

Response ID ANON-8CC9-KDN1-5

Submitted to **Local Plan Issues and Options**

Submitted on **2020-01-21 21:22:34**

Your details

What is your name?

Forename:

Richard

Surname:

Gaskin

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

Individual

If individual, please tell us what type:

Elected Member

Name of organisation:

[REDACTED]

Please choose one from the drop-down list:

[REDACTED]

What is your (personal/organisational) address?

[REDACTED]
[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):

Yes BUT go much further with all new builds and conversions being fully power independent with solar and battery storage- do NOT allow ANY new building on Greenfield sites for residential or corporate industrial use. All new housing devs MUST have three lined streets. You aren't going far enough to tackle climate change

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?

A combination of both of the above

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

Please provide comments (250 words max):

Farm buildings not fields that should be farmed or rewooded, they have enough roof space on large farms

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):

Not a new town between washford and williton, run off from the hills, natural soak away loss and irreversible converting an inappropriate rural area to a town

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):

It is inappropriate as there aren't the facilities or sufficient road network- also see previous answers, not green field as watcher is also being significantly developed- totally impractical without significant redevelopment of the road and rail network

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):

Put development near sufficient infrastructure and networks and where the work is. Keep the rural west unique and as the ecological and environmental ark and rural tourist attraction

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

Please provide comments (250 words max):

Don't put it where the transport and routes are woefully inadequate already

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

Please provide comments (250 words max):

Bad idea putting housing where there's no work

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):

Only build council housing without the right to buy and long/ lifetime tenancies. Ban second home ownership and you wont have to keep building too many houses.

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

Apply rural exceptions criteria for small scale residential sites where pitches which would be affordable in perpetuity; and/or

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

A combination of the first two points but, where there are towns with sufficient seasonal and low income employment, not very rural

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 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):

Not rural unless ag tied in perpetuity or as working smallholding only in perpetuity

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

Please provide comments (250 words max):

Do not criminalise the romany and traveller community/s

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?

Develop flex ble policy allowing for the loss of any existing/ proposed employment site subject to specific criteria

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:

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):

If there isn't sufficient infrastructure don't build it

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):

Provide a complex and thorough/ comprehensive bus service to all villages and towns

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

Please provide comments (250 words max):

Replace all railway lines and connect heritage and industrial lines with passenger serves

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):

Rewilding of a percentage of any farm land, when sold or renting. Banning pesticides and chemicals to NP and soil association levels nationally but at least county wide

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):

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):

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):

Don't develop an area that is being degraded by climate change and we don't want to end up like east dorsets coast