

## Response ID ANON-8CC9-KD1G-X

Submitted to **Local Plan Issues and Options**

Submitted on **2020-03-05 12:50:59**

### Your details

**What is your name?**

**Forename:**

Rosemary

**Surname:**

Woods

**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:**

Mrs

**Please choose one from the drop-down list:**

**What is your (personal/organisational) address?**

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**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):**

I agree with the broad objectives but the devil will be in the detail. Having read through the plan is assuming we need to build more houses, which will need more jobs. My experience is that the houses will come first and then the infrastructure should follow but doesn't nor do the jobs.

### 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):**

We should insist that all sites be carbon neutral, as soon as possible. Storage of electricity from PVs should be encouraged on new build. Where sites are near rivers use of Hydro power should be used. We have several rivers in the district area that could be used for this purpose. The 'Washford River' at the Mill site has been used for Hydro in the past, the river that runs through Dulverton was used to power the Town and is at present producing Electricity again, but there are other sites on that river that could be used.

### 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)?**

No - Watchet and Williton should be seen as separate settlements

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

These Towns are close, yes. You will destroy the very close communities that are already there if you join them for the purpose of the plan. They have very separate identities. Although some of their services do complement each other because of the elderly populations and the nature of the communities they see them self very much as two communities.

Both commuities are very much into self help through volunteer networks and it will stretch these networks if you join them together.

**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):**

Taunton has the services and the infrastructure (links to the motorway). I do think that the idea of putting more housing in Minehead and the Rural centres without improvement to the road network is a mistake. Even with the existing housing we should improve the road network, this needs looking at in the wider sense to see if there is a possibility of improving the A39 and A361 to Minehead/Williton area.

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

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

Higher density on main transport link road should be encouraged but other considerations need to be taken into account. The Bus service should be improved it is difficult to travel on bus on change over days for Butlins.

Large estates are not good in Williton and Watchet, the developers have found that if they build at about 40 houses a time, these sell and then they can build more. At present too many sites have planning permission, the fact that they have not started seems to point to the fact the developers have discovered that phasing is best because they haven't sold the ones that are built.

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

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

The development of recycled land should be encouraged but as in the Mill site in Watchet, we need the industry to support housing. Where high density is provided near Town Centres it should be inkeeping with the existing building. Where you have existing terraces, it should be reflected in the build, in areas where there are no high rise flats don't destroy the existing towns by cramming in blocks of flats.

Higher density could be provided by building over garaging and use of roof spaces.

### 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):**

We should only go for a higher figure if there is a demonstrated need for more housing.

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

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

Historically there are sites that are used for travellers etc. which should be retained. Why should any section of the community be able to disregard planning law and build/pitch on rural sites where it wouldn't get planning permission in the normal way?

**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):**

As many homes as possible should be accessible, adaptable and have wheelchair access. We should be building lifetime homes, we have been fortunate that our

property has wider doors, the inside link doors are double doors, the outside doors have level access and our stair case is wide enough to take a stair lift, this has enabled us to accommodate older members of the family without having to do huge adaptations. With the move to keep people in their homes for longer adaptation should be made possible.

**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, 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):**

Small developments can be particularly useful in creating a self build community sharing skills.

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

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

I like the idea of housing for elderly in locations near shops, facilities and bus routes.

## 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):**

We need a variety of jobs to give employment to a variety of people. High value jobs are welcome but we are not all 'brain surgeons'. We need jobs that reflect the various abilities of our people.

**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):**

I can see no evidence that we need to lose existing and allocated employment sites. There is no evidence of overprovision.

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

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

Encourage better use of premises, flats above shops, mixed use shops, online activities from shop premises.

## 6. Infrastructure

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

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

3

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

1

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

2

**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):**

5a is almost impossible to choose. Climate emergency, we should link with development. For example we have flooding and this can cause problems with building but if we think the flooding through and build reservoirs in our high ground to retain water for times of drought. We will need more water to accommodate our rising population through all the house building.

## 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):**

Whilst recognising that people in rural areas use their cars for longer journeys, we should put into place car parking at motorway junctions so as to encourage Park and Share, where a person who has a colleague going on the same journey can liaise and share a car on the motorway therefor saving energy.

We should also extend park and ride, so that car parking is provided near links to public transport - therefore the car parks in Watchet and Williton could be linked to the normal 38 Bus, which could provide integral park and ride tickets. This would need the 38 bus to be extended to perhaps every 20 minutes which we used to enjoy when there were two carriers on the route. (1st Bus plus ANOTHER)

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

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

Schools could be encouraged to put on around the estates bus service to take children to the local schools thereby discouraging parents from dropping children at school. This could be a pay and ride system because it would be in the parent's interest not to have to take the car out. Whilst recognising that people in rural areas use their cars for longer journeys, we should put into place car parking at motorway junctions so as to encourage Park and Share, where a person who has a colleague going on the same journey can liaise and share a car on the motorway therefor saving energy.

## **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):**

Wild flower meadows in public places and on road verges.

Hedges around properties, along road sides, plus devopers encouraged to plant trees with TPO on. Planting should include wild flower meadow on new estates. Where estates are on low lying land put attenuation ponds or/and have attenuation on higher ground, even in National Park or the foot hills of the National Park. Also make more reservoirs so that water stored can be used in times of drought / we could also extend the reservoirs we have, paid for by 106 money from building.

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

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

see above

## **9. Thriving coastal and rural communities**

**Question 8a: How should we manage development in rural areas? Should we:**

Have a policy which is a hybrid of (i) and (ii) where there are settlement boundaries only in areas of greater development pressure i.e. parts of the District that are more accessible - closer to the M5, Taunton and Wellington areas.

**Question 8b: Do you have any comments on these policy approaches?**

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

Settlement boundaries should be looked at in the smaller villages, low density housing might be looked on favourable in some villages. Also in Watchet and Williton where large amounts of housing are proposed, this could have a detrimental effect on those communities, these communities can take small amounts of housing but what has happened all the plans have been submitted too soon. We need time to integrate the people from these new builds into our communities.

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

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

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

Wa king and cycling routes should be encouraged.

Bus routes to where swimming is accessible - not just in Taunton but the HPC bus to Blue Anchor can provide swimming outside of school holidays. Knights Templar school could be encouraged to have swimming sessions, managed and available in school holidays (perhaps 106 money could be used to make this available)

## **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):**

The elderly require fewer bedrooms, but this should be tempered by making these homes accessible. Flats with lifts or ability to add stair lifts within properties. Town centres such as Minehead should make better use of the flats above shops.

**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):**

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):**

Park and ride for Watchet at peak times during the holiday season would be a great idea. Encouragement to take bus journeys as part of tourist events. (thus discouraging the use of the car) Partnership journeys between bus and heritage railway could be encouraged. The HPC Blue Anchor bus route should be enhanced with targeting holiday makers as well as locals. This bus route could be advertised as a drop on, drop off service with dropping off places such as Holford ( for wa king) , Stogursey for lunch and generally the Quantock Area, with an enhanced service going to Steart, thus increasing our tourist offer to take in environmental interesting areas.

An enhanced Porlock bus could do the same going on to Lynton/Lynmouth in the summer months.