

Council Meeting – 14 July 2015

Working with the Core Strategy

Motion proposed by Councillor Simon Coles and seconded by Councillor Habib Farbahi

Taunton Deane Borough Council has proudly been one of the first Councils in the country to have put in a Land Use Strategy for the period from 2011 to 2028 to encompass the required developments needed to meet the challenge of a rising population, an older demographic, the greater requirement for smaller household units and the need to embrace growth as the means of funding this.

What we have failed to do is to convince the Government of the need to recognise that the existing residents should have a true influence on how the plans are implemented and secondly that the infrastructure needs hugely exceed the means of raising funds for it from the private sector alone.

We strongly believe therefore that Taunton Deane's future scope for increased sustainable development should be based on an holistic approach and evidence, to include master planning at the outset not after completion/towards the end of any development especially in applications in excess of 200 houses. Officers should be encouraged to enter into dialogue with current applicants and develop where possible Supplementary Planning Guidance.

Taunton Deane should take into account the impact on the neighbouring wards in terms of increased traffic, flood prevention, doctor's surgeries, school provisions and adequate freehold affordable employment land to complement the housing. We do indeed recognise that some of the above issues are within the remit of the County Council but as the Local Planning Authority we have enormous influence in shaping our Borough, to leave a legacy that our future generation will thank us for!

We therefore ask the Council to:-

1. Reinforce the Core Strategy 2011-2028, that any piecemeal development should be resisted;
2. Ensure that infrastructures such as roads, schools, flood prevention schemes and adequate Green Wedge and open space amenities are delivered at the outset;

3. Sensitively design homes so the characteristic of the area is not adversely impacted with the environment at the heart of every design;
4. Ensure that development is closely aligned to communities and their aspirations;
5. Ensure allocated land should be built on before any further developments. Retain and endorse that all schemes should contain a minimum of 25% affordable housing regardless of feasibility; and
6. Rebalance the housing numbers and employment land by providing 25% affordable employment land on or off all large sites to create one job per new household.