

## Response ID ANON-8CC9-KDQM-4

Submitted to **Local Plan Issues and Options**

Submitted on **2020-02-17 16:21:20**

### Your details

**What is your name?**

**Forename:**

Simon

**Surname:**

Briggs

**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?**

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████████████████████  
  
██████████  
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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):**

Fully support the Objectives but with qualified support for 2 Objectives. Objective 3 regarding the supply of housing should ensure adequacy for local people, not to attract people just looking for a dormitory town to commute to Bristol or Exeter. Objective 6 refers to encouraging use of public transport but that means public transport being maintained over the long term not just for a few years after a development is completed.

### 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):**

All new housing should be required to include alternative energy power sources such as photovoltaics, solar panels, ground source heat pumps and heat recovery systems. Provision should also be made for recharging points for electric vehicles.

### 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):**

No comments

**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):**

No comments

**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?**

Not Answered

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

None of these, Taunton is reaching capacity. There should be more housing in Minehead to more adequately provide for local needs.

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

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

I think that we are at capacity in Taunton in terms of capacity of road infrastructure and car parking. Taunton is an attractive town but merely providing (cheaper) dormitories for people to commute to Bristol and Exeter stands the risk of spoiling the town completely. In sustainable terms we should not be so focused on growth at all costs!

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

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

Yes, support all of these.

#### **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 higher than 702 dwellings per year and determined by economic growth strategies, infrastructure improvements and unmet need from neighbouring planning authorities

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

We are constantly being told that there is a housing shortage with several thousand families on the waiting list. At the same time, developers are constantly seeking to wriggle out of any commitment to provide a higher proportion of Affordable Housing on the vague grounds of commercial viability. If they can't make a development viable with more Affordable Houses, get a developer who can!

**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, Require a proportion of development sites to provide an area for residential Traveller pitches; and/or, Allocate sites specifically for pitches.

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

All of these

**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):**

ALL new houses should be fully accessible and meet Part M of the Building Regs.

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

Identify and allocate specific sites for self-build plots in locations related to where people want to live according to our self-build register; 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):**

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

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

No other comments

## **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):**

No other comments

**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):**

We need to maintain a balance between the working and non-working population and loss of employment sites (to housing???) will not help that.

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

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

Support all of those Policy approaches.

## **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):**

Support all of those approaches but I'm not convinced of the reliability of viability assessments, they seem to be biased in favour of the developer!

## **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):**

More and cheaper public transport at regular interval through the day and evening. These will probably need ongoing subsidies for the long term. Better, more direct and safer cycle routes

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

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

Support all of these Policy approaches

## **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):**

Preserve much more of the existing environment by minimising their impact. Include bat and bird boxes, provide "hedgehog highways" under boundaries, create green corridors through developments, planting schemes and trees to be native species which will support and encourage wildlife. Ban cats!! Or provide adequate spiky, prickly boundaries!

All external lighting to be designed so as to minimise light pollution. Location of development to tie in with ecological networks.

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

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

Support all of those Policy approaches

## **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):**

Support all of these Policy approaches

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

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

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

Support all of those Policy approaches. We need to ensure that elderly and vulnerable people do not become isolated in new developments because of the lack of community facilities and affordable public transport. New developments should not be allowed to detract from the Taunton skyline in the way that the County Ground floodlights do.

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

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

Not Answered

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

None of these but making much more use of flats above shops would be a considerable help

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

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

Support all of these Policy approaches except 10b/6 because Monkton Heathfield, Staplegrove and Heathfield are much too big for the area. 10b/10 should be much stronger with the Council defining the boundaries for the Green Wedges instead of as at present where it seems to be a matter of negotiation with the developers (e.g. Staplegrove)

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

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

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

Support all of these Policy approaches

## **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):**

Support all of these Policy approaches