

Response ID ANON-8CC9-KDDW-1

Submitted to **Local Plan Issues and Options**

Submitted on **2020-03-02 11:48:44**

Your details

What is your name?

Forename:

Gordon

Surname:

Dwyer

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

Organisation

If individual, please tell us what type:

Name of organisation:

Development Enabling - SWT

Please choose one from the drop-down list:

Local Planning Authority

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):

No comment

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?

Not Answered

Question 1b: Should we allocate sites for specific renewable energy development or identify broad areas which we consider suitable?

Identify suitable areas through criteria based policies

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

Please provide comments (250 words max):

No comments

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):

How have 'Minor Rural Centres' vs 'Villages' been defined? There needs to be set criteria for each. For example why are Oake and Kingston St Mary not in minor rural centre as they are similar in services and size to for example Churchinford and Washford? Why aren't Minehead and Wellington both in the Sub-strategic town category?

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):

We would consider each as a rural centre in its own right.

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):

Carry on with the current policy as housing need is a reflection of requirements across the whole District. i.e. housing need in Minehead might indicate that greater provision is needed in that area.

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):

No further comment. All seems sensible.

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?

Not Answered

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

If the higher figure is chosen the Council should ensure that this also delivers associated benefits such as increase in affordable housing.

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 should be sensitively located and meet an alternative requirement to rural exception sites e.g. pitches could be in an urban as well as rural setting.

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):

Yes. We already secure 10% of affordable housing as adapted in for former TD area on sites above 25 affordable units. This should be extended to the whole SWT area and extended to open market housing. Policy D10 already makes reference to a percentage of adaptable, however this has only ever been secured through affordable housing routes. Development enabling have a design specification which builds upon part 4M Cat 3 building regs and this could be incorporated into design policy. We could also adopt the principles of Lifetime Homes. In terms of percentage should be viable i.e. should not reduce the number of affordable homes (and reflect housing need). An element of flexibility on numbers could be introduced into policy which is negotiated based on needs led. i.e. no of affordable could be negotiated against number of adapted units.

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

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

Yes allocate sites for self-build. However clear parameters are required to work within and timescales for deliver i.e. not half built houses after 20 years. Affordable self-build could be urban as well as rural site policy. This need to be assessed against ongoing assessment of need and delivery. There needs to be adequate Council support for this policy.

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

Please provide comments (250 words max):

3e/1 No. We should be setting our own threshold according to viability and need. i.e. in previous policy WS was 2 or more in rural areas and in TD it was 5 or more net dwellings.

3e/2 No. A set percentage gives the Council a starting point to enter into negotiations. Without this, little will be delivered.

3e/3 There should be a fixed tenure percentage. With experience of working in WS (where there isn't one) and TD (where there is), it is far better to have a fixed tenure as a starting point to work from.

3e/4 Yes, but for both open market and affordable. We already have this in our affordable.

3e/5 Yes, we agree with support. Support should be available in both urban and rural communities and champion mixed communities in rural areas.

3e/6 Yes to government space standards as a minimum.

3e/7 Yes

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):

Align with Heart of SW as there needs to be both an increase in the higher value jobs, but also an increase in jobs generally (as not all will have the qualifications for the higher value jobs)

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):

Keep all employment sites unless alternative land is provided elsewhere and link to Inward Investment and identification of employment sites.

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

Please provide comments (250 words max):

4c/1 Yes

4c/2 Yes

4c/3 Yes

4c/4 No requirement for home offices (as you just use a bedroom space). There are issues with specific 'Live-work' units which are difficult to sell and difficult to get a mortgage on. For affordable housing it could impact on allocation policies (e.g. bedroom policy).

4c/5 Yes.

4c/6 Be wary of introducing a policy that will detract business from locating anywhere near the area.

4c/7 Agree

4c/8 Agree

4c/9 Agree

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:

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):

There is a need to recognise that there are other factors that affect viability. For example highways or education could give rather than affordable housing. Cost efficiencies could be introduced through new building methods.

There should be a balanced approach with flexibility on a scheme specific basis.

Agree that additional details are required and these should be in line with national policy.

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):

Encourage safe- off-road transport networks.

Design new housing and housing schemes to favour ease of use for a bike over ease of use of the car.

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

Please provide comments (250 words max):

6b/1 Agree

6b/2 Depends on whether it replaces travel plans. These need to be rural proofed. There needs to be a sustainable funding model with longevity, rather than use of S106 to fund a bus for a few months/years.

6b/3 Agree

6b/4 Yes, full fibre digital should be included in areas where it is possible.

6b/5 Yes, where appropriate

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):

No comment - not our area of expertise

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

Please provide comments (250 words max):

No comment - not our area of expertise

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):

8a Keep settlement boundaries across the district with a clear exception site policy. This will help meet the identified housing and service needs of local communities. This provides clarity to developers and communities and council officers.

8b1 Yes. Criteria based incorporated within an exceptions policy with regard to what the community needs and wants i.e. neighbourhood plans / community led housing groups.

8b2-8 No comment – not our area of expertise

10. Wellbeing of our residents

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

Please provide comments (250 words max):

9a/1 This seems over-bureaucratic. How does this add value to the emerging policies that will already be in place?

9a/2 Yes

9a/3 Agree

9a/4 Yes

9a/5 Agree

9a/6 Agree

9a/7 Agree – This should apply to the who district, not just Taunton

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):

Yes, introduce more housing into Taunton town centre. Encourage this with a mix of open market and a range of affordable housing. This this should be integrated. Also subject to fire risk assessments.

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

Please provide comments (250 words max):

10b/1 Agree

10b/2 Agree

10b/3 Agree

10b/4 Agree

10b/5 No comment

10b/6 Agree

10b/7 - 10 No comment

12. Policies for our places: Wellington

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

Please provide comments (250 words max):

11a/1 Agree

11a/2 Agree

11a/3 Build in flexibility to encourage occupation and respond to changes in retail habits

11a/4 Agree

11a/5 Agree

11a/6 No comment

11a/7 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):

12a/1 Agree

12a/2 Agree

12a/3 Agree