**

## **10. Wellbeing of our residents**

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

**Please provide comments (250 words max):**

Section would not download.

Wellbeing for elderly and disabled means being able to access town centers, please ensure that Taxis can deliver customers in to the heart of Taunton so that those with difficulties moving can still go the Bank , shops etc.

## **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):**

Work with Co Cars and other shared use car companies and e-bike providers so as to change the "need" for everyone to own their own car. On average 50% of a cars carbon footprint is made when the car is built. Make parking restricted on roads and aggressively encourage Co Cars et al to come to Taunton.

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

**Please provide comments (250 words max):**

All sensible

## **12. Policies for our places: Wellington**

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

**Please provide comments (250 words max):**

Sensible policies.

## **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):**