

## **TAUNTON DEANE BOROUGH COUNCIL**

### **Report of the Chief Valuer to the Executive to be held on 3 May 2006**

#### **Proposed Compulsory Purchase Orders for Principal Development Sites within the Vision for Taunton Proposals – In Principle Commitment**

##### **Executive Summary**

The Executive is requested to agree in principle to the serving of Compulsory Purchase Orders for the main development sites under the Vision for Taunton Proposals, where third party land acquisitions are required.

1. **Introduction and Purpose of Report**
  - 1.1 Detailed delivery arrangements are now being progressed in respect of a number of key development sites within the Vision for Taunton proposals, as envisaged in the Terence O'Rourke Masterplan.
  - 1.2 Whilst the Borough Council is a major landowner in the three key areas of Firepool, Tangier and the town centre retail area, it is likely that other areas of land, together with interests in land such as easements, will need to be acquired from third parties. Whilst it may be possible to acquire some of these interests in land by negotiation, it is in my opinion essential that in all such cases the Borough Council has a suitable Compulsory Purchase Order resolution in place for each of the main sites where land acquisition will be required.
2. **Proposed in Principle Commitment to Making Compulsory Purchase Order Resolutions for the Main Vision for Taunton Sites**
  - 2.1 In order to send out a clear message to all those people involved in delivering the Borough Council's aspirations for the main Vision for Taunton development sites, it is suggested that the Borough Council agrees to an "in principle" commitment to the making of such Compulsory Purchase Order resolutions as will be required in future to deliver the Vision for Taunton proposals.
  - 2.2 It will, of course, be necessary in respect of each development site where a proposed Compulsory Purchase Order resolution is desirable, for a detailed report to be submitted to the Borough Council confirming the necessary details and the powers under which such Compulsory Purchase Orders can be made.
3. **Recommendation**
  - 3.1 It is recommended that the Executive and the Borough Council be asked to agree in principle to a commitment at this stage, to promoting Compulsory

Purchase Orders as thought necessary in respect of the key development sites within the Vision for Taunton proposals.

D J Thompson  
Chief Valuer

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