

Response ID ANON-8CC9-KDDX-2

Submitted to **Local Plan Issues and Options**

Submitted on **2020-02-27 17:16:19**

Your details

What is your name?

Forename:

Peter

Surname:

Payne

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):

These are the right outline objectives but most of the questions seem to be loaded towards a pre determined answer.

More detail is required to give a fully constructive comment.

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?

Allocate sites for specific renewable energy development

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

Please provide comments (250 words max):

Zero carbon target should be realistic, may need longer than 2025 but must be no later than 2030.

Solar panels should be fitted to all new build and retro fitting encouraged. Loss of agricultural land for solar farms is not acceptable.

What is de-centralised renewable energy (1c/3)?

Encourage small scale hydro electric schemes.

New build homes should have adequate space allocated for waste and recycling bins.

3. Sustainable locations

Question 2a: Do you agree with the tiers that identifies Taunton followed by 6 tiers covering the other settlements?

No

If not, what changes would you make and why? (200 words max):

Agree with first 6 tiers but not tier 7 if this means small communities such as very small hamlets and farmsteads with only a few house which have no facilities

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):

Watchet and Williton, although close on a map, are very different communities. The landscape, lack of public transport and only minor roads between the two communities means they operate as separate entities. Planning to put different things in one or the other community will make it difficult for residents of both Watchet and Williton and increase car usage

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?

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

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

Lack of infrastructure including a poor road network in the former West Somerset area, There are better employment opportunities in the M5 "corridor" as well and better public transport and highways

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

Please provide comments (250 words max):

Point iv) Watchet and Williton look towards Minehead rather than Bridgwater and Taunton. There is poor public transport to Taunton finishing early in the evening and a sparse service a weekend, the service to Bridgwater is much worse. More housing any of the Former West Somerset area will lead to increase car usage on the A36 and A358 both poor roads that are frequently closed by accidents or as recently flooding meaning that Williton has been cut off from Bridgwater and Taunton.

Point vi) Developments should be built where there is the ability to deliver them and there is a need for it.

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

Please provide comments (250 words max):

I broadly agree with these 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):

The housing requirement should be at the Government's minimum

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):

Sites should be provided to meet proven need in places suitable for the needs of the intended users

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):

A proportion of homes should be built so that they can become "forever" homes and be adaptable should the occupier become infirm and need wheel chairs etc.

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

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):

Developers should be encouraged to provide self build plots, but not required to as there may be areas of a development that is not built which then becomes an eyesore.

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

Please provide comments (250 words max):

3e/1 should be 5 homes as developers sometimes build a new site with 9 homes to get around this rule, but the requirement to provide affordable housing should only be made if there is a proven need. This is more important in villages where developments are often smaller.

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):

There should be a wide range of jobs over the full spectrum of value scales to reflect the diversity of our residents.

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):

If the population is set to expand there should be no reduction in the number of potential sites for their employment.

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

Please provide comments (250 words max):

Broadly support these policies. There needs to be better use of units /flats above shops, either for homes or sites of start up businesses

6. Infrastructure

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

IO - 5a - ranking - Affordable housing:

4

IO - 5a - ranking - Designing for the Climate Change Emergency:

2

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):

Broadly agree with these policies. Developer "levies" should be used on infrastructure not on lifestyle projects such as playgrounds which probably won't be used.

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):

A much improved bus service that is frequent and has the capacity to take more passengers. The 28 bus is often full very early on its journey which means people have to use their cars if they need to get to work by a certain time. Park and ride in coastal towns to take traffic off the A39 and A358. Encourage use of Park and Share schemes.

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

Please provide comments (250 words max):

Agree with these policies

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):

Developers to provide diverse variety of trees, and hedgerows as well as wildflower meadows. Provision of green corridors particularly on edge of settlement developments so wildlife can move through the development from one side to the other.

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

Please provide comments (250 words max):

Agree with these policies but there is no reference to coastal erosion which along the coast from Blue Anchor eastwards towards Hinkley is a major concern.

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):

Policies 8/b4 & 5 and contradict each other.

Boundaries need to be used so it is clear where development is acceptable and prevent piecemeal development without consideration of infrastructure.

10. Wellbeing of our residents

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

Please provide comments (250 words max):

Safe walking and cycling route should be encouraged.

Why should just Taunton's skyline be protected. Development in any area should not be to the detriment of any environment or skyline.

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):

We should be developing brownfield sites in town centres where 4 or 5 floor buildings will not be out of place

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

Please provide comments (250 words max):

Broadly agree

12. Policies for our places: Wellington

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

Please provide comments (250 words max):

Agree

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):

Agree but need more details.

Provision of a Park and Ride and a circular bus route to encourage walkers into the Quantocks and to Exmoor.

Coastal erosion is a major issue along this stretch of the coastline and is already having an impact on the highways and may impact the West Somerset Railway. the main tourist attraction in the area