

Response ID ANON-8CC9-KDDQ-U

Submitted to **Local Plan Issues and Options**

Submitted on **2020-03-01 11:58:28**

Your details

What is your name?

Forename:

M ke

Surname:

Marshall

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?

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

What is your email address?

[REDACTED]
[REDACTED]

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):

However there is an imperative need to add an Objective specifically to protect communities from flooding especially that which may well be caused by new development.

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?

A combination of both of the above

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

Please provide comments (250 words max):

Question 1a - As the Government is still in consultation as to whether proposals to increase the energy efficiency requirements to future-proof homes with low carbon heating and world-leading levels of energy efficiency to be introduced by 2025 SW&T should set a date after this.

Question 1b - To be successful need to identify broad areas, specific sites will slow down progress.

Question 1c - Ref 1c/3 as well as encouraging sustainable retrofits would need to offer financial inducement

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):

Agree with Ruishton and Henlade being positioned in Tier 6 and Thornfalcon in Tier 7, the confirmation of their village status in the Local Plan is reflected in the work being undertaken in their Neighbourhood Plan.

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 be kept as separate entities, there is not the infrastructure to support a new, larger conurbation in the area.

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):

Regardless of housing distribution infrastructure must be planned and deliverable before areas for development are agreed.

Existing villages especially those adjoining Taunton must be protected from development that is not in line with the village's natural requirements and needs and their individual identities must be recognised and protected. Ruishton & Thornfalcon Parish Council are in the final stages of drawing up a Neighbourhood Plan that reflects this.

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

Please provide comments (250 words max):

Ref - 2b/1 – mix of use is admirable but checks must be in place to ensure that changes of use from employment land to housing can be resisted effectively.

Ref - 2b/3 Support higher densities in town centres and on public transport routes but as public transport is in the hands of private enterprise this aim will be impossible to control.

Ref - 2b/4 must also respect Neighbourhood Plans that have not allocated small sites.

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

Please provide comments (250 words max):

The current level of development (995 per year) has shown that the necessary infrastructure needed to support it cannot be delivered or guaranteed. I see no reason whatsoever of exceeding the Government's minimum figure of 702 dwellings per year.

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):

The current level of development (995 per year) has shown that the necessary infrastructure needed to support it cannot be delivered or guaranteed. I see no reason whatsoever of exceeding the Government's minimum figure of 702 dwellings per year.

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

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

None of the suggested actions will provide a solution as Gypsies and Travellers do not wish to be on a controlled site. The allocating of sites will have a detrimental effect on communities and lead to conflict. Much better to spend monies working with and understanding the actual needs rather than the perceived needs of the travelling community.

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):

The South West has an ageing population and measures must be put in place to make it easier for them to stay in their own homes should they so wish.

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

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

Prefer to see A positive encouragement policy, including for community-led projects, and leave the housing market to deliver plots as and when demand arises. Do not favour self-build plots on Rural Exceptions as do not believe they will be kept to affordable housing only.

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

Please provide comments (250 words max):

Agree with the additional policy approaches

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):

The way forward seems to be to encourage higher value jobs within existing overall job numbers which will help control housing numbers and protect the existing infrastructure. Would not wish to see alignment with the Heart of the South West growth ambitions (to deliver a shift towards a significant increase in overall job numbers including higher value jobs) which given the population mix and infrastructure would not benefit the existing communities.

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?

Retain all existing and currently allocated employment sites; or

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

The existing sites were included in the existing Plan to support large scale housing development and minimise travel to work, change of use from employment use to housing can only be seen as failing the Local Plan.

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

Please provide comments (250 words max):

Agree with these additional policy approaches

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:

4

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

3

IO - 5a - ranking - Strategic Infrastructure (schools, transport, community facilities):

1

Question 5b: Do you have any comments on these policy approaches?

Please provide comments (250 words max):

Question 5a - Do not think that there should be an "either or" when it come to affordable housing, the policy should prioritise more affordable housing as well as higher design and infrastructure requirements.

Strategic Infrastructure (School place provision; bus services, walking and cycling; community and sports facilities) is the most important of the options listed.

Question 5b - No comment at this stage

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 an affordable and reliable public transport system plus safe cycle and walking routes. In the absence of a truly public owned bus service routes to all villages in the District to receive subsidies to make them viable to the Bus Companies.

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

Please provide comments (250 words max):

Agree with these policy approaches

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):

Wildlife corridors and planting of native species.

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

Please provide comments (250 words max):

Support policies 7b/1 to 7b/12 and strongly support policies 7b/7 and 7b/8 that seek to reduce flood risk and to Focus development away from the areas at most risk of flooding. Ensure that flood risk is not exacerbated from increased surface water flows.

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):

Question 8a - Keep settlement boundaries, especially important for those settlements close to Taunton. Noted that Ruishton, Henlade and Thornfalcon have been mis-designated as higher order settlements when in fact they are designated Tier 6 and Tier 7 settlements

Question 8b - No Comment

10. Wellbeing of our residents

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

Please provide comments (250 words max):

Agree with policy approaches

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):

Would not like to see taller buildings in Taunton and vastly improved bus service and cycleways would need to be put in place before any car-free developments are proposed. More housing can only be introduced into the town centre if supported by improved employment opportunities.

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

Please provide comments (250 words max):

No comment

12. Policies for our places: Wellington

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

Please provide comments (250 words max):

No Comment

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):

No comment