

Response ID ANON-8CC9-KDDC-D

Submitted to **Local Plan Issues and Options**

Submitted on **2020-02-20 12:08:52**

Your details

What is your name?

Forename:

Richard

Surname:

Small

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?

Not Answered

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

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):

3. Sustainable locations

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

Not Answered

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)?

Not Answered

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?

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

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

The West Somerset Local Plan to 2032 includes provision for extensive tracts of development land to the south of the A39 road (Policies MD2 and LT1 refer). Development of housing (or for other purposes) within these areas will result in significant adverse environmental impacts. Furthermore, given the apparent dearth of employment opportunities in Minehead, there appears to be little or no justification for extensive housing development.

Whilst there may be a demand for additional housing in Minehead from retired people, this does not mean that there is a need for it. Minehead already has a substantial population of retirees, who are of course entirely welcome. However, in order to sustain a vibrant community, the population must include a healthy balance of age groups.

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):

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 figure of 702 dwellings per year still seems high, and I would expect a post-Brexit review to be undertaken by Government.

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

It seems sensible to require developers to incorporate a proportion of accessible homes. However, the proportion figure itself needs careful consideration to ensure that there is neither over- or under-provision. Also, if sold on the open market, would there be a requirement on the developers to price the accessible homes at a comparable level with their 'conventional' homes?

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

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?

Not Answered

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 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):

Potential losses of existing or allocated employment sites should be considered on a case-by-case basis, subject to specific criteria. Policies need to be consistent with those pertaining to the Coastal Strip.

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:

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):

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):

Improvements to the provision of public transport would be helpful. However, people are still not going to want to take a supermarket shop home on the bus, and I could not effectively and efficiently do my job without using a car.

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

Please provide comments (250 words max):

The current policy approach omits usage of mobility scooters for the less physically able, electrically-assisted bicycles, motorcycles and mopeds.

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):

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

Please provide comments (250 words max):

All of the Issues detailed above would be adversely impacted by development of the extensive tracts of land to the south of the A39 road that are allocated in the West Somerset Local Plan to 2032 (Policies MD2 and LT1 refer).

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):

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):

The policy approaches are by and large appropriate, but the benefits and adverse impacts of 'new employment sites' and 'new tourism development' need to be properly balanced.