

## Response ID ANON-8CC9-KD1Y-G

Submitted to **Local Plan Issues and Options**

Submitted on **2020-03-02 20:43:23**

### Your details

**What is your name?**

**Forename:**

Justin

**Surname:**

Fudge

**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:**

Ruishton Parish Council

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

Parish Council

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

[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):**

I would also like to see Flood defence schemes for village communities high on the objectives list and the avoidance of building or development on local flood plains.

### 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?**

Allocate sites for specific renewable energy development

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

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

Only that they should have been addressed decades ago.

### 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):**

**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):**

Any change in distribution would need to be considered carefully, particularly when this involves building in areas that flood regularly. Any infrastructure that followed would need to consider flood mitigation.

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

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

Any additional building would need to be able to be supported by improvements in the highways network as our local roads in the Ruishton area are over congested at present and have been for many years.

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

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

No further comment

#### **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):**

I would prefer the government to modify old housing stock for habitation as opposed to building new houses.

**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):**

These would probably need to be designated sites as travellers requirements differ significantly from most residential sites.

**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):**

I would have considered that in this day and age that it would be mandatory for a percentage of all new houses built to meet this minimum standard.

**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):**

This will allow those on a smaller budget to get on the housing ladder and remain in their communities as well as being able to design a home that suits their needs.

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

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

N/A

## 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):**

Economic development needs to be tackled by improving opportunities for all, not just those in the higher value sector.

**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):**

This will depend on each individual case, sites that are performing poorly should be considered first for alternative use with the involvement of those communities in the surrounding areas.

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

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

No further comments.

## 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:**

3

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

4

**IO - 5a - ranking - Strategic Infrastructure (schools, transport, community facilities):**

2

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

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

As a local football coach I see recreation as a huge plus to any development proposal. Getting any recreational land retrospectively to development is complex and often very difficult. I therefore feel that more needs to be done to ensure that facilities are considered early on in any new planned development.

## 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):**

To encourage cycling we need to ensure that our cycling routes are safe, connected to the main routes and fit for purpose, at present they are not. The roads are filled with pot holes and are too busy to allow for safe passage for cyclists. The same can be said for our bus services and park and ride service, which at present is not available on a Saturday at The Ruishton site. Much more needs to be done at a local level to encourage people to change their transportation habits.

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

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

Make transport more cost effective, make journeys more seem less, provide incentives to those who choose to use public transportation or cycle.

## 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):**

More green spaces, gardens, parks and recreational areas as well as considering space for wildlife habitat.

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

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

No further comment

**9. Thriving coastal and rural communities**

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

Not have settlement boundaries but instead have a criteria based policy to determine development proposals against; or

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

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

Any development needs to be considerate towards its residents and to enable those who wish to buy a house in their community the opportunity to do so at an affordable cost. Most of the poorest live in rural areas and so sound policy is needed to alleviate poverty in rural areas. Rural isolation needs to be considered as many feel cut off from other communities by poor transport links and poor communication channels.

**10. Wellbeing of our residents**

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

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

As previously mentioned, it is important to include recreational facilities for all age groups in any new development. In addition residents should have access to local amenities, public transport and pedestrian routes. They should not feel isolated and should feel secure and safe in their new community.

**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):**

This option would help to achieve environmental targets and would also encourage residents to use public transportation which should be a priority for any new development.

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

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

No further comment

**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 at present

**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):**

No further comment.