

## WEST MONKTON and CHEDDON FITZPAINE PARISH COUNCILS

Neighbourhood Plan Steering Group Meeting Tuesday 9<sup>th</sup> August 2016

Venue : West Monkton Village Hall

Time : 7.00pm

AGENDA :

Attended by 2 members of the public.

### 1. Apologies

Apologies received from N Griffiths, A Winter, A Pritchard

### 2. Update on sub committees

#### a. Housing

K Tutill reported that the Housing writing group had received a letter from GTH supporting most of the ideas being considered. Noted that D Macey had visited agents looking at the commercial/employment side, he could maybe recommend some useful agents who would be prepared to write as well.

Numbers and percentages of housing types have been considered, TD has been consulted. TD has knowledge of other authorities' housing data.

Self-build could be encompassed within the affordable section. Could be provided on the basis that the developer would have 12 months to sell to self-builder, thereafter private sale.

One-two bed accommodation likely to be in apartments – but no wish for tower blocks. Varied customer base – older people downsizing and younger people getting on the housing ladder.

Style may be influenced by the size of the site – smaller sites can look better with a uniform look. Location of sites within NP area should be defined in the NP submission.

A way to reduce numbers of people on the housing list has been considered – change the ratio of social(rented): affordable (shared equity) from 60:40 to 80:20.

A dark sky policy is being considered – low level down lighting

## b. Transport

J Woollacott reported nothing to add to the comments already submitted to Kelvin. The ideas include a network of cycle ways, linking within the new estates and linking to routes to the District Centre and Taunton. Cycle way width has to be considered to allow safe mix of cyclists and pedestrians and to allow two bikes to pass.

## c. Employment

K Brown reported that the Employment ideas had been submitted including a suggestion regarding the proportion of live-work units to be included on an estate.

It was agreed that a Business Survey would be useful in terms of supporting evidence. About 10 questions are needed, J Birch at CCS can conduct it (she will research the business addresses).

General ideas included keeping the existing employment land as employment land. Larger sites such as those proposed for Langaller and Proctors should be encouraged to provide employment for circa 500 people. Langaller and the Strongvox site are not allocated for office space.

Viridor will need venting and piling for at least another 25 years which reduces the possible development of the site for employment (*but leaves the way open for recreational space/wildlife*)

MP and TDBC to be encouraged to promote opportunities in NP area (especially post Brexit) and sites are needed for the support businesses to Hinkley Point.

Social Care facilities should be encouraged as they are good employment sites – also necessary given SCC demographic projections.

Superfast broadband will be encouraged (*new houses will have suitable ducting etc.*).

K Brown will be in touch with Chamber of Commerce (Colin Barrell, Mr Miles) and D Evans EC Dev at TDBC.

Projections from SINE post data have been used for future planning, but census 2011 less use as a point of reference because so much has changed owing to the Urban Extension. SCC demographics information is useful (SCC Public Health?)

Good idea to try to get a S106 agreed by developers for phased availability of employment land instead of it coming all at the end: could use similar triggers as per schools.

## d. Recreation and Environment

M Thompson indicated that 'Slow the flow' plans are coming together particularly with storm tributaries and sluicing over roads. There have been meetings with FWAG and I Clark TDBC. Meeting with Savill's regarding the land adjacent to the A3259, for mass transit need road widening, plus cycleway and pedestrian access to country park. The policy will be to increase attenuation ponds and 'Sow the Flow' areas with wildlife areas and tree planting plus weeping dams further upstream (liaison with farmers). It should link to the Somerset Rivers Plan. Tree planting policy should aid 'Slow the Flow'.

On land opposite St Quintins Park, M Chinnock is investigating the possibility of a cut in the canal to provide moorings for boats and a wildlife island. M Chinnock has been in touch with Somerset Wildlife/Viridor to develop the country park on the Viridor land. Access is an issue with the big lorries, but access can be limited to fit Health and Safety requirements. Access off the towpath or even over the canal could link into Allens Brook footpath – and at the other end, off and through Halcon. At the further end of the Viridor site might be a suitable location for a mountain biking trail.

Apple Orchards have been discussed with FWAG, could be included in part of agreed tree planting schemes for POS (Public Open Space) and maintained by the management company – should be publicised and signposted for community use.

Public toilets (probably associated with a café) are needed for the towpath: possibly at Maidenbrook, although Swingbridge at Bathpool has the picnic area and parking. Toilet provision linked to a shopping centre or club who would maintain the facility.

For recreation, A Pritchard has established that in principle Wessex Water have no objection to fencing and nets to allow use of the concrete top surface of underground attenuation ponds for tennis courts. (Current objection at Hartnells is based on proximity of listed house to location of the fencing).

### 3. Mark Pollock

K Tutill has been in contact with M Pollock. He will take the policies/ideas from the four writing groups and wordsmith them into policy documents with supporting statements, aims and objectives. He estimates 8 days at £350 per day totalling circa £2500, plus vat. Both Parish Councils in attendance accepted the quote, which will, in any event be covered by the grant obtained from Locality/Groundworks.

### 4. Grant applications

Successful application for a further 6 months' grant towards the total grant support provided for NP work. An extra amount had been obtained owing to the housing

developments in the NP area. The sum of £6650.00 had been granted, through to Jan 2017.

#### 5. Additional costs

Possible orchard work

CCS work – schools' surveys, business surveys (Kings Hall, Heathfield School will be delivered in September).

Bat survey

#### 6. Creech St Michael

Probably behind WM&CF NP but if all in the hands of a consultant, may catch up.

Don't want to be asked to wait for them for final referendum. K Tutill will speak with A Rhodes to determine any 'boundary' issues.

#### 7. Persimmon /Redrow

Meeting held prior to commencement of Masterplanning with TD. NP position explained – not in contention with TD future planning for delivery of Core Strategy. Developers envisage further meetings to take shared ideas forward.

#### 8. AOB

By September meeting Mark Pollock will have commenced work; by October a concrete document should be available.

#### 9. Date of next meeting

Tuesday 13<sup>th</sup> September 2016 at 7.00pm at West Monkton Village Hall.

Meeting closed at 9.00pm.



