

You are requested to attend a meeting of the Scrutiny Committee to be held in Training Suite (Ground Floor) - The Albemarle Centre on 15 January 2019 at 6.15 pm.

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**Agenda**

- 1 Apologies.
- 2 Minutes of the previous meeting of the Scrutiny Committee. (Pages 5 - 10)
- 3 Declarations of Interest.  
  
To receive and record any declarations of disclosable pecuniary interests or personal or prejudicial interests in respect of any matters included on the agenda for consideration at this meeting.  
(The personal interests of Councillors and Clerks of Somerset County Council, Town or Parish Councils and other Local Authorities will automatically be recorded in the minutes.)
- 4 Public Question Time.
- 5 Call-in, by Councillors Libby Lisgo and Richard Lees, of the decision made by Executive Councillor Jane Warmington to agree to the appointment of Somerset Community Foundation to manage the processing of the TDBC Partnerships Grants Fund through a variation of the existing services contract. (Pages 11 - 18)
- 6 Monkton Heathfield Urban Extension Policy Update. (Pages 19 - 38)
- 7 Scrutiny Work Programme. (Pages 39 - 40)

Bruce Lang  
Assistant Chief Executive

7 January 2019

Members of the public are welcome to attend the meeting and listen to the discussions.

There is time set aside at the beginning of most meetings to allow the public to ask questions.

Speaking under "Public Question Time" is limited to 4 minutes per person in an overall period of 15 minutes. The Committee Administrator will keep a close watch on the time and the Chairman will be responsible for ensuring the time permitted does not overrun. The speaker will be allowed to address the Committee once only and will not be allowed to participate further in any debate.

Except at meetings of Full Council, where public participation will be restricted to Public Question Time only, if a member of the public wishes to address the Committee on any matter appearing on the agenda, the Chairman will normally permit this to occur when that item is reached and before the Councillors begin to debate the item.

This is more usual at meetings of the Council's Planning Committee and details of the "rules" which apply at these meetings can be found in the leaflet "Having Your Say on Planning Applications". A copy can be obtained free of charge from the Planning Reception Desk at The Deane House or by contacting the telephone number or e-mail address below.

If an item on the agenda is contentious, with a large number of people attending the meeting, a representative should be nominated to present the views of a group.

These arrangements do not apply to exempt (confidential) items on the agenda where any members of the press or public present will be asked to leave the Committee Room.

Full Council, Executive, Committees and Task and Finish Review agendas, reports and minutes are available on our website: [www.tauntondeane.gov.uk](http://www.tauntondeane.gov.uk)



The meeting rooms at both Brittons Ash Community Centre and West Monkton Primary School are on the ground floor and are fully accessible. Toilet facilities, with wheelchair access, are available.

Lift access to the Council Chamber on the first floor of Shire Hall, is available from the main ground floor entrance. Toilet facilities, with wheelchair access, are available through the door to the right hand side of the dais.



An induction loop operates at Shire Hall to enhance sound for anyone wearing a hearing aid or using a transmitter.

**For further information about the meeting, please contact the Governance and Democracy Team on 01823 356356 or email [democraticservices@tauntondeane.gov.uk](mailto:democraticservices@tauntondeane.gov.uk)**

If you would like an agenda, a report or the minutes of a meeting translated into another language or into Braille, large print, audio tape or CD, please telephone us on 01823 356356 or email: [enquiries@tauntondeane.gov.uk](mailto:enquiries@tauntondeane.gov.uk)

## **Scrutiny Committee Members:**

Councillor S Coles (Chairman)  
Councillor F Smith-Roberts (Vice-Chair)  
Councillor J Blatchford  
Councillor N Cavill  
Councillor W Coombes  
Councillor T Davies  
Councillor E Gaines  
Councillor A Gunner  
Councillor T Hall  
Councillor R Henley  
Councillor R Lees  
Councillor L Lisgo  
Councillor S Martin-Scott  
Councillor N Townsend  
Councillor D Webber



## Scrutiny Committee - 12 December 2018

Present: Councillor S Coles (Chairman)

Councillors N Cavill, E Gaines, T Hall, R Lees, L Lisgo, N Townsend, S Lees (In place of R Henley), H Prior-Sankey (In place of F Smith-Roberts) and R Ryan (In place of J Blatchford)

Officers: Mrs Val Hammond, Mrs Vanessa Lefrancois, Richard Doyle, Marcus Prouse and Clare Rendell

Also Present: Councillor I Morrell

(The meeting commenced at 6.20 pm)

### 35. **Apologies.**

Apologies were received from Councillors J Blatchford, R Henley, S Martin-Scott and F Smith-Roberts.

### 36. **Minutes of the previous meeting of the Scrutiny Committee**

The minutes of the meeting of the Scrutiny Committee held on 13 November 2018 were taken as read and were signed.

### 37. **Declarations of Interest.**

Members present at the meeting declared the following personal interests in their capacity as a Member or Clerk of County, Parish or Town Council or any other Local Authority:

| Name                | Minute No. | Description of Interest                  | Reason   | Action Taken    |
|---------------------|------------|--|----------|-----------------|
| Cllr S Coles        | All Items  | SCC & Devon and Somerset Fire and Rescue | Personal | Spoke and Voted |
| Cllr N Cavill       | All Items  | West Monkton                             | Personal | Spoke and Voted |
| Cllr E Gaines       | All Items  | Wiveliscombe                             | Personal | Spoke and Voted |
| Cllr H Prior-Sankey | All Items  | SCC                                      | Personal | Spoke and Voted |
| Cllr N Townsend     | All Items  | Kingston St Mary                         | Personal | Spoke and Voted |

Councillor E Gaines further declared a personal interest as a founder Member of the Taunton Theatre Association and volunteered at the cinema in the Brewhouse.

Councillor N Cavill further declared a personal interest as a Member on the Brewhouse Board for Taunton Deane Borough Council.

### 38. **Brewhouse Update**

Considered the verbal update presented by The Chief Executive, Mrs Vanessa Lefrancois and the Chair of Trustees, Mrs Val Hammond from the Brewhouse Theatre and Arts Centre.

The update highlighted the achievements that had been delivered in 2018-19, which included the Brewhouse's 40<sup>th</sup> Anniversary projects:-

- Artist's commissions and support for artists developing visual and performance art;
- Full community and participation programme;
- Popular cinema and live theatre events which included BBC Singers Concert presented on BBC Radio 3;
- Family Friendly status, work experience, traineeships and Young Friends' Scheme; and
- Brewhouse Friends Scheme, improvements on the front of house areas e.g. handrails in auditorium.

The 2018 positive news stories were:-

- Continued growth for the first six months of 2018-19, attendances had increased by 25% and income generated by 26%. That demonstrated demand and a good balance within the programme.
- Taunton Theatre Association received a visit from Jeremy Wright MP, Secretary of State for Digital, Culture, Media and Sport. They had also received a visit by the Chief Executive of Arts Council England, Darren Henley. Both were full of praise for the growth and development of the Brewhouse.
- Braziers Coffee Roasting specialists opened the café on 1 December 2018 with Head Chef Steven Kieren formerly owner and chef of Silvers Pantry.
- Anne Frank exhibition with an emphasis on creative writing by young people, conflict and prejudice today.
- The third successive successful Christmas production with sales up 12% on last year.

A terrific theatre and dynamic varied cultural programme came with a cost. Despite all their hard work, a tiny team and many volunteer hours, they could not deliver a profitable enterprise within the current scale of auditorium and facilities. That was why they were working so hard to realise the Brewhouse's long overdue development. They were desperate for more seats, larger studios and better facilities to generate income in order to sustain the level of excellent arts provision and cultural experience.

During the discussion, the following points were made:-

- Members thanked the Chief Executive and her staff for all their hard work.
- Members highlighted that it was good to see that donations to the theatre had doubled and that the majority of income had increased apart from income from grants.

*The Chief Executive from the Arts Council had visited the Brewhouse and spoke highly about the arts programmes and cultural activities that had been organised at the Brewhouse but they still struggled with grant allocations.*

- Members requested further detail on the Community and Participation Programme.  
*Further details would be distributed to the Committee.*
- Concern was raised on the loss of parking in the Coal Orchard car park and whether that would have an impact on the Brewhouse.  
*The Chief Executive and Chair of Trustees had worked on the assumption that more parking would be provided on the Firepool development site, but now that was not going ahead, there was concern for their patrons and where they could park and safely walk to and from the theatre.*
- Members suggested that the access to Canon Street car park could be improved.  
*The Chief Executive agreed, however, they did not have the jurisdiction over the public footpaths so could not carry out the necessary works required to improve the route.*
- Members were surprised about the concern on parking as there were several car parks located near the theatre.  
*Unfortunately the routes to and from the car parks were not suitable for many patrons due to the uneven surfaces and poor lighting, especially for those who had attended evening performances.*
- Members suggested that the Chief Executive could approach the Somerset County Council (SCC) and request they improve the access to the car parks.  
*The Chief Executive and Chair of Trustees agreed but highlighted that the whole transport infrastructure needed improvement.*
- Members suggested a pricing structure for the Coal Orchard car park that might help free up spaces for the users of the Brewhouse.
- Members queried what was happening with the Taunton Stadium Project.  
*The Chief Executive hoped that Taunton Deane Borough Council (TDBC) would focus the completion of the Brewhouse development rather than try and take on too many projects which would deflect the focus away from the Brewhouse. Their aim was to have their project set up to a high standard to generate the desired income results.*
- Members queried what would the development achieve.  
*It would achieve a much better equipped larger auditorium, which they would use to attract the touring shows to pull in the wider audiences and raise the income needed to help sustain the theatre. It would also mean better facilities across the whole building which included the retention of the cinema.*
- Concern was raised on the finances and that their savings had gone down.  
*The Brewhouse did not have the same resources that other theatres had. Part of their strategy was to calculate the optimum seating capacity so they could increase the income generated. Further information on their finances and development options were given.*
- Members queried what was included in the grants section of the finance report.  
*It included grants from TDBC, various grants from the Arts Council and grants from the National Lottery.*
- Members highlighted that they received fliers through their door for a theatre in Yeovil but not from the Brewhouse.

*The theatre in Yeovil was fully funded by South Somerset District Council, so had a higher budget for marketing.*

- Members highlighted the success of the Polish film that had recently been screened at the cinema and queried whether films in other languages would be shown.

*Yes to encourage other audiences to use the facilities.*

- Members supported the development project at the Brewhouse and queried how they would manage the events scheduled for when the building could not be used due to the development works.

*The Chief Executive and Chair of Trustees were trying to keep the period of time the building would be closed to a minimum and were looking into alternative venues to use during that time. They were carrying out a lot of work to ensure that participants were involved during the development and they would go out into the community and consult on the options available.*

- Members praised the Chief Executive and Chair of Trustees on the positive position the Brewhouse was in and the participation events that were held at the theatre.
- Concern was raised on the development of the Coal Orchard.  
*Members were reminded of the role of the Scrutiny Committee and that certain topics could not be discussed, e.g. planning applications.*
- Members queried how the Committee could take any actions discussed at the meeting forward through the democratic process.  
*The Chairman confirmed that they could make recommendations to Full Council and was happy to support the option for the development of an auditorium with an optimum seating capacity.*
- Members suggested a Spotlight Task and Finish event could be set up to focus on the options for the Brewhouse Development.

**Resolved** that the Scrutiny Committee:-

- 1) Noted the update report.
- 2) Requested clarification from the Council over who was the Lead Officer on the Brewhouse Project and for them to bring a report back to the Committee as soon as practicable that took into account the latest research undertaken by MACE.
- 3) To run a Scrutiny Task and Finish 'Spotlight Review' as soon as capacity allowed to focus on the Brewhouse Project issues discussed at the meeting and to investigate how the Council could further facilitate and support their ambitions.
- 4) To recommend that the Council worked with partners including SCC to make improvements to the parking offer for the theatre which included the access from Canon Street car park.

### 39. **Quarter Two Performance Report**

Considered report previously circulated, which provided Members with key performance management data up to the end of Quarter Two 2018-19, to assist in monitoring the Council's performance.

There were three red measures reported in Quarter Two:-



- 6.2.5 – Freedom of Information requests responded to within 20 working days;
- 6.2.4 – Customer complaints responded to within 20 working days; and
- HC4.12 – Number of households that had made a homeless application and percent accepted where we had a duty.

During the discussion, the following points were made:-

- Members queried whether West Somerset Council had the same performance targets.  
*Yes they did.*
- Members highlighted that there were many green indicators which was a testimony to the staff and their hard work during a time of uncertainty.
- Concern was raised on HC4.12 and the homeless figures reported and it was suggested that officers from those areas should have been present to answer any questions raised at the meeting.  
*The Chairman agreed and supported their concern. He also thought it that the Portfolio Holder for Housing should have been present.*
- Members requested a briefing on Homelessness.
- Members queried how many Freedom of Information requests were not answered and whether there were any particular departments that caused delays in the response times.  
*The Corporate Strategy and Performance Officer confirmed that the Revenues and Benefits departments were very good at submitting their responses in the required time period, but there wasn't any particular team that was slow in submitting their responses. The Council did not receive many requests that involved too much work which meant that they would be refused. There was currently an Information Management Project being undertaken which involved the new General Data Protection Regulations and data retention schemes.*
- Members had submitted some questions, which included concerns on the homeless figures, to Full Council on 11 December 2018 and had not received an answer due to the time constraint at the meeting.  
*The Governance and Democracy Specialist had received the answers and would distribute to all Councillors.*
- Members queried how many customer complaints were outstanding.  
*The types of complaints that were received varied, during Quarter Two, 44 had been received and 29 of those had been answered.*
- Members queried the figures on homeless applications and whether they were people from outside the area or were they local applicants.  
*The Corporate Strategy and Performance Officer was not able to give the details at the meeting.*
- Members believed that the applicants were unintentionally homeless and there was an expectation that they had a connection to the TDBC area.
- Members congratulated the Licensing Department on their hard work which had improved their performance results.
- Members queried whether there were procedures in place to monitor staff sickness, especially for those that had been off for a certain period of time.  
*Yes there was a return to work procedure that managers followed and occupational health would also be involved with certain cases.*

**Resolved** that the Scrutiny Committee reviewed the Council's performance and highlighted any areas of particular concern.

40. **Scrutiny Work Programme**

Members were reminded that if they had an item they wanted to add to the agenda, that they should send their requests to the Governance and Democracy Specialist.

**Resolved** that the content of the Work Plan be noted.

(The Meeting ended at 8.15 pm)

## Taunton Deane Borough Council

### Scrutiny Committee – 15 January 2019

**Call-in, by Councillors Libby Lisgo and Richard Lees, of the decision made by Executive Councillor Jane Warmington to agree to the appointment of Somerset Community Foundation to manage the processing of the TDBC Partnerships Grants Fund through a variation of the existing services contract.**

Executive Councillor Jane Warmington's decision announced via an all councillor email on 7 December 2018 was as follows:-

“Seeking approval further to a decision made on the above date, for the appointment of Somerset Community Foundation to manage the processing of the Taunton Deane Borough Council Partnership grants fund through a variation of the existing Services Contract.

The Partnership Grants Fund has been managed internally by Council officers to date and for the year 2018-19 grants were awarded to eight organisations totalling £178,920.00. Owing to changes in structure and personnel at the Council it is no longer sustainable to continue to deliver the Grants Fund in-house. The Council does not want the opportunities for Voluntary & Community Sector organisations to apply for funding to disappear and it is expected that a significant amount of funding will be made available for the year 2019-20.

In order to make the most effective use of all the grant schemes the Council needs to ensure that applicants can maximise match funding from other funders for their projects in the district. Somerset Community Foundation (SCF) has a proven track record for maximising match funding for local authority grants and already manage various small grant fund programmes on behalf of the Council through contractual arrangements which have proved to be successful.

Authority is now sought to include within the grant funds that SCF manage, the Partnership Grants Fund which has previously been administered in-house. SCF will carry out services relating to the promotion of the Fund, call for and receipt of applications, initial analysis and providing recommendations to the Council's Grants Panel. This is similar to services they already provide for other grant funds and they have proved to be an invaluable partner in assisting the Council with these processes.

The total amount available to be distributed through the Partnership Grants Fund process will be allocated during the budget setting process in February 2019 and shall be notified to SCF at that time.

This decision has now been called in by Councillors Libby Lisgo and Richard Lees for the reasons set out below:-

- (i) A lack of detailed information and concern about the unintended consequences of this change which is felt deserve a public explanation,
- (ii) A lack of discussion over the principle of using an external organisation for this, concerns around transparency and reporting back to Members. More

detail required on how this will be reported back to the Council and how it is ensured any funds are equitably distributed?

- (iii) How the overall picture of the utilisation of this and the other funds managed by Somerset Community Foundation are managed across the area.

Once the Scrutiny Committee has heard the full debate on this matter, it will have two options open to it:-

- (1) To support the challenge and refer the decision for further consideration** (stating the grounds for justifying that request) – where the matter will be considered again by Executive Councillor Warmington.
- (2) To decide to take no further action** – in which case the decision of the Executive Councillor Warmington of 7 December 2018 will stand.

Contact Officer: Marcus Prouse

Telephone: 01823 219570 or e-mail [m.prouse@tauntondeane.gov.uk](mailto:m.prouse@tauntondeane.gov.uk)

Appendix A – Decision Form signed on 01/10/2018 and published 07/12/2018

Appendix B – Call-In Request Form submitted 13/12/2018

Appendix C – Background Information submitted to Councillor Lisgo via email on 13/12/18

07/12/2018

## Record of Decision taken by Executive Councillor

**Decision title:** Process management of voluntary community sector partnership grants

**Executive Councillor making the decision:** Cllr Jane Warmington

**Author Contact Details:** Christine Gale

**Date of Decision:** 01 October 2018 (This is the date of the original decision)

### **Details of decision:**

Seeking approval further to a decision made on the above date, for the appointment of Somerset Community Foundation to manage the processing of the Taunton Deane Borough Council Partnership grants fund through a variation of the existing Services Contract.

The Partnership Grants Fund has been managed internally by Council officers to date and for the year 2018-19 grants were awarded to eight organisations totalling £178,920.00. Owing to changes in structure and personnel at the Council it is no longer sustainable to continue to deliver the Grants Fund in-house. The Council does not want the opportunities for Voluntary & Community Sector organisations to apply for funding to disappear and it is expected that a significant amount of funding will be made available for the year 2019-20.

In order to make the most effective use of all the grant schemes the Council needs to ensure that applicants can maximise match funding from other funders for their projects in the district. Somerset Community Foundation (SCF) has a proven track record for maximising match funding for local authority grants and already manage various small grant fund programmes on behalf of the Council through contractual arrangements which have proved to be successful.

Authority is now sought to include within the grant funds that SCF manage, the Partnership Grants Fund which has previously been administered in-house. SCF will carry out services relating to the promotion of the Fund, call for and receipt of applications, initial analysis and providing recommendations to the Council's Grants Panel. This is similar to services they already provide for other grant funds and they have proved to be an invaluable partner in assisting the Council with these processes.

The total amount available to be distributed through the Partnership Grants Fund process will be allocated during the budget setting process in February 2019 and shall be notified to SCF at that time.

**Reasons for proposed decision:** In order to make the most effective use of TDBC's resources and the efficient use of officer time it is no longer considered sustainable or in the best interests of the community to continue to provide these services in-house.. Somerset Community Foundation has a proven track record in administering Grant Funds on behalf of the Council with the added bonus of maximising match funding for any organisation benefitting from a local authority grant funding.

**Alternative options considered and rejected:** In house services would not be as cost effective nor have the capacity to assist applicants in securing additional funding.

| The below has been completed:   | Name(s)   | Date |
|---|---|------|
| Relevant ward councillor(s) consulted   | N/a   |      |
| <b>The following are if appropriate / applicable: Yes/No. If yes the Implications should be attached to this decision notice.</b> |   |      |
| Finance implications  | Funds are provided within the VCS/HRA budget for 2019/20  |      |
| Legal implications  | A Funding Agreement that is currently in place can be varied to include these additional services as they are of a similar nature to that already provided. |      |
| Links to corporate aims   | A Vibrant Social, Cultural and Leisure Environment  |      |
| Community Safety implications   | no  |      |
| Environmental implications  | no  |      |
| Equalities Impact   | none  |      |
| Safeguarding Implications   | none  |      |
| Risk management   | SCF's performance will be monitored   |      |
| Partnership implications  | Yes – strengthening partnership working with our voluntary sector organisations   |      |

**Any conflicts of interest declared by Leader or Executive Members consulted on the proposed decision. If Yes provide confirmation from Chief Executive to grant dispensation for the Leader's / Executive Member's views to be considered.**  
None

**Decision Maker**

**I am aware of the details of this decision(s), considered the reasons, options, representations and consultation responses and give my approval / agreement to its implementation.**

**Signed:** 

**Name: Cllr Jane Warmington**

**Date: 04 December 2018**

**Note – This decision record is for decisions taken by Executive Councillors. The decision(s) can be implemented following publication in The Weekly Bulletin and the period for any call-in has expired.**

**Note: A copy should also be sent to the Corporate Support Unit**

## Call-In Request

### Decision being challenged :- Process Management of Voluntary Community Sector Partnership Grants

**By : Councillor L Lisgo and Cllr R Lees**

#### Detailed reasons for challenge:-

- Lack of detailed information and concern about the unintended consequences of this change which is felt deserve a public explanation.
- Lack of transparency/ reporting back is a concern.
- Putting this function out to an external organisation – has this been discussed?
- How funds are being used – the multiple funds and how SCF is tying this all together?
- How the use of these funds and others managed by SCF - how that is reported back to the Council and to members / accountability – overall picture and see how funds are being utilised across the whole area equitably.

Signed



Dated 13.12.18.

When a completed call-in form is received, signed by at least two Councillors,

- The decision the subject of the call-in will be “frozen” for at least such time as the call-in has been considered;
- The call-in, if accepted, will be referred to the appropriate Scrutiny Committee for consideration;
- Those Councillors who have signed the call-in form will be invited to attend the Scrutiny Committee meeting to further explain why the above decision has been called-in;
- The decision will remain “frozen” until:-
  - The Scrutiny Committee decides not to support the call-in; or
  - The Scrutiny Committee’s proposed alternative has been decided; or
  - The “Council’s referral” mechanism has been triggered by the Scrutiny Committee.

**The right of call-in will expire at Noon on the fifth working day after the decision has been made.**





Good Afternoon Cllr Lisgo,

I am responding to your understandable apprehension regarding the proposed processing by Somerset Community Foundation of the TDBC partnership grants, in the hope that I can explain the proposal in full and address your concerns regarding this matter.

Somerset Community Foundation (SCF) will not manage the fund, rather they will provide admin support to the council in processing the funding proposals (applications) from our partnerships. SCF will check the monitoring returns in the same way, using the same monitoring form as I previously did. SCF will send out the same funding proposal template and assess the completed proposal (grant application) as I previously did and will make recommendations to elected members and officers again as I previously did. They will **not** make decisions regarding partners' grants. Elected members will still make the final decision on funding and an officer of the council will issue funding notices (letters of agreement) and payments. The council will benefit from the admin support provided by SCF as this will enable the authority to make better use of officer time.

Somerset Community Foundation has access to various funding streams and may boost the existing grant offered by the council to some partners with additional funding from this source; this is not guaranteed but some of our other VCS grantees have already benefitted in this way. In the current financial climate it can only be advantageous for organisations to be within the SCF radar and therefore able to be considered for additional funding. The new way of working I have described will not in itself effect or reduce the amount awarded to organisations by the council but it may increase partners' chance of receiving an additional amount if they are known to Somerset Community Foundation.

My usual working days are Mon – Weds but I did try to contact you today by telephone as I wanted to clarify the situation and hopefully allay your concerns. If you would like me to telephone you next week please let me know when you are available.

Regards,  
Christine.

Christine Gale  
Taunton Deane and West Somerset Councils  
The Deane House  
Belvedere Road  
Taunton  
TA1 1HE



## Taunton Deane Borough Council

### Scrutiny Committee – 15<sup>th</sup> January 2019

#### Monkton Heathfield Urban Extension: Policy Update

This matter is the responsibility of Executive Councillor / Cabinet Member Richard Parrish, Planning and Transport Portfolio Holder

Report Authors: Tim Burton, Assistant Director Planning and Environment and Andrew Penna, Monkton Heathfield Project Team Leader

**1 Executive Summary / Purpose of the Report (All headings to be in Arial 12 Bold)**

1.1 The purpose of this Report is to identify for Members the factual changes to Policy SS1 and other material considerations since the Core Strategy was adopted and, to seek Members approval for an approach to the delivery of employment land that is not strictly in accordance with Policy SS1 with regards to employment land delivery at Monkton Heathfield.

**2 Recommendations**

2.1 Members are recommended to note the content of this Report and to support, in principle, the release of a part of the employment land south of Langaller Lane as set out above.

**3 Risk Assessment (if appropriate)**

**Risk Matrix**

| Description  | Likelihood | Impact | Overall |
|--|------------|--------|---------|
| No changes are proposed to adopted Policy therefore the risk is negligible | 2          | 8      | 10      |
| No mitigations are necessary   | 2          | 8      | 10      |

**Risk Scoring Matrix**

|                   |   |                |         |             |             |                |                |
|-------------------|---|----------------|---------|-------------|-------------|----------------|----------------|
| <b>Likelihood</b> | 5 | Almost Certain | Low (5) | Medium (10) | High (15)   | Very High (20) | Very High (25) |
|                   | 4 | Likely         | Low (4) | Medium (8)  | Medium (12) | High (16)      | Very High (20) |

|               |   |          |            |         |            |             |              |
|---------------|---|----------|------------|---------|------------|-------------|--------------|
|               | 3 | Possible | Low (3)    | Low (6) | Medium (9) | Medium (12) | High (15)    |
|               | 2 | Unlikely | Low (2)    | Low (4) | Low (6)    | Medium (8)  | Medium (10)  |
|               | 1 | Rare     | Low (1)    | Low (2) | Low (3)    | Low (4)     | Low (5)      |
|               |   |          | 1          | 2       | 3          | 4           | 5            |
|               |   |          | Negligible | Minor   | Moderate   | Major       | Catastrophic |
| <b>Impact</b> |   |          |            |         |            |             |              |

| Likelihood of risk occurring | Indicator   | Description (chance of occurrence) |
|------------------------------|---|------------------------------------|
| 1. Very Unlikely             | May occur in exceptional circumstances                            | < 10%                              |
| 2. Slight                    | Is unlikely to, but could occur at some time                      | 10 – 25%                           |
| 3. Feasible                  | Fairly likely to occur at same time                               | 25 – 50%                           |
| 4. Likely                    | Likely to occur within the next 1-2 years, or occurs occasionally | 50 – 75%                           |
| 5. Very Likely               | Regular occurrence (daily / weekly / monthly)                     | > 75%                              |

#### 4 Background and Full details of the Report

##### Introduction

- 4.1 The Core Strategy was adopted in 2012. Policy SS1 identified land at Monkton Heathfield, Taunton, to deliver a new sustainable neighbourhood. The Policy identified 20 criteria to ensure the delivery of a coordinated comprehensive approach to the development.
- 4.2 Since the Adoption of the Core Strategy there have been significant material changes in Government planning policy and guidance, together with changes in local policy and circumstances which has resulted in some aspects of the adopted SS1 Policy appearing to be out of date or overtaken by events on the ground.
- 4.3 The purpose of this Report is to identify for Members the factual changes to Policy SS1 and other material considerations since the Core Strategy was adopted and, to seek Members approval for an approach to the delivery of employment land that is not strictly in accordance with Policy SS1 with regards to employment land delivery at Monkton Heathfield.

- 4.4 This Report will be used to guide discussions with prospective developers, inform the preparation of a Masterplan for the Monkton Heathfield Policy area and, provide a factual update for Stakeholders, Consultees and members of the public.

#### Status of this document

- 4.5 This Report captures in a single format a series of Policy updates which will be material considerations in the determination of planning applications and masterplanning for the remaining phases of the Monkton Heathfield Policy Area.
- 4.6 It is not intended to be formal Supplementary Planning Guidance, instead it provides information to inform Masterplanning of the next phases of the project and information for developers in particular.

#### National Policy Changes

- 4.7 As Members will be aware the NPPF was first published in 2014 and recently revised in July 2018. National policy is focused on housing delivery through the Plan led identification of housing land.
- 4.8 There is a commitment to 'significantly boost' housing delivery and, Development Plans should treat housing allocation figures as the minimum to be delivered.
- 4.9 Recent policy changes have brought greater clarity to the calculation of 5 year housing land supply and, more detailed guidance on assessing development viability.
- 4.10 The NPPF removed minimum density figures for housing sites in favour of a more general requirement to deliver efficient use of land. Maximum parking standards were also removed in recognition of the need to take a more strategic approach to delivering reductions in CO2.
- 4.11 The NPPF specifically requires Councils to reassess employment land and sites and consider whether they could be more appropriately used to deliver other uses, including housing.
- 4.12 In recent years there has been increased recognition that the impact of CIL and S106 on major sites in particular, can lead to viability problems, even on green field sites. As a result the Government have introduced the HIF fund to assist in the delivery of infrastructure. This is seen as a key tool in ensuring the delivery of housing.
- 4.13 Locally the Garden Town proposals post-date the Core Strategy, together with the strategic Nexus employment site.
- 4.14 Cheddon Fitzpaine and West Monkton Parish Councils have an adopted Neighbourhood Plan. The Plan sets out a series of key policies which will be implemented through new planning applications within the Monkton Heathfield Policy area. The Neighbourhood Plan requires provision of bungalows as part of new housing proposals.

- 4.15 Creech St Michael's Neighbourhood Plan is currently at Examination. The majority of the second phase of the main Monkton Heathfield site lies within Creech St Michael Parish.
- 4.16 Areas with adopted Neighbourhood Plans benefit from a proportion of the CIL monies paid by developers to fund infrastructure delivery.

#### Current Position

- 4.17 Policy SS1 and its accompanying text is set out at Appendix A to this Report. The Policy area is shown on the Plan at Appendix B. A very high level indicative concept plan was part of the Core Strategy, Appendix C.
- 4.18 To date the Phase 1 area at Monkton Heathfield, east of the former A38 has been largely completed. Further development has taken place at Aginhills Farm and development will commence shortly on the Hartnells Farm site north of the A3259. The first phase of the Eastern Relief Road has been delivered together with a bus gate at the southern entrance to the area, allowing for the former A38 through Monkton Heathfield to be downgraded. The Western Relief Road remains to be completed.
- 4.19 Set out below, under a series a series of subheadings which correspond to the policy criteria set out in SS1, is an update on the key 'heads' of the policy, where these have changed since the policy was adopted .

#### Site Capacity

- 4.20 Policy SS1 identified the need for the delivery of around 4500 new homes within the Monkton Heathfield Policy Area.
- 4.21 Latest monitoring indicates that the overall Monkton Heathfield policy area will not deliver this number of new homes. This is largely as a result of lower density development than was anticipated when the policy was adopted, at a time when national minimum density standards were in place.
- 4.22 In addition it is now proposed to deliver a through school 'within' the second phase of the main Monkton Heathfield development site, east of the current A38, rather than north of the A38 shown on the concept plan at Appendix B. (See Education below).
- 4.23 In order to address this likely shortfall in housing delivery at Monkton Heathfield it is proposed to release some of the Employment land, south of Langaller Lane for residential use.
- 4.24 Such an approach is in accordance with the resolution of the Executive Committee which recently considered the Employment Land Report commissioned by the Council. (see Employment below).

## Affordable Housing

- 4.25 To date the policy has successfully delivered around 25% affordable housing across the Monkton Heathfield policy area, and this remains a central commitment of future development, subject to viability considerations.

## District Centre

- 4.26 Construction is currently underway on part of the local centre which forms part of the Phase 1 Monkton Heathfield site.
- 4.27 Development of these local centre facilities has been significantly delayed and, there is some uncertainty as to whether the whole of the phase 1 local centre will be built out.
- 4.28 At the same time there is an opportunity with the relocation of the through school to within the main development area of phase 2 to deliver a more commercially viable district/local centre which can form the focal point between the two phases of the new Monkton community, east of the former A38.
- 4.29 The floorspace figures quoted within the policy are likely to be subject to review and commercial advice to ensure that a successful and commercially viable centre can be developed as part of the local/district centre as part of phase 2. Other local community facilities have been successfully delivered in the phase 1 area including the BACH community facility.
- 4.30 To date there has been little accommodation provided specifically for elderly persons within the policy area. There is an increased National focus on the needs of an aging population and there remains an opportunity to deliver specialist accommodation for the elderly within the policy area.

## Employment Land

- 4.31 As noted above the recent Executive Committee endorsed the findings of the Peter Brett Associates Employment Land Report that there is a surplus of employment land identified within the Borough as a whole.
- 4.32 At Monkton Heathfield nearly 20 ha of land is committed or reserved south of Langaller Lane, east of the phase 1 completed development area.
- 4.33 There is an opportunity to address the shortfall in housing numbers in Policy SS1 through the release of some of the land south of Langaller Lane for housing. The exact quantum of land to be released and the scale of opportunity to deliver further residential development will be the subject of further specific master planning work.
- 4.34 There remains a commitment to identify the strategic reserve of employment land, of up to 10 ha, south of Walford cross, as part of the second phase of the Monkton Heathfield development site.

- 4.35 Members should note that the release of employment land at Monkton Heathfield is recommended to address a specific policy issue. The findings of the PBA Report will continue to be assessed with regards to other employment land in the Borough.

#### Education

- 4.36 The concept plan, Appendix B, indicated the provision of three new primary schools and a secondary school within the Policy area.
- 4.37 As set out above it is now propose to deliver a through school as part of The second phase the Monkton Heathfield proposals of located 'within' the housing development area, rather than north of the A38 as indicated on the plan at Appendix 2. The County Council are considering the proposal to provide a further primary school within the site west of Greenway.
- 4.38 There is a pressing need to deliver a new secondary facilities within Taunton as a whole and, a HIF bid is being prepared with the County Council to secure funding to deliver secondary education facilities in the town associated with the new residential developments.

#### Country Park

- 4.39 As members will be aware two fields east of Maidenbrook Lane were purchased be in the autumn to deliver the first 10 ha of the country Park. The development sites in and adjoining the Policy area offer the opportunity to deliver further land for the Country Park. The future of the landfill site, identified for open space in the Core Strategy and SS1 needs to be considered as part of masterplanning work for the next phases of the Monkton Heathfield area.

#### Energy Efficiency

- 4.40 National policy remains committed to energy efficiency, but with a focus on changes to Building Regulations and securing greater energy efficiency as part of the fabric of new homes.
- 4.41 The experience of other Local Authorities suggests that the provision of energy centres or so called District Heating may not deliver the carbon reductions anticipated when the Core Strategy was adopted.
- 4.42 It will be for developers to demonstrate that such provision within the Policy area is not viable and, to ensure carbon emissions can be reduced in line with National Guidance as an alternative.

#### Transport

- 4.43 There remains a commitment to deliver a bus-and-ride facility at Walford Cross to provide not only an opportunity for commuters and shoppers entering the town from the Bridgwater area to use the bus, but also to increase the level of bus facilities and services available for existing and new residents of the Monkton Heathfield area.



- 4.44 The size of the facility will need to be carefully considered having regard to viability issues.
- 4.45 It is expected that funding issues related to the delivery of the Western Relief Road will shortly be resolved. As noted above there will be ongoing highways works as developments are implemented along the A3259 road corridor. Work on the first phase of the Hartnells Farm site is likely to commence shortly. The development of the land west of Greenway is linked to the implementation of the WRR.
- 4.46 The transformation of the former A38, following the implementation of the first phase of the eastern relief road has been undertaken through the implementation of the bus gate at Bathpool and traffic calming measures.
- 4.47 Masterplanning work for the remainder of the Policy area offers the opportunity to transform the remaining section of the A38 once the second phase of the Eastern Relief Road has been delivered. The relocation of the through school which will part front the A38 makes transformation of the corridor an essential part of phase 2 development proposals.

#### Green Infrastructure

- 4.48 The Policy has successfully delivered part of the so-called 'green necklace' around development areas as well as buffer woodland planting and offset woodland habitat in accordance with habitat regulations.
- 4.49 Members will be aware that the West Monkton Cricket Club has not been relocated.
- 4.50 Further offset planting will be delivered as part of the implementation of the remaining areas and, there remain there is an opportunity to deliver a significant area of open space between the next phase of the eastern relief road and the M5 motorway.
- 4.51 The treatment of this 'corridor' will need to be a carefully addressed to have regards to noise and air quality issues and the fact that part of this area lies within the designated floodplain.
- 4.52 Elsewhere, there has been recent national changes to the Habitat Regulations Assessment process which will need to be carefully considered as part of future applications in the Policy area.
- 4.53 Updated Guidance for the Hestercombe SAC was published in 2016.

#### Next Stages

- 4.54 Policy SS1 anticipated the preparation of Masterplans to further guide development, together with Design Codes to ensure a coordinated delivery of the policy proposals.
- 4.55 Urban Design Consultants have been instructed to prepare a Masterplan for the next phases of the developments in the Policy area, working closely with developers, consultees and other stakeholders. The work is to commence shortly.

- 4.56 It is anticipated that draft Masterplanning work will be subject to public consultation in coming months.
- 4.57 Officers continue to work closely with the developers to ensure the delivery of the remaining strategic housing land within the Policy area. It is likely that an application for the main phase 2 area will be submitted in the coming months.

### **Recommendation**

- 4.58 Members are recommended to note the content of this Report and to support, in principle, the release of a part of the employment land south of Langaller Lane as set out above.

## **5 Links to Corporate Aims / Priorities**

- 5.1 The Report provides a Policy update in relation to the delivery of housing and employment in the Borough and highlights ongoing work to ensure coordinated delivery of housing and green infrastructure in line with the Garden Town objectives.

## **6 Finance / Resource Implications**

- 6.1 None

## **7 Legal Implications (if any)**

- 7.1 None as no changes are proposed to Policy.

## **8 Environmental Impact Implications (if any)**

- 8.1 Officers continue to work closely with Developers and the local community to assess the environmental implications of the SS1 proposals. Applications are Screened and Scoped for environmental impact under the EIA Regulations.

## **9 Safeguarding and/or Community Safety Implications (if any)**

- 9.1 None

## **10 Equality and Diversity Implications (if any)**

- 10.1 The Report has been prepared having regard to equality and diversity implications. The SS1 proposals seek to deliver an inclusive community and ensure a positive relationship between new housing and existing communities.

## **11 Social Value Implications (if any)**

- 11.1 None as no change is proposed to existing policy.

## **12 Partnership Implications (if any)**

- 12.1 A programme of joint working with developers, Parish Councils, Consultees and Stakeholders is in place. Regular meetings are held to ensure the coordinated and comprehensive delivery of the Monkton Heathfield development proposals.

**13 Health and Wellbeing Implications** (if any)

13.1 The adopted SS1 proposals seek to deliver an inclusive community and ensure a positive relationship between new housing and existing communities. The adopted Policy seeks to deliver new green infrastructure and encourage walking and cycling through the use of Travel Plans etc.

**14 Asset Management Implications** (if any)

14.1 None.

**15 Data Protection Implications** (if any)

15.1 None

**16 Consultation Implications** (if any)

16.1 A programme of joint working with developers, Parish Councils, Consultees and Stakeholders is in place. Regular meetings are held to ensure the coordinated and comprehensive delivery of the Monkton Heathfield development proposals.

16.2 Further consultation with key groups will be undertaken as the masterplanning work develops.

**List of Appendices**

|            |  |
|------------|--|
| Appendix A | Adopted Core Strategy policy SS1                   |
| Appendix B | Monkton Heathfield Policy Area from Core Strategy  |
| Appendix C | Monkton Heathfield Concept Plan from Core Strategy |

**Contact Officers**

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## 5 Strategic Sites and Broad Locations

### 5.1 Monkton Heathfield

#### Policy SS 1

##### **MONKTON HEATHFIELD**

Within the area identified at Monkton Heathfield, a new sustainable neighbourhood will be delivered through a coordinated and comprehensive approach, including:

- Phased delivery of around 4,500 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 mixed-use district centre comprising a 4,400m<sup>2</sup> (gross) food store, 8,000m<sup>2</sup> (gross) of other convenience and comparison retail (A1), financial and professional services (A2), restaurants and cafes (A3), drinking establishments (A4) and hot food take-aways (A5), 1,000m<sup>2</sup> (gross) offices (B1) which could be on upper floors of buildings and multi-functional community facilities around a village green including land for a range of opportunities including places of worship, community hall, health facilities and care and residential accommodation for the elderly;
- 22.5 hectares of additional employment land for research and development (B1 (b)), light industrial (B1 (c)), general industrial (B2) and storage and distribution (B8) to be provided in the first phase of development, of which, 3 ha to be at and adjacent to The Hatcheries and 19.5 hectares south of Langaller. A further 10 ha shall be reserved for longer term release around Walford Cross;
- 3 new primary schools and a new secondary school;
- A country park within the green wedge between Monkton Heathfield and Priorswood;
- New homes will be energy efficient and should be built to government guidelines to reduce carbon emissions;
- Relocation of West Monkton Cricket Club;
- A suitably located energy centre to provide locally generated electricity to the new development;
- Provision of a 'park and ride' site south of the A38, west of Walford Cross;
- Implementation of the A3259 corridor strategy;
- Improvements to the A38 to transform it into an urban street;
- A new 'western development spine' to connect the A38 and the A3259 to the south-west of Monkton Heathfield;

## Strategic Sites and Broad Locations 5

- A new 'eastern development spine' to the south and parallel to the A38;
- Infrastructure for bus rapid transit;
- Strategic SUDS infrastructure;
- A multi-purpose 'green necklace' of landscape and public open space surrounding the settlement providing allotments, outdoor recreation and wildlife habitat. This will also include:
  - A 20m wide buffer of woodland planting around the boundaries facing bat activity from Hestercombe House SAC;
  - Off-site offset woodland habitat in accordance with the recommendations of Hestercombe House SAC Appropriate Assessment to compensate for the loss of habitat of lesser horseshoe bats. The off-site offset habitat should be functional prior to the commencement of any development north of the A3259; and
  - A belt of landscaping between the motorway and the development areas.

The development form and layout for Monkton Heathfield should provide;

- A variety of character areas which reflect the existing landscape character and the opportunities and constraints provided by natural features to create a place that is distinctive and memorable;
- An accessible district centre with a mix of uses and facilities;
- A connected street network which accommodates pedestrians, cyclists and vehicles and promotes a viable public transport system;
- Well designed public open spaces which are enclosed and overlooked by new development;
- A positive relationship between new housing and existing communities; and
- A well defined green edge to the urban area that protects views from Hestercombe House and the Quantock Hills.

The preparation and adoption of SPD will be required to further guide development, incorporating a masterplan and design codes to ensure a coordinated approach to the delivery of this site.

### Justification

**5.5** Taunton has set an agenda for growth to enable it to retain and enhance its status as a sub-regional centre and a self-contained settlement. Monkton Heathfield has long been recognised for its potential as a site for growth and had a Major Site allocation in the Taunton Deane Local Plan 2004-2011 (Policies T8 to T12) for mixed use development, including 1,000 homes. Supplementary Planning Guidance was also prepared and subsequently outline planning permission has been

## 5 Strategic Sites and Broad Locations

granted for 900 homes. The 25% target for affordable homes in Policy SS1 does not apply to the 1,000 homes allocated in the Local Plan, but it applies to the further 3,500 homes allocated in this Core Strategy at Monkton Heathfield.

**5.6** The Monkton Heathfield urban extension comprises a number of sites under different ownerships. These ownerships are under options to a number of developers including Redrow / Persimmon who have an outline permission for 900 homes (part of the 4,500 new homes set out in this policy).

**5.7** The Taunton Urban Extension Study (Terence O'Rourke, November 2004) concluded that Monkton Heathfield was the most sustainable location for a strategic urban extension for Taunton. The Taunton Sub Area Study (Baker Associates, March 2005) which informed the Draft Regional Spatial Strategy (RSS) also identified Monkton Heathfield as the most appropriate area of search for a strategic urban extension. The RSS sub-regional policy on Taunton Strategically Significant Cities and Towns (SSCT) allocated 4,000 homes in this area.

**5.8** The conclusion of these previous studies has been confirmed by further work being carried out for the Urban Extensions SPD (Urban Initiatives, 2011). Monkton Heathfield is identified as the most sustainable and deliverable option to meet the majority of Taunton's housing, community and employment needs over the plan period.

**5.9** In total the area allocated for development is approximately 220 hectares. This does not include the 'green necklace' of landscape which will include both the 20m wide buffer of structural landscaping and the offset woodland planting in accordance with the Hestercombe House SAC Appropriate Assessment. The requirement for these woodlands to be established before the commencement of development on sites north of the A3259 dictates that these sites may be in the later phases of development. The allocated site area is considered sufficient to provide the number of new homes, employment, mixed-use district centre, schools and other uses as specified in the policy.

**5.10** Monkton Heathfield is accessible to the strategic road network (both the A38 and the M5) and compact development of this scale will have a further benefit of supporting a bus rapid transit link from Bridgwater to Wellington along the A38, which will improve public transport accessibility along with a new park and ride facility. Improvements to the A38 and A3259 will also be a prerequisite of development of the urban extension, to enable quality access to employment sites and appropriate street character through the new settlement.

**5.11** There is also the long term opportunity for a limited motorway junction (Walford Cross) as part of a future plan review which could also assist development potential. Improving motorway access into the town is a corporate objective.

**5.12** The new eastern spine road will be designed as a street that balances traffic capacity with the needs of development access, walking, cycling and public transport.

**5.13** As well as accommodating new housing and associated social infrastructure, the site is able to provide 22.5 ha of employment land in the short/medium term in close proximity to the strategic road network and centres of population, capable of attracting a range of employment types. An additional area of around 10 ha is reserved at Langaller for longer term employment release. An agreed marketing strategy for development of the employment areas will be required to provide local employment opportunities in line with housing growth, reducing the need to travel and assisting self containment. The quantum and compact form of development proposed is sufficient to support a new district centre comprising retail, community and office uses to support the daily needs of the new settlement without competing with larger centres such as Taunton town centre. The proposed district centre may require the relocation of West Monkton Cricket Club.

## Strategic Sites and Broad Locations 5

**5.14** Developer contributions will be required for community infrastructure in accordance with the Infrastructure Delivery Plan and will be further detailed in the CIL. These will include education, transport, health, community facilities and green infrastructure including the Country Park and woodland planting, in accordance with Policy CP7: Infrastructure.

**5.15** In allocating this site the impact on landscape and the ecological value of the site have been carefully considered to ensure that impacts on protected species known or expected to be present on the site is minimised and mitigated where appropriate. Of particular note, are the foraging areas and routes of Lesser Horseshoe Bats from the Hestercombe House SAC and provision of compensatory habitat for this species, and possibly others, will be a prerequisite of development. This should be done in accordance with the recommendations in the Hestercombe House SAC Appropriate Assessment (2009) and Core Strategy Policy CP8. It should be noted that the area of off-site offset planting has been recalculated since the 2009 report according to revised site allocation boundaries and the latest survey data.

**5.16** It is also important to protect views southward from the Quantock Hills AONB from overly intrusive urban development and therefore a 'green necklace' of open landscape and open spaces around the site is proposed. A belt of landscaping will also be required in the green necklace next to the M5 motorway. Development of this site will involve building on high grade agricultural land, but the other benefits of the site are deemed to outweigh the resultant loss of this land use.

**5.17** The concept plan for Monkton Heathfield is evolving and further engagement will take place as the Masterplan and SPD is progressed to guide the submission of planning applications. The plan must be viable and deliverable and result in a coordinated approach to development. The justification for the distribution of land uses will be supported by the evidence base for the development of Monkton Heathfield.

### Delivery

**5.18 Lead Delivery Body:** Taunton Deane Borough Council as Local Planning Authority together with Project Taunton, in cooperation with partners including Community Engagement Panel, Parish Councils, developers and statutory undertakers such as Environment Agency and Wessex Water.

**5.19 Delivery Mechanisms:** Development Management process with reference to Urban Extensions SPD on development principles, masterplanning and design codes, etc.

**5.20 Funding Mechanism:** Developer contributions to schemes identified in the Urban Extensions SPD and CIL; potential funding opportunities through Regional Growth Fund and Somerset's Local Investment Plan.

**5.21 Key Delivery Dates:** Commencement of Phase 1 of Local Plan allocation 2011; Urban Extensions SPD to be adopted 2013; CIL to be in place by 2013; initial five-year programme of schemes identified in the IDP to be delivered by 2016; Core Strategy review 2016.

**Table 5.1 Implementation and Monitoring**

| Targets  | Monitoring Indicators                                   |
|--|---|
| <b>Land uses</b>                                   |   |
| Deliver approx. 1,000 new homes by 2016            | The number of new homes delivered in Monkton Heathfield |
| Deliver a further 1,600 (approx) new homes by 2021 |   |



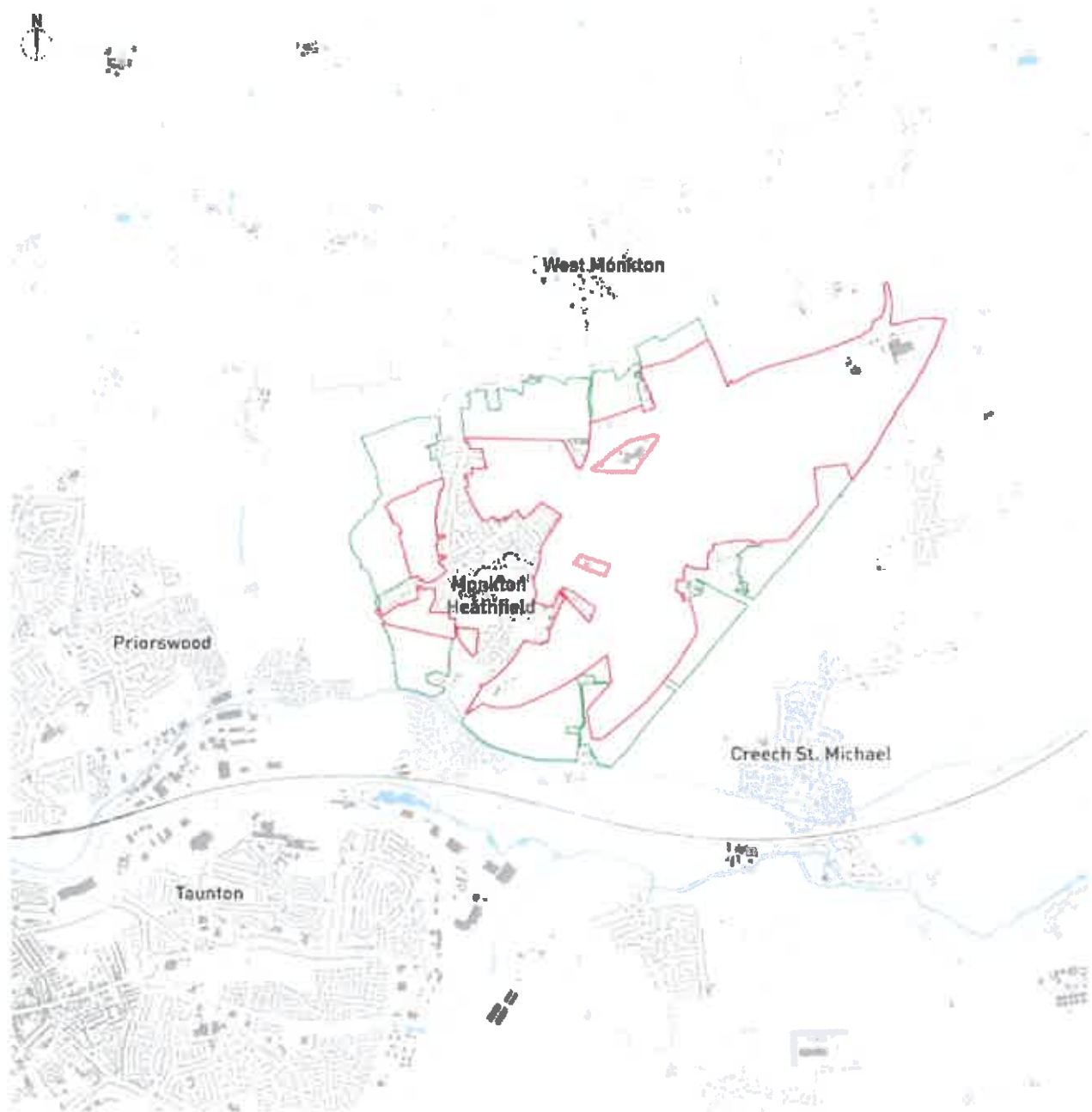
## 5 Strategic Sites and Broad Locations

| <b>Targets</b>  | <b>Monitoring Indicators</b>  |
|---|---|
| Deliver a further 1,900 (approx) new homes by 2028  |   |
| Have made provision for infrastructure to enable delivery of 22.5 hectares of employment land by 2016.  | The amount of new employment space delivered in Monkton Heathfield  |
| Deliver a mixed use district centre by 2028   | Amount and proportion of retail, community use, offices and residential delivered   |
| Deliver 3 new primary schools – appropriately phased to support development within each of the three phasing bands                              | Number of primary school places delivered relative to homes delivered   |
| A new secondary school  | Number of secondary school places delivered relative to homes delivered   |
| A new energy centre   | Completed, as part of the new development   |
| <b>Open space</b>   |   |
| A new Country Park to be provided through both strategic allocations at Monkton Heathfield and Priorswood Nerrols by 2021.                      | Amount of Country Park created  |
| Compensatory off-site offset habitat established by 2016 in accordance with the recommendations of Hestercombe House SAC Appropriate Assessment | Amount of new woodland created<br>Evidence of woodland being used by target species   |
| A network of open space delivered in accordance with masterplan   | Amount of new open space created relative to number of homes created.<br><br>% satisfaction with open spaces  |
| <b>Movement</b>   |   |
| New park and ride facility created by 2021  | Number of park and ride bays created<br><br>Use of park and ride  |
| Implementation of Phase 1 Bus Rapid Transit (BRT) infrastructure by 2016 and Phase 2 by 2021  | Bus stops implemented at 1 at every 400-600m through the built up area of Monkton Heathfield.<br><br>Bus priority measures implemented throughout the Monkton Heathfield area (A38 / A3259) |
| Running of BRT services at a frequency of 1 every 15 minutes by 2016 and 1 every 10 minutes by 2021   | Bus patronage levels  |
| 100% of new homes within 800m of BRT stop. 100% of new homes within 400m of other bus routes  | % of homes within 800m of BRT stop  |
| Encourage walking and cycling as an alternative to the private car  | % of trips made by walking and bicycle<br><br>Length of designated cycle routes   |



## Strategic Sites and Broad Locations 5

### Monkton Heathfield red line boundary



#### SITE BOUNDARY PLAN

- Development area
- Area reserved for external green spaces associated with development area



## 5 Strategic Sites and Broad Locations

### Monkton Heathfield concept plan



**CONCEPT PLAN**

- Primary route
- Proposed urban extension
- Employment
- Park and Ride
- Green recharge
- Green wedge
- Proposed Country Park
- Green line through & quarter
- District centre
- Primary school
- Secondary school



TDBC Scrutiny Committee – Work Programme 2019

| 15 <sup>th</sup> Jan (Alb)                            | Feb/Mar (Flook)                         | Apr/May (JMR) | June (JMR) | July (JMR) | August (JMR) | TBC                                     |
|---|---|---------------|------------|------------|--------------|---|
| Call In of Executive Decision – Cllr Lisgo and R Lees | Gypsy and Travellers Report – M. Clarke |               |            |            |              | DLO Finance Update – A. Stark/ N. Green |
| Monkton Heathfield Policy Update – A. Penna           | Norton Playing Fields CPO – T. Burton   |               |            |            |              | ASB in TD Spotlight Review              |
|   |   |               |            |            |              | PSPO's – G. Davis                       |
|   |   |               |            |            |              |   |
|   |   |               |            |            |              |   |

