

South West Transport Network

Tuesday 13 December 2011 – 10:00am – Day 3

Issue 4a-g - Delivery, Provision of Infrastructure Delivery

a. Housing Trajectory and whether rates of build are realistic :

The most important aspect appears to be the provision of sufficient homes to enable the funding of public transport provision to ensure it is available prior to the first person moving into the accommodation. Alongside is the provision of other services such as schools, community centre for playschools, surgery and library. Weston General Hospital being limited in size as mentioned earlier.

Another concern is the availability and mix of standard and affordable housing, both built to the highest standard of sustainability.

We would also hope that the CS will ensure that areas of land for affordable properties are placed with ease of access to the bus services and possibly that land leased to the Guinness of Peabody Trust to ensure those living in them have a financial interest in keeping their areas attractive.

b. Land Availability within settlements with reference to the revised SHLAA and whether sites listed are achievable.

This relies totally on housing bonuses and money from the Homes & Communities Agency. We would welcome some form of words which ensures a proportion of each parcel of development land is leased to bodies such as the Peabody Trust who appear to provide a high standard of design and focus. This aspect should be taken forward with the Homes & Communities Agency, particularly where RAF Locking is concerned being brownfield land that is ripe for development. We would hope that local Councils will be encouraged to bring forward other chunks of brownfield sites for priority attention and ahead of any Greenfield developer aspirations.

Infrastructure

c. Projects required to support development

d. Timing and funding of projects

e. Community Infrastructure Levy and section 106 planning obligations

f. Distinction of infrastructure contributions from residential development and other development contributions