

## Response ID ANON-8CC9-KD8N-C

Submitted to **Local Plan Issues and Options**

Submitted on **2020-03-14 12:06:43**

### Your details

**What is your name?**

**Forename:**

Richard

**Surname:**

Deverell

**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?**

██████████  
██  
  
██████████  
██████████

**What is your email address?**

██████████  
██

### 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):**

A good balance of objectives that will support people and the environment

### 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?**

Identify suitable areas through criteria based policies

**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?**

Yes

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)?**

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?**

Leave housing distribution the same

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

This will enable people who have links with smaller villages and settlements to remain living in their local communities.

**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):**

I would argue that Bishops Lydeard should be re-classified from a Major Rural Centre to a Minor Rural Centre on a par with Milverton and Cofford St Luke. The centre of Bishops Lydeard around the store, co-op store, church and newsagents is regularly chronically crowded with cars - there is no give. Compared to Wiveliscombe which clearly acts as a major rural centre, Bishops Lydeard has far fewer facilities and services.

#### **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):**

**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):**

**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:**

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):**

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

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

#### **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):**

**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?**

Allow the loss of specific sites for alternative uses – with a high flexibility buffer (i.e. fewer sites lost); or

**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):**

## **6. Infrastructure**

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

**IO - 5a - ranking - Affordable housing:**

1

**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):**

4

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

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

## **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):**

Bus services that run at the end of the evening rather than terminating mid evening.  
A dedicated cycle route between Bishops Lydeard and Taunton.

**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):**

I would refer you to an article that appeared in the RSPB magazine of summer 2018 titled 'Neighbourhoods for Nature'. It describes how Barratt Developments in partnership with the RSPB was incorporating wildlife friendly features, such as bat friendly street lighting and plastic built in swift boxes. I am sure that RSPB/Barratt Developments would be pleased to share information.

**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):**

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

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

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

A dedicated cycling route between Taunton and Bishops Lydeard would feed into a positive approach to health and wellbeing.

## **11. Policies for our places: Taunton**

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

Requiring a housing mix skewed towards dwellings with fewer bedrooms; or

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

I think this would provide a greater amount of housing for singles (young and old) and couples (young and old), leaving developments for families in the suburbs and outlying areas.

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

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

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

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

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

## **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):**

I fully support the further development of employment and housing sites in Minehead and especially Watchet/Williton. It is important that this part of the Council's area is attractive for families and young people, with employment possibilities meaning that residents are not constantly commuting to Taunton and Bridgwater and further afield.