

Response ID ANON-8CC9-KDS2-B

Submitted to **Local Plan Issues and Options**

Submitted on **2020-03-13 17:20:46**

Your details

What is your name?

Forename:

Patricia

Surname:

Cavill

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

Organisation

If individual, please tell us what type:

Name of organisation:

West Monkton Parish Council

Please choose one from the drop-down list:

Parish Council

What is your (personal/organisational) address?

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What is your email address?

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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):

There should also be an intentional focus on building community; in encouraging social capital to be build between neighbours and settlements/estates. We know a sense of community makes a very significant different to people's health and well-being, but often we fail to invest in it: it is often the missing/forgotten link. Along with carbon neutrality should also go the retention of water in additional lakes and ponds. Global warming means increase in surface evaporation. We have an opportunity to make a pleasant micro climate between the Blackdown and Quantock Hills. Agricultural objectives to reduce use of phosphates and nitrates. Climate objectives

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):

*Completely by 2030 without offsetting and offsetting accepted to achieve it by 2025.

*combination of options i and ii

*Additional policy approaches

carbon neutral buildings

carbon off setting methods

heating methods eg ground source heat, hydrogen

future of electric cars , replacement, continual upgrading

re-use of lithium

hydrogen cars

re-using and re-cycling

insulation standards - inspection and compliance

top soil preservation and use- saved, relocated, not buried

orientation of houses

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):

Taunton Urban Extension - i.e. Monkton Heathfield and Bathpool, within the parish of West Monkton are not listed. Old West Monkton is classified correctly as a village

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):

No they should not be allowed to coalesce and lose their individuality. Their closeness will still allow them to cooperate eg shops and transport.

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):

Support, but this has to be linked to employment strategy. Renewing the vibrancy of villages is going to mean more than building some houses there. There needs to be investment in creating rural employment too. Meanwhile, Taunton and Wellington as urban centres with relatively strong connectivity seem natural places to create employment and see additional housing. option e, growth and vibrancy supported in villages, small enterprises essential. some development of small businesses in villages.

Option 1E If we are to have a functioning Public transit system then we need the density of Housing. With 5G, working remotely will increase, which in turn will require breakout/meeting places to be created.

Vibrancy of villages ,and regeneration of villages and hamlets and minor rural settlements, by allowing development of up to 100 houses.

Need employment nearby access ble by sustainable transport routes within a short distance and/or encourage home working (good internet).

Small enterprise zones.

Support 'live/work' balance.

Brownfield sites in Taunton?

Roads are at breaking point.

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

Please provide comments (250 words max):

protect, retain and enhance the vibrancy of villages ,and regeneration of villages and hamlets and minor rural settlements, by allowing development of up to 100 houses.

Need employment nearby access ble by sustainable transport routes within a short distance and/or encourage home working (good internet).

Small enterprise zones.

Support 'live/work' balance.

Brownfield sites in Taunton?

Roads are at breaking point.

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

Please provide comments (250 words max):

Ref 2bi - links into public transport

Support 2b 1-4 with more ref to small businesses as equivalent to community centres.

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):

If this lower number was used for SWT then the bare minimum of Social and Affordable for Taunton Deane would be provided leaving zero for West Somerset. WM Parish Council thinks this should be higher, based on current waiting list for social housing in the Deane. A proportion should be in villages and smaller communities not just in Taunton.

Long term - ie within the life of this 'Local Plan' and before 2040, the sustainability of populations needs to be investigated. UK is already below the sustainable level for populations, so forward planning should take this into account before 2040.

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):

Sites are already allocated - are there sufficient sites provided

Has anyone asked the gypsies?

Market place rates should be paid for land acquired, without reduction in value of neighbouring properties (ie compensation if necessary)

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?

Not Answered

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

3c Agree

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, Include a requirement for all housing development sites over a threshold to include a proportion of plots as self-build plots; 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):

3d We should require as in 3d iii , allowing developers to take up these site sif not taken up in a certain time.

Agree Rural Exception site but not only affordable.

Not sure that self-builder will want to have a space attached to a large-scale development. Part of the self-build mentality is to do things differently, rather than be part of a bigger system. No data seen on this, but the sense would be that option ii) might see more take-up as well as iv) with the addition of the comment above re. affordability.

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

Please provide comments (250 words max):

Agree to all

3e make sure any affordable housing is mixed and not in clusters. Pepperpot approach. Viability argument by developers should produce open book values and prove it.

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):

Agree that it would be wise not to go for the high economic growth scenario, but we need job creation to match or exceed the number of new houses. Also, I believe we need to think about job type - 25% of families are now single-parent and that number is rising. Often such families require more flexible working arrangements which aren't always compatible with "higher value" jobs.

4a We should endeavour to do both if we are to encourage the 16 to 40 yr olds to seek work here.

4a increased focus on higher value jobs can cause difficulties for single parents; flexible jobs needed more; hi tech jobs should mix with more jobs, younger people have to start somewhere, get the university established, high end jobs expect higher entertainment.

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?

Not Answered

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

Option 4b(ii) A few sites are unlikely to be developed. The ones within the development areas and controlled by House developers maybe have to be traded as the developer is unlikely to bring them forward.

It needs to be responsive to demands for land/jobs etc

Be responsive to need; to attract best options for the district

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

Please provide comments (250 words max):

4c Desirable in the main but how delivered.

4c/6 encourage Town centre shops by all means but our new urban extensions also require local shops. , and they could fall within your edge of Town.

Agree with all except 4c/4 and 4c/6, where the market can decide.

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:

4

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

2

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):

Agree with all of them

5a PC wants both! Is it not possible to have affordability and good/efficient design?!

5a Affordable housing should be built to same spec and design as the rest of the estate - spec of rest of the estate should be top quality. Carbon issues see later
Climate change design needs to be for all housing going forward, else we will be leaving a legacy of inefficiency and additional carbon requirements for future generations

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):

Bus and car sharing only lanes

Cheaper and more available public transport even on non-commercially viable routes - therefore subsidised? Take a look at what Stockholm was doing 20 years ago!!

6a make it quicker than using the car - bus lanes

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

Please provide comments (250 words max):

As we know, the issue of 5G is far from having universal acceptance and, indeed, the issue is due to go before the SCC scrutiny committee soon I believe. Other areas/towns/cities have also opted out of its roll-out for now at least.

6b opportunities for using public transport is reliability and cost.

Parish Council has invoked precautionary principle regarding 5G

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):

7a large open green spaces for the use of residents of large developments, allotment see

'Re-wilding' - allowing any plants to reseed, including those recognised as weeds for hundreds of years, removes the opportunities for well being of residents to get outside; open access wildflower meadows allow people, pollinators and a wide variety of flora and fauna to live in harmony.

Reasonable Wilding of areas and community allotment/orchards. The Incredible Edible approach to having not just Garden towns, but Edible towns should be

considered to boost care for green spaces and encourage biodiversity at the same time as providing local people with local produce.

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

Please provide comments (250 words max):

Agree with all, but note that tree planting (7b/1) has an inherent lag time whilst trees are developing, which needs to be factored into policy about being carbon neutral a certain date.

7b1 should not be to the detriment of open spaces for health and well being of residents, should be a mix, re-wilding shouldn't mean inaccessibility. Mix and match

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):

There is nothing the introductory text which relates to the heading, and actually speaks about agricultural transformation (unless it refers to building on green areas). What is included? Transforming agriculture should be part of an environmental policy as we need to learn to live within the boundaries of our natural resources and that should include encouraging less use of phosphorous and nitrates in order to preserve soil quality for the long-term and minimise run-off into water courses. Landowners need active encouragement to sacrifice land which turns a profit into weepy dams and other measures which don't - ie pay a subsidy. Need settlement boundaries across the District, to protect the setting of our villages and hamlets.

Agree with all except strongly disagree with 8b1. Policy 8b4 is NPPF so why duplicate?

10. Wellbeing of our residents

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

Please provide comments (250 words max):

Play/exercise facilities for adults as well as children. Safe bike parking. Integrate walking and cycling routes.

Agree with all except that 9a/7 is of lesser significance than the others.

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):

Don't have data on the current state of the housing market, but with the rise in single-parent families and the need for cheaper accommodation to allow young adults to get on the market, the introduction of more housing into the town centre seems sensible.

Do we need more housing in Taunton? Primarily now only for singletons, or people trying to get on housing ladder. Height no problem anymore, Firepool has breached limit, but no impact on skyline, effect diminished by cricket club lighting lollipops.

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

Please provide comments (250 words max):

People are sceptical about the popularity of such developments whilst we are still so wedded to the car. However, it would be good to look at any other examples where this has happened and potentially include an appropriate percentage in redevelopment.

10b/10 wholeheartedly support - usable open space, specially for new development areas, particularly at Monkton Heathfield and Nerrols, which would support Garden Town objectives. Do not re-wild this space, the Country Park, (re-wilding, by definition, reduces public access), the open space is necessary for health and well being of people living densely on the MH estate and Nerrols in houses that don't necessarily offer much space internally or in their gardens. Biodiversity in the Country Park will allow for a flourishing ecosystem alongside human needs.

'Re-wilding' parks in Taunton needs to be balanced by the needs of people to have well balanced and healthy lives.

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):

no comment