

Taunton Deane Borough Council

Council Meeting – 30 September 2014

Part I

To deal with written questions to, and receive recommendations to the Council from, the Executive.

Councillor Edwards

Jurston (Wellington) Development Brief

The Taunton Deane Core Strategy 2011-2028 Development Plan Document adopted in September 2012 set the strategic framework for development across the district for the period to 2028. It includes a number of strategic sites including Cades/Jurston in Wellington.

In the Core Strategy Jurston is identified in Policy SS4 as a new compact urban extension east of Wellington which will include around 900 new homes at an overall average of 35-40 dwellings per hectare; 25% of new homes to be affordable homes in line with Policy CP4: Housing; A new local centre with associated community infrastructure; A new north-south link road between Taunton Road and the A38; A local bus loop to provide public transport access to and from the new residential areas; and a green wedge of approximately 30 hectares.

The Core Strategy also provides that development of strategic sites in Wellington should be further guided by a Masterplan and design code to ensure a coordinated approach to the delivery of these sites.

At a recent meeting of the Executive it was reported that a draft Development Brief had been prepared which addresses the requirements of the allocation for a Masterplan. This set out contextual information (location, history, planning policy, consultation), constraints and opportunities presented by a site and a set of principles to guide the type, form, layout and look of development for it.

The document titled "A076969 Jurston Development Brief 31.04.2014" is listed under Supporting Documents tab on the following link:

http://consultldf.tauntondeane.gov.uk/portal/spatialplanning/jurston_db/jurston_devbrief?tab=files. A hard copy of the Development Brief can also be viewed by Councillors in the Members Room.

The Brief which relates solely to the Jurston parcel of the allocation, as planning consent has already been granted on the Cades Farm part of the allocation, had been published for public consultation earlier in the year and a full summary of representations received together with the Council's responses thereto were detailed in the report to the Executive.

Under the National Planning Policy Framework and Town and Country Planning (Local Planning) Regulations, the Council could adopt documents such as Supplementary Planning Documents (SPD) where they add value, detail and guidance to the existing policies in the Core Strategy Development Plan Document. A SPD would be an important material consideration in the determination of a future planning application for Jurston.

It is **recommended** that the Jurston Development Brief be adopted as a Supplementary Planning Document to be used in the Development Management Process for assessing future applications of the Jurston site.