

# Bruton Town Council: statement of local priorities for planning

Agreed and adopted at full council 28 July 2026 minute reference 26/58

## **Purpose, status and scope**

This document brings together established priorities from the 2017 Town Plan and the 2026 One Planet Action Plan to give officers, councillors, developers and the public a succinct single summary of the Town Council's views. It sets out what the Council would like development in Bruton to achieve, where it would prefer this to take place, and the standards it would like to see met.

This is not a Local Plan, Neighbourhood Plan, or part of the statutory development plan, and so carries no statutory weight in planning decisions. It is intended to inform the Council's consultation responses, representations on planning applications, and engagement with the planning authority — not to function as planning policy or as a test against which planning applications are determined.

## **Overall approach to development**

The Town Council's view is that development in Bruton is best supported where it meets local need, is well-located, protects the town's natural and social assets, and contributes to a low-carbon, sustainable future. Where proposals do not reflect these priorities, the Council is likely to raise concerns or object.

The Town Council will take an active role in shaping development, including identifying suitable sites, working with landowners, and engaging with planning policy at county level.

## **Location of development**

### Areas the council would like to see protected

The council will generally object to development in those areas identified by residents as particularly valued, including:

- The historic town centre
- Jubilee Park and the Dovecote area
- The Duckpond and Tolbury Lane area
- Accessible and valued green spaces within and around the town

### Areas with potential for development

The town plan 2017 identified several areas where there was less opposition to development:

- Frome Road / County Fields
- Land north and south of Brewham Road (now subject to plans)
- Land off Cole Road

### Land use principles

The council would like to see development that :

- Prioritise **brownfield sites over greenfield land**
- Avoids unnecessary loss of land on the town's periphery
- Maintain and enhance **green infrastructure, open space and space for nature**

### **Housing**

The council would like new housing development to:

- **Meet identified local need**, particularly for those who live and work in Bruton
- Deliver **genuinely affordable housing**, including rental provision
- Be of **high quality and adaptable**, suitable for a changing climate
- Avoid contributing to the loss of long-term rental housing to holiday lets

### **Design, climate and environmental standards**

The council would like to see development that:

- Achieve **market-leading energy performance standards**
- Avoid fossil-fuel-based heating and supports a transition to **zero carbon energy**
- Incorporates **renewable energy generation** where feasible
- Addresses **embodied carbon** and uses sustainable, durable materials
- Is designed for **long-term adaptability and reuse**

The council would also like proposals to:

- Include **water efficiency measures**, such as rainwater storage and greywater reuse
- Be resilient to **extreme weather and flooding**, remaining comfortable in these conditions
- Protect and enhance **biodiversity**, including provision for habitats and wildlife corridors
- Recognise the value of less-managed habitats

In addition, the council would like development to:

- Reduce reliance on private cars
- Provide **safe, convenient walking and cycling routes**
- Be well-connected to the town centre and services
- Avoid car-dependent layouts

Where proposals do not reflect these priorities, the town council is likely to raise concerns or object to the proposals in its representations to the planning authority.

**END OF STATEMENT**