

**West Monkton & Cheddon Fitzpaine Neighbourhood Plan  
(WM&CFNP)**

**2017-2028**

**Supporting Document**

**Other Evidence**

**West Monkton and Cheddon Fitzpaine Parish Councils**

**July 2017**

## **Other Evidence Document**

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## **Sources used for Other Evidence:**

### **Census 2011**

<https://uk.search.yahoo.com/search?fr=mcafee&type=C215GB691D20151231&p=Census+2011>

### **East Devon**

<http://eastdevon.gov.uk/media/1091870/Inp-final-referendum.pdf>  
Heritage/Conservation Area

### **Environment Agency**

[www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities](http://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities)

[Local%20Flood%20Risk%20Standing%20Advice%20-%20%20SCC%20V1%200%20January%202014.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/313392/Local%20Flood%20Risk%20Standing%20Advice%20-%20%20SCC%20V1%200%20January%202014.pdf)

### **Heart of SouthWest Local Enterprise Partnership Strategic Economic Plan**

<http://www.heartofswlep.co.uk/strategic-economic-plan>

### **Hestercombe**

<http://www.hestercombe.com/about/garden-trust/>

### **Homes and Development Agency Design and Quality Standards**

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/313392/design\\_quality\\_standards.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/313392/design_quality_standards.pdf)

### **Homefinder Somerset, including explanation of the bandings**

<http://www.homefindersomerset.co.uk/Data/ASPPages/1/30.aspx>  
<http://www.tauntondeane.gov.uk/iri/public/council/departments/department?rid=/wpccontent/Sites/TDBC/Web%20Pages/Council/Departments/Affordable%20Housing>

### **Home Truths**

<http://www.housing.org.uk/resource-library/browse/home-truths-2016-17-the-housing-market-in-the-south-west/>

### **National Planning Policy Framework NPPF 2013**

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

### **Neighbourhood Planning**

[http://www.ourneighbourhoodplanning.org.uk/storage/resources/documents/How\\_to\\_write\\_a\\_consultation\\_statement.pdf](http://www.ourneighbourhoodplanning.org.uk/storage/resources/documents/How_to_write_a_consultation_statement.pdf)

### **Neighbourhood planning guidance**

<https://www.gov.uk/guidance/neighbourhood-planning--2#consulting-on-and-publicising-a-neighbourhood-plan-or-order>

Neighbourhood planning regulations

<http://www.legislation.gov.uk/all?title=The%20Neighbourhood%20Planning%20Regulations%20>;

Schedule 1 of the Neighbourhood Planning Regulations:

<http://www.legislation.gov.uk/ukxi/2012/637/schedule/1/made>

**Somerset Biodiversity Action Plan/Strategy 2008-2018**

<http://www.somerset.gov.uk/policies-and-plans/strategies/biodiversity>

**Somerset County Council County Plan**

**SCC Transport Plan**

<http://www.somerset.gov.uk/policies-and-plan/plans/local-transport-plan>

**SCC Transport Policy**

<http://www.somerset.gov.uk/policies-and-plans/strategies/transport-strategy>

<http://www.somerset.gov.uk/policies-and-plans/schemes-and-initiatives/m5-junction-25/>

**Somerset Intelligence Network**

<http://www.somersetintelligence.org.uk>

**Somerset Minerals Plan up to 2030**

<http://www.somerset.gov.uk/policies-and-plans/plans/minerals-development-plan>

[www.somerset.gov.uk/policies-and-plans/policies/minerals-and-waste/](http://www.somerset.gov.uk/policies-and-plans/policies/minerals-and-waste/)

**Somerset Intelligence: Pharmacy**

<http://www.somersetintelligence.org.uk/files/Somerset%20PNA%20Section%20II%207%20Taunton%20and%20Area%20280115.pdf>

**TDBC Affordable Housing Supplementary Planning Document SPD**

<http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Documents/Development%20Management/Affordable%20Housing/Affordable%20Housing%20SPD%202014.pdf>

**TDBC Allotment Strategy 2010 revised 2015**

<http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Documents/Forward%20Planning/Evidence%20Base/Allotment%20Strategy>.

**TDBC Core Strategy and Evidence Bases**

[https://www.tauntondeane.gov.uk/irj/public/council/futureplans/futureplan?rid=/wpccontent/Sites/TDBC/Web%20Pages/Council/Future%20plans/Core%20Strategy\\_0/Core%20Strategy%20Evidence%20Base%20-%20Strategic%20and%20related%20studies](https://www.tauntondeane.gov.uk/irj/public/council/futureplans/futureplan?rid=/wpccontent/Sites/TDBC/Web%20Pages/Council/Future%20plans/Core%20Strategy_0/Core%20Strategy%20Evidence%20Base%20-%20Strategic%20and%20related%20studies)

**TDBC Green Infrastructure Strategy**

<http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Documents/Forward%20Planning/GIReport/TauntonGIReport.pdf>

**TDBC Home Finder Somerset Figures (Affordable Housing Register)**

[http://www.somersetintelligence.org.uk/housing/  
www.Homefindersomerset.co.uk/data/aspPages/1/38.aspx](http://www.somersetintelligence.org.uk/housing/www.Homefindersomerset.co.uk/data/aspPages/1/38.aspx)

**TDBC Housing and Employment Land Availability report**

[http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/  
TDBC/Documents/Performance/Policy%20Monitoring/Housing%20and%20  
Employment%20Land%20Availability%20Report%20March%202016.pdf](http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Documents/Performance/Policy%20Monitoring/Housing%20and%20Employment%20Land%20Availability%20Report%20March%202016.pdf)

**TDBC Landscape Character Assessment 2011**

[http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Doc  
uments/Forward%20Planning/Evidence%20Base/Taunton%20Deane%20LC  
A.pdf](http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Documents/Forward%20Planning/Evidence%20Base/Taunton%20Deane%20LCA.pdf)

**TDBC Locally Based Housing Projections (2011) Fordhams Research**

[https://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Do  
cuments/Forward%20Planning/Evidence%20Base/Housing%20Projections%  
20Addendum.pdf](https://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Documents/Forward%20Planning/Evidence%20Base/Housing%20Projections%20Addendum.pdf)

**TDBC SADMP**

[http://www.tauntondeane.gov.uk/irj/public/council/futureplans/futureplan?rid=  
guid/8033c909-7f1f-3010-e8b0-d8f4ea2547e7](http://www.tauntondeane.gov.uk/irj/public/council/futureplans/futureplan?rid=/guid/8033c909-7f1f-3010-e8b0-d8f4ea2547e7)

**TDBC SHLAA**

<http://consultldf.tauntondeane.gov.uk/file/4224652>

**TDBC SHMA**

[http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Doc  
uments/Forward%20Planning/SHMA/SHMA%20Oct%202016.pdf](http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Documents/Forward%20Planning/SHMA/SHMA%20Oct%202016.pdf)

The 2016 SHMA has some estimated income levels required for Starter Homes (Pg.178), Absolute and Relative House Price Changes (Pgs. 188-189) and median house prices by housing type (i.e. Detached, Semi, Terrace, Flat) and rental costs for the Borough (Pg.190-191), and house-price to income ratios (Pg.193-194)

**TDBC Strategic Housing and Employment Assessment Report**

[http://www.tauntondeane.gov.uk/irj/public/council/futureplans/futureplan?rid=  
wppcontent/Sites/TDBC/Web%20Pages/Council/Future%20plans/Strategic%2  
0Housing%20and%20Employment%20Land%20Availability%20Assessment](http://www.tauntondeane.gov.uk/irj/public/council/futureplans/futureplan?rid=/wppcontent/Sites/TDBC/Web%20Pages/Council/Future%20plans/Strategic%20Housing%20and%20Employment%20Land%20Availability%20Assessment)

**TDBC Sustainable Community Strategy**

[http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Doc  
uments/Strategy/SustainableCommunityStrategy.pdf](http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Documents/Strategy/SustainableCommunityStrategy.pdf)

**TDBC Technical Note Policy Guidance for Change of Use of Rural Service Provision and Conversion of Existing Buildings**

[http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Doc  
uments/Forward%20Planning/Rural%20services%20report.pdf](http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Documents/Forward%20Planning/Rural%20services%20report.pdf)

## SWOT analysis:

This was carried out at four events with different audiences at two venues in Cheddon Fitzpaine and two at West Monkton between May and September 2016.

- Knightstone Housing Sports Day
- Two coffee mornings
- After West Monkton Pre-school Playgroup

<b>SWOT Analysis Diagram</b>	Responses have been summarised
<b>STRENGTHS</b>	<b>WEAKNESSES</b>
Being close to the countryside	Lack of buses/inadequate bus shelters
Schools nearby	Lack of transport infrastructure especially regarding the Urban Extension
Good school provision: preschool, primary, secondary	Over stretched doctors' surgery, need pharmacy and dentist
Canal towpath a useful route for footpath and cycleway	Not enough parking space on roads in the new estates
Lots of green space/public open space	Not building enough bungalows
Good community spirit	Will there be enough work for occupiers of new houses?
Village hall	Need more consideration of habitats for wildlife
Safe environment for children	Need more cycle ways and safe routes to school
Close to amenities such as Wellsprings fitness centre and Stoney Furlong football ground	Busy and congested roads, speeding traffic, not safe for children
Good communications by newsletter and website	No dog wardens
Friendly	Not a village anymore
Good doctors' surgery	Fly tipping
	Police not highly visible
	Youths misbehaving in public places
	Congestion at all schools, caused by pick-up and drop off
	Not enough local shops

OPPORTUNITIES	THREATS
Need for more bungalows to protect the views to the Quantocks and the Blackdowns	Over-development will cause concrete wasteland
Increase connectivity by more paths (cycleways and footpaths)	Bus gates/no busgates/loss of bus routes
Increase employment opportunities by providing more start up units	Insufficient preservation of hedgerows/green space/trees
Build in ways to clean streams and pathways regularly, construct wildlife corridors	More traffic, dangerous junctions
Maximise and increase local employment opportunities	More people – overstressing doctors' surgery and causing shortage of beds at Musgrove park Hospital
Increase provision of local stores/convenience store/pharmacy	Lack of community
Integrate new residents, build a community, make new friends	Lack of footpaths and cycleways
New intake for pre-school, new primary school building, new community hall	Increase in anti-social behaviour
Traffic calming by bus gates	

### Note on SWOT results

In the responses to the SWOT analysis done it is worthy of note that an increase in anti-social behaviour was listed amongst the threats. This can be substantiated in the crime figures quoted elsewhere in this document, where anti-social behaviour is the most common offence per 100,000 of the population (2.5k). This is actually a lower rate compared to Somerset generally, and the adjacent areas which are areas of multiple deprivation. Using the overall Index of Multiple Deprivation (IMD) rank (reference, Somerset Intelligence/People and Neighbourhoods) it can be seen that there are areas to the west and south of the NP area with very low IMD ratings (Lambrook 1,353, Lyngford West 6,339, Pyrland North 6,887) whilst the settlements of West Monkton and Monkton Heathfield in the NP area have overall IMD rankings of 27,725 and 19,835 respectively. This data is reflected in the Census 2011 accommodation figures. It could be surmised that the fear of anti-social behaviour is greater than the actuality, possibly due to the recent rapid increase in new houses and therefore the number of residents.

### Conclusion to SWOT results

The Vision, Themes and Policies presented in this Neighbourhood Plan echo the needs and aspirations, threats and opportunities stated by the residents who took part in the SWOT analysis. The diversity of comments reflects the variation within the NP area, the rural north and the more urban south, the old settlement and the

new Urban Extension. The diversity of opinion expressed in the opportunities and threats reflects the differing points of view between the longstanding residents (quite often more elderly) and the new residents (often aspirational young families).

## References provided by Ann Rhodes TDBC

### Sept 2015

[www.tauntondeane.gov.uk/neighbourhoodplanning](http://www.tauntondeane.gov.uk/neighbourhoodplanning)

### Oct 2015

[www.tauntondeane.gov.uk/neighbourhoodplanning/bishopshlydeard](http://www.tauntondeane.gov.uk/neighbourhoodplanning/bishopshlydeard)

Consultationportal: [consultldf.tauntondeane.gov.uk/neighbourhoodplanning/bishopshlydeard](http://consultldf.tauntondeane.gov.uk/neighbourhoodplanning/bishopshlydeard)

### Dec 2015

Initial comments on draft Neighbourhood Plan Questionnaire circulated in Dec 2015

### Feb 2016

[consultldf.tauntondeane.gov.uk/file/3598241](http://consultldf.tauntondeane.gov.uk/file/3598241)

[www.bishopshlydeard.org.uk/neighbourhood-library.htm](http://www.bishopshlydeard.org.uk/neighbourhood-library.htm)

[www.gov.uk/register-to-vote](http://www.gov.uk/register-to-vote) (Bishops Lydeard)

### 8 Nov 2016

<http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Documents/Performance/Policy%20Monitoring/Housing%20and%20Employment%20Land%20Availability%20Report%20March%202016.pdf>

### 18 Nov 2016 Links:

Trull & Staplehay Neighbourhood Plan Examiners Report -

<http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Documents/Forward%20Planning/Trull%20HYPERLINK>

"<http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Documents/Forward%20Planning/Trull%20&%20Staplehay%20Neighbourhood%20Plan/Trull%20Examiners%20Report.pdf>" & HYPERLINK

"[%20Staplehay%20Neighbourhood%20Plan/Trull%20Examiners%20Report.pdf](http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Documents/Forward%20Planning/Trull%20&%20Staplehay%20Neighbourhood%20Plan/Trull%20Examiners%20Report.pdf)"

Planning Practice Guidance -

<http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/preparing-a-neighbourhood-plan-or-order/>

### August 2016

Somerset JSNA 2011 - Pharmaceutical needs assessment:

<http://www.somersetintelligence.org.uk/pna.html>

## Data from 2011 Census

2011 Census was accessed through [somersetintelligence.org.uk/community-profiles.html](http://somersetintelligence.org.uk/community-profiles.html)

(District/Ward/West Monkton or Cheddon Fitzpaine)

The last Census was in 2011. Since then the permission that was granted under TDBC Local Plan for a Mixed Use Urban Extension at Monkton Heathfield of 1,000 houses plus employment land, schools, and shops, has resulted in a significant construction programme of houses, roads, community hall, primary school and shops in a local centre.



At Cheddon Fitzpaine, permission was granted for 260 houses in 2012 and construction began in 2016. Therefore, some of the 2011 census statistics have become out of date due to the building development in the NP area.

In 2016, under the TDBC Core Strategy, Phase 2 of the Urban Extension was agreed. This will involve 3,500 new houses plus employment, retail, schools etc. Masterplanning is currently being undertaken.

### **Age structure: the demographic profile of the NP Parishes compared to the borough and regional profile**

*(Ref: The Rural Services Network – Neighbourhood Planning Evidence Base for Taunton Deane, 2011 Census)*

**Cheddon Fitzpaine (CF):** percentage of population age 30-44 is 24.3%. This is significantly higher than Taunton Deane at 18.4% and Somerset at 18.5%.

Children 0-4 years at CF is 8% compared with TD at 5.7%, and Somerset 5.4%. Age group 65-74 years is 5.2% compared to TD 9.8% and Somerset 10.8%

**West Monkton (WM):** percentage of population age 30-44 is 16.3%. This is lower than TD at 18.4% and Somerset at 17.5%.

Children 0-4 years for WM is similar to TD and Somerset at approximately 5%

Age group 65-74 years is 12.2% compared with TD at 9.8% and Somerset 10.8%.

### **Qualifications and students**

#### **Highest Level of Qualification (Level 4 and above)**

CF 32.8% and WM 29.5% compared with TD 28.1%, and Somerset at 25.6%

#### **No qualifications**

CF 11.1% and WM 20.3% compared with TD 20.5% and Somerset at 22.4%.

### **Housing**

#### **One family household**

CF 74.1%, WM 70.2%, compared with TD 63.7% and Somerset 64.8%.

#### **One family married or same sex civil partnership couple**

CF 44.2%, WM 43.5% compared with TD 34.7% and Somerset 35.4%.

#### **One family all age 65 years and over**

CF 4.5%, WM 13.4% compared with TD 10.3% and Somerset 11.1%.

#### **One family only with a lone parent**

CF 11.6%, WM 6.3% compared with TD 8.9% and Somerset 8.4%.

### **Tenure**

#### **Owned property**

CF 65.7%, WM 77.6% compared with TD 66.9% and Somerset 69.6%.

#### **Owned outright**

CF 21.5%, WM 39.9% compared with TD 34.8% and Somerset 37.8%.

#### **Owned with a mortgage or loan**

CF 44.2%, WM 37.7% compared with TD 32.1% and Somerset 31.8%.

#### **Private rental**

CF 25.2%, WM 9.1% compared with TD 15.4% and Somerset 14.7%.

### **Social rented from council (Local Authority)**

CF 2.2%, WM 9.3% compared with TD 11.6% and Somerset 5.9%.

Comment: A significant number of houses in CF Village are owned by the Crown Estate

### **Occupation**

#### **Professional**

CF 19.5%, WM 17.9% compared with TD 16.7% and Somerset 14.8%.

#### **Elementary occupations**

CF 8.3%, WM 8.5% compared with TD 10.5% and Somerset 11.5%.

### **Economic Activity**

#### **Economically active**

CF 81.2%, WM 71.6% compared with TD 72% and Somerset 70.8%.

#### **Unemployed**

CF 1.9% WM 1.7% compared with TD 2.8% and Somerset 3%.

#### **Economically inactive/retired**

CF 8% WM 19.3% compared with TD 15.6% and Somerset 17%

### **Car or Van Availability**

#### **No car or van**

CF 5.3%, WM 9.2% compared with TD 17.5% and Somerset 15.9%

#### **Two car or van in household**

CF 40.2% WM 36.5% compared with TD 28.3% and Somerset 30.1%

Comment: This may reflect the rurality of the northern part of the NP area.

(Note: one either needs a vehicle to live in the rural areas, or needs more bus services)!

### **Accommodation type**

The total **Unshared Dwellings** in CF & WM are at the same data level as TDBC and Somerset. However, breaking down the data shows that **'Whole House or Bungalow (Unshared)'** in CF is higher than TDBC (CF 97.3%, TDBC 84.1%). WM is also higher than TDBC at 90.8%.

**Detached houses and bungalows (Unshared)** are significantly higher in CF and WM than TDBC - CF 40.1%, WM 57.3%, TDBC 29.7%.

**Flats/Maisonettes and apartments:** TDBC 14.9%, CF 2.5%, WM 6.2%. – the housing stock did not exist within the WM and CF parishes in 2011.

However, data from Somerset Demographics and the CF & WM Household Questionnaire indicates that the community perceives a strong need for bungalows (suitable for downsizers and older people) and one and two bedroom dwellings (suitable for aspirational young people).

## Somerset Demographics

Taken from Somerset Intelligence Network

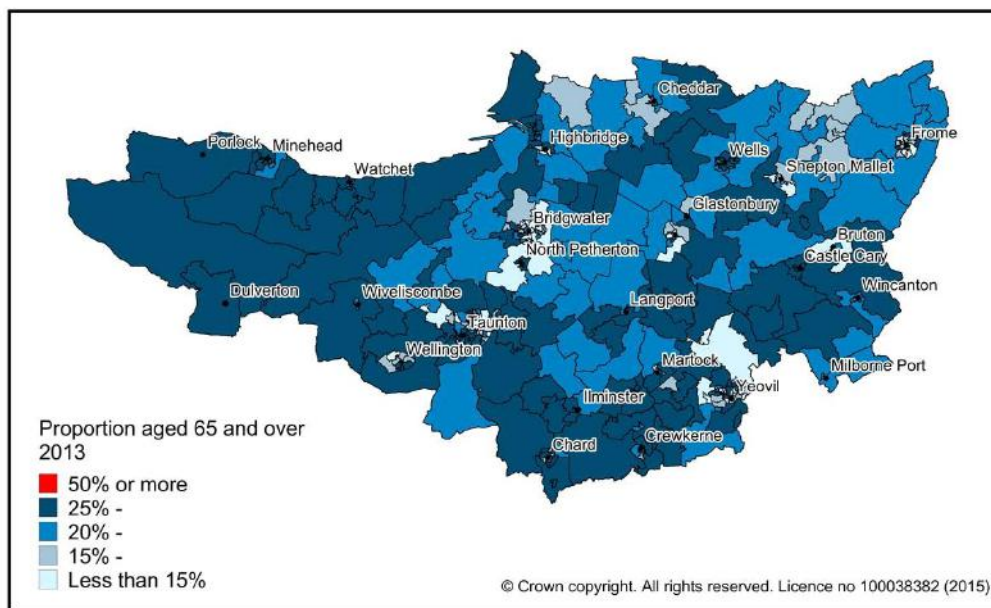
[Somersetintelligence.org.uk/population-estimates-and-projections](http://Somersetintelligence.org.uk/population-estimates-and-projections)

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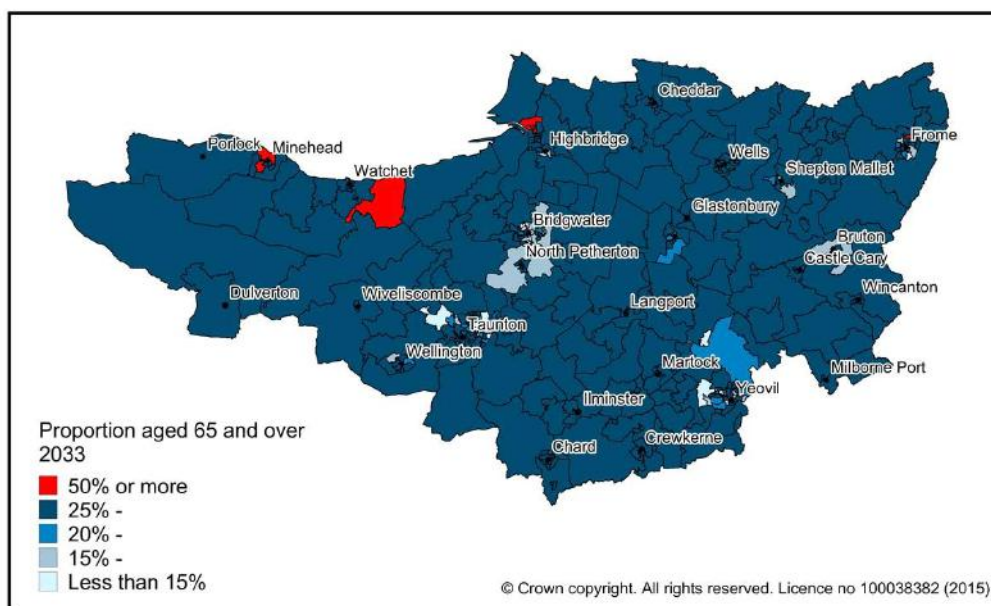
Also:

<http://www.somersetintelligence.org.uk/2011-census-demographic-dashboards.html>

Proportion of population aged 65 and over, 2013



Proportion of population aged 65 and over, 2033



## Housing

TDBC Strategic Housing Market Assessment (SHMA) 2016, which is used as a guide to the housing split across development in the LPA area can be found at:

<http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Documents/Forward%20Planning/SHMA/SHMA%20Oct%202016.pdf>

### Estimated allocated housing numbers

Estimated allocated housing numbers yet to be built out in the NP area are based on the Housing Trajectory information and the information of what proportion of allocations were in the NDP area.

**In the 2015 Strategic Housing Land Availability Assessment (SHLAA), appendices contain the housing trajectory with build out rates from 15/16 to 27/28. Sites within the WM&CF NDP area are:**

In Cheddon Fitzpaine Parish:

**App No. 08/10/0009 – Ladymead School = 52**

**App No. 08/10/0024 Nerrols Drive = 630**

**SHLAA ref TA018 land at Pyrland Farm; = 50**

**SHLAA ref TA182 Crosslands Yard = 13**

In West Monkton Parish:

**App No. 48/10/0072 Aginhills Farm = 69**

**App No. 48/05/0072, 48/10/0036, 48/11/0027, 48/12/0015, 48/12/0064, 48/12/0068, 48/13/0004, 48/13/0037 Monkton Heathfield Urban Extension = 582**

**SHLAA ref TA017 land at Hartnells Farm; = 320**

**SHLAA ref TA158 West of Greenway, Monkton Heathfield; = 150**

**SHLAA ref TA222 Prockters Farm; = 150**

**SHLAA ref TA144 North East of Sidbrook; = 174**

**1/5<sup>th</sup> of SHLAA ref TA019 – Land between Langaller and Walford Cross; = (20% of 2061 = 412)**

### Monkton Heathfield Urban Extension TDBC latest position

TDBC and the main developers, Redrow and Persimmon, have agreed to work together on the production of a Masterplan for the Monkton Heathfield Urban Extension site allocated in the TDBC adopted Core Strategy. The final Masterplan is to be developed in consultation with the local communities of Cheddon Fitzpaine,

West Monkton and Creech St Michael. As of the beginning of March 2017 TDBC and the Developers are awaiting technical information that will enable them to work towards the production of high level strategic options for the allocated site which will then form the basis of an initial consultation with the local community.

### **Split of housing completions for 1 & 2-bed between Market and Affordable product**

TDBC comment: It is worth noting that housing completions data up to February 2017 shows that 1 and 2-bed properties accounted for c.26% of the properties on the Monkton Heathfield Urban Extension. It is suggested that this indicates a good proportion of the WM and CF parishes desired property types are coming onto the market. Is an additional 10% on top of the c.26% viable?

#### **Market dwellings**

70 houses = 8.23%

5 flats = 0.5%

#### **Affordable**

112 houses = 13.17%

32 flats = 3.76%

### **Taunton Deane Borough Council Approved Affordable Housing Registered Providers**

#### **March 2017**

***Devon and Cornwall Housing***

Development contact: Adam Preece  
Adam.preece@dchgroup.com

***Knightstone Housing Association***

Development contact: Caroline Hughes  
caroline.hughes@knightstone.co.uk

***Yarlington Housing Group***

Development contact: Nigel Spencer  
nigel.spencer@yhg.co.uk

***Deane Housing Development***

Development contact: Rachel Searle  
r.searle@tauntondeane.gov.uk

***Aster Group***

Development contact: Wyn Bevan  
[wyn.bevan@asterhomes.co.uk](mailto:wyn.bevan@asterhomes.co.uk)

☐ **Stonewater**

Development contact: Phillippa Yeates  
phillippa.yeates@stonewater.org

☐ **SHAL**

Development contact: Angela Gascoigne  
angela@shal.org

☐ **Falcon**

Development contact: Sam Southam  
sam@falconhousing.co.uk

☐ **Magna Housing**

Development contact: Paul Read  
Paul.read@magna.org.uk

☐ **Curo**

Development contact: Sarah Maylor  
Sarah.maylor@curo-group.co.uk

☐ **South Western Housing Society**

Development contact: Donna Johnson  
[djohnson@swhs.org.uk](mailto:djohnson@swhs.org.uk)

## **Correspondence relating to housing numbers**

### **2nd Aug 2016**

#### **Letter from Greenslade Taylor Hunt**

No new bungalows on market. There is a strong demand but in the main those that come to the market are from the 1970s or older.

### **3 February 2017**

#### **Ann Rhodes (informal consultation): response by NP Housing writing group to Development Management comments on Draft Plan**

1. Given the strong responses in the questionnaire I do not think it unreasonable to ask for 10% bungalows, given that none are currently being built, and that there is clearly a demand, in the main, for the older end of the market but also from single residents and, to a lesser extent, families with a particular need.

The comment about 350 dwellings I presume comes from the Urban Extension figure of 3500. Of the 3500, 25% will be social so the net figure, if attained, would be 2625 and therefore 262 bungalows. On the assumption that the whole number will take 14 years to build, that is less than 20 bungalows a year, or 10 per developer assuming Persimmon and Redrow build everything. Provision of single story dwellings will create a more interesting roofline and will give the feeling of space, something that is necessary within a Garden Town.

**2. Equally, Policy H2 will ensure provision of dwellings across the market, not just family homes as are in the main being built at the moment. If we are trying to retain young people and families in the area, we must ensure they have somewhere to live. If developers do not make provision, then the existing stock will become more expensive and a proportion of these people will leave. Mortgages are available for apartments and small units and government and developer led schemes will enable them to become more affordable.**

**3. In response to H3 we have recognized that local stone used in older dwellings is not now available, but that a suitable equivalent will allow planners to insist on something that will break up the monotony of red and yellow bricks. This coupled with the use of a natural slate, which is not much more expensive than 'Eternit', will create a more distinctive feel to the Garden Town.**

**4. I await Jo Humble's comments, but, as I understand it, part rent / part buy units are more expensive than full low cost rental and therefore, with house prices rising, a higher provision of rental units will enable those who are unable to afford to buy to at least live in a new property with all the benefits that brings.**

## **Employment**

### **Responses to comments from Ann Rhodes Informal Consultation (31 Jan 2017)**

#### **Wilkie May & Tuckwood**

I have given much thought to the employment situation in Taunton both in the town itself and the surrounding parishes, for as long as I can remember (and considerably further back!!) Taunton has suffered from a 'brain drain' as aspirational young people have gravitated towards the cities firstly for University education and then later for high paying jobs, it seems a surprise that although Taunton seems to be able to support three large independent schools there is a distinct lack of high paying jobs. The Economic Development Strategy for Taunton, 'Grow & Green. A New Economic Strategy for Taunton Deane, 2010' showed that the Borough is highly dependent on public sector jobs (40%) and re-balancing the local economy away from the public sector is a vital element of the new strategy. The strategy includes an analysis of the current allocations and plans for employment land within the Borough and recommends that the availability of one or more strategic sites with good motorway connections should be brought forward in the medium term.

If we could attract a series larger employers with quality high paying positions this would obviously help to stop young people leaving and encourage them to bring up families in this area,  
However.....

In my opinion for long term sustainability of the region, our local authority must work much harder to attract small to medium sized businesses as this will create both localised wealth and far more job opportunities, additionally smaller businesses seem to be far more committed to using local suppliers for procurement than massive companies this then keeps wealth in our community, here at WMT we try to get all of our consumables firstly from Taunton, failing that Somerset, and I know for a fact

that friends who run small business across the area all try to do the same.

TDBC must work much harder to make small business viable and profitable in this region and with that we will have a far more sustainable community

Kind Regards  
John Wrelton

Managing Partner, Wilkie May & Tuckwood  
Winchester House, Corporation St, Taunton, TA1 4AJ  
[www.wilkie.co.uk](http://www.wilkie.co.uk)>Home | Wilkie May & Tuckwood | Estate agents in Bridgwater ...  
[www.wilkie.co.uk](http://www.wilkie.co.uk)

Wilkie May & Tuckwood is an independent, progressive firm of estate agents founded in the early 1990's. We now have eight offices throughout Somerset and Devon

## 8 Dec 2016

Correspondence between members of the Employment Writing Group

>----Original message----

>From : xxxxxxxx

>Date : 08/12/16 - 09:46 (GMTST)

To : xxxxxxxxx

Subject : Re: Fw: Survey Monkey - NP Business Survey

I've spoken to Jane Burden who said they don't have any businesses in the Chamber who are based in Cheddon or West Monkton (in fact they only have 90 in total which I though was very small) and she didn't think it worth sending an email given this. They don't have any relevant social/function type events in the right time frame either that we could have publicised the survey at.

Email from the Employment Writing Group (31 Jan 2017)

'Here is more contact audit detail from Annie in the email below.

I received the attached from Dick regarding the people he has spoken to. It was scanned in but I have the original hardcopy if necessary.

You were copied on the email from David Evans at TDBC (12/12/16) when prompted by your contact, but when I requested specific input from him to help with the business survey (e.g. in terms of identifying businesses which may be interested in relocating/setting up in our NP area and who therefore might be reasonable additional respondents) I received nothing in response.

Norman asked me about that contact history last week. Hopefully his prompting may be beneficial should we need more info from TDBC (perhaps when they review our NP draft they may see gaps and know how they can help to fill them!)

Again, at Norman's suggestion I contacted Paul James from JNK Aquatics about completing the survey. However, he felt that it was unreasonable for him to complete it retrospectively. That email came in on 13/12/16.



There may be a few more contacts to come from Annie, but I think that is mostly all of it, including the Jane Burden Chamber of Commerce comment in the email I sent earlier.

I would have edited this all nicely into one sheet, but I have no idea what level of detail you want or what format you are using so best you decide from the raw info what you need.

See you next Tuesday, but if we get anything back from Ann before then do please share so that we have some visibility of it before the Steering Group'.

**Sept-Nov 2016** Record kept by a member of the Employment Writing Group  
**WEST MONKTON/CHEDDON FITZPAINE NEIGHBOURHOOD PLAN**

**EMPLOYMENT GROUP RESEARCH**

Enquiries made; opinions sought; conclusions reached from the following:

Estate Agents: Newton King, 55 East Street. Sept/Oct/Nov 2016.  
Fox and Sons, 52 East Street.  
Bradleys, 49, East Street.  
Connells, 53 High Street.  
Ware & Co, 53 Bridge Street.  
Wilson's, Magdalene Lane.  
Wilkie May Tuckwood (evidence submitted)  
Greenslade, Taylor Hunt, Hammett Street.

Chamber of Commerce Jane Burden, Administrator.

Federation of Small Businesses - Nicola Bailey- Local Administrator  
John Meyer – Regional Chairman

MJK Newspapers – Mike Rawlings, Proprietor.

*~ M/ra Caclant*

Fresh Farm Meats, Alan Hembrow.

Mail Box – Tom Whetton.

Mountfields Used Cars, Jack Matthews.

Johnsons Dry Cleaners, Claire Wright.

County Stores – Proprietor, Hugh Duder.

Somerset County Cricket Club – Andy Nash, Chairman.

Dr. John Scanlon – recently retired GP, Goosenford.

Colin Napper – Proprietor, Landmark Gardens. Upper Cheddon.

Dr Malcolm Lown - Chairman, Cheddon Village Hall Committee.

Brian Tanner, Former Chief Executive, Somerset County Council.

**2 Feb 2017**

To: xxxxxxxx

Cc: xxxxxxxx

Sent: Thursday, February 2, 2017 11:00 AM

Subject: Re: West Monkton & Cheddon Fitzpaine Neighbourhood Plan

Thanks xxxxx,

Interesting comments from David. At first glance, I'm sure many people would agree with them although I think most are borough or county-wide issues rather than specific/unique to WM&CF.

We are in tail wagging dog territory if NPs are expected to influence policies so strongly at wider geographical levels, and a couple of points that Mark made at the last NP Steering Group alluded to this situation.

Recent enquiries/potentially interested businesses was the information I asked David for during the business survey so that we could target organisations who might consider moving to the area but are currently outside WM&CF. We can discuss on Tuesday how best to move forward with this new information given the time constraints.

**2 Feb 2017**

David Evans, Business Development Manager, TDBC

**Evidence of demand in the WM & CF area for employment land and property: This is an extremely important piece of information for the MH&CF Plan as, if nothing else, it justifies the retention of existing allocations of employment land in the Urban Extension.**

You'll be aware that the Business Development team receives and collates enquiries from **prospective investors into and within the Borough**. This isn't by any means a complete list of **all the prospective investors into the Borough, as many will work directly with commercial property agents, or they will carry out their own research**. However, it's useful in monitoring the types of demand out there.

**Over the past three years there has been a consistent and strong level of demand for employment land and property across Taunton Deane**. I've summarised our Enquiries Database on the attached, and you will see that over the past three financial years we've received a total of **36 enquiries**. That only includes **large enquiries for commercial land and/or property (rather than town centre and/or single unit requirements)**. Any of these would have potentially been interested in the land at Monkton Heathfield had it been available

Many thanks

David Evans

Business Development Manager, Taunton Deane Borough Council

## The TDBC Employment Site Enquiry Database for 2014-17:

### Date of Enquiry/Summary of Requirements

#### 2014-15

01/06/2014 Relocation from Wivey. Looking for c12ksqft.  
03/08/2014 Road side sites for Pub / restaurant  
01/10/2014 Hinkley agency looking for site in the vicinity of Hinckley Point  
20/11/2014 Relocation from within Taunton, looking for site  
09/01/2015 4 hectare site for 3 x 100ksqft units  
09/01/2015 Expansion / relocation from Wellington  
09/01/2015 Need 1 acre site to relocate from Bathpool  
09/01/2015 Need 10,000sqft industrial property, pref historic building  
09/01/2015 Need larger, more appropriate premises, c.14ksqft  
09/01/2015 Looking for new production unit - 20,000sqft in rural area  
09/01/2015 Require new premises, c.14ksqft in Taunton  
09/01/2015 Expansion / relocation from Wellington  
09/01/2015 Looking for new premises, c.12ksqft in Taunton area  
09/01/2015 Looking for site or existing office to bring sister company to TD  
09/01/2015 Need 5,000sqft property for salt store, and new offices  
09/01/2015 Looking for 70ksqft unit for manufacturing

#### 2015/2016

22/04/2015 5 acre site freehold with good visibility - ?? Monkton Heathfield  
26/06/2015 800-1000sqft commercial space  
09/07/2015 4 hectare site for production facility  
24/09/2015 small Honiton business looking for larger premises c6000 sqft  
16/10/2015 Interim Pre-Operations Facility  
01/11/2015 Looking for site for 1 acre site for development of small business units.  
20/11/2015 Based in Bridgwater, considering relocating to new J25 site  
20/11/2015 Speculative approach to government agency to invite them to consider Taunton for new regional office.  
15/12/2015 Looking for 4 sites in Taunton and Wellington for new retail stores  
15/01/2016 Require site for large manufacturing unit  
28/01/2016 10000sqft for bakery and food production nr J25 or J26  
12/02/2016 Requested to send info by David Reid of Reid Consulting  
09/03/2016 10,000 sqft for electrical test business, 5yr lease  
10/03/2016 2-3,000 sqft industrial w/parking in Taunton area  
10/03/2016 2,000sqft office space on the M5 side of Taunton  
16/03/2016 1.8 acres for 25k sqft plus garden centre2016/17

#### 2016/2017

29/06/2016 18-20,000 sqft new or used unit  
30/06/2016 4-5000 sqft used for climbing centre,  
13/07/2016 looking for new print facility, c2,000sqm,  
15/07/2016 Looking for site or new prison facility on 6 hectare site  
10/08/2016 3-5acre site for relocation or expansion  
26/10/2016 Looking for vacant employment site upwards of 3-4 acres for manufacturing, R&D and sales  
11/11/2016 Looking for 24,000sqm unit for construction of modular housing units.  
11/11/2016 Nuclear supplier. Require serviced offices for 2-3 people. Two properties requested.

01/12/2016 wish to build regional HQ on land within ownership at Henlade.  
10/01/2017 Looking for c840sqm building on a rectangular, hectare site

**Future plans for Hestercombe Gardens Trust** may stimulate employment and housing needs in the NP area (see paragraph 2 below).

>-----Original Message-----

>From: Evans, David

>Sent: 07 March 2017 13:34

>To: <[kelvin\\_xxxxxx@tiscali.co.uk](mailto:kelvin_xxxxxx@tiscali.co.uk)>

>Subject: RE: West Monkton and Cheddon Fitzpaine Neighbourhood Plan

>

>Hi Kelvin,

>We recently commissioned a demand mapping study for a particular property in Taunton town centre, in which the Council is considering investing - apologies, I can't share the study with you as it is commercially confidential. However, it considered the supply of office start up space in Taunton as well as within a 20-mile radius of the town centre, the growth sectors in the local area, and the likelihood of serviced offices being commercially successful. There is an existing supply in Taunton but it is not extensive (unlike other towns of a similar size) and the property is at high occupancy, implying a currently shortage of supply. In the wider area, there is a more limited supply. The report concluded that there would likely be a strong demand for new, start-up office space in Taunton, particularly to accommodate business growth in financial services, creative, digital and business support sectors.

>

>Regarding industrial start up space there is a limited supply of property in the immediate vicinity of West Monkton, and there is developer interest in the Taunton area to provide additional space. There are units at Creech Heathfield and West Monkton (Prockters Farm), plus the slightly larger units on Priorswood industrial estate and Walford Cross. Hestercombe has plans to develop small units that will accommodate creative businesses. Wider afield, in Chelston, Summerfield Developments has shown that small units built on a speculative basis are in very high demand amongst tenants as well as owner occupiers.

>

>We receive occasional enquiries for start-up space, which I summarised on the list I sent to Norman, but the best source of intel would be the local commercial property agents. Nigel Hatfield at Hatfield White has a very good overview of the local commercial property market and is usually happy to offer advice.

>

>I'll ask the County Council if they have done any recent research on this subject, as they're currently building a new enterprise centre in Wiveliscombe. Their managing agent, TDA, may also have some insights.

>

>I hope that's of use.

>Kind regards

>David

>David Evans

>Business Development Manager

>Taunton Deane Borough Council

>01823 35 65 45

>[d.evans@tauntondeane.gov.uk](mailto:d.evans@tauntondeane.gov.uk)

>[www.taunton.uk.com](http://www.taunton.uk.com)

## Transport

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

### Responses to comments from A Rhodes Informal Consultation

Safe routes to school needed. The development of the Urban Extension is such that it is accepted that this is something that will need to be developed in the Action Plan rather than predetermined routes. The development of the Green Country Park within the NP and supported by TD Garden Town status will include space for Safe Routes to School between the development at Nerrols and Heathfield School located in Monkton Heathfield. This Safe Route will assist safe transit of pedestrians across the junction of the Western Relief Road and the A3259.

Jun 2016 & Jan 2016

**Bus Services:** Two meetings:

John Perrott, SCC Service Manager, Transporting Somerset

Dan Mawer, Principal Development Infrastructure Officer, PP B2W2, SCC Economic and Community Infrastructure, Traffic and Transport Development Group

### Hinckley Point (Ref South West Insider Magazine; Issue Dec 2016)

As Hinckley Point C finally moves ahead it is very likely that it will impact on property, inward investment and the supply chain in the surrounding area. EDF considers a 90-minute commute acceptable, and the NP area falls within this radius.

It is expected that £100m per year will go to the regional economy during construction over the next decade: 25,000 construction jobs, and 900 permanent jobs during the planned 60 years of operation.

Collaboration amongst Service Providers (e.g. HOST: a new venture for four Somerset companies which will manage the 1500-bed campus for the workforce).

Hinckley Point C should be lucrative for the area. With some smart investment, it might make a posting to the project a highlight for the globetrotting engineer classes. Although there is a great deal to do, to accommodate the changing nature of employment in Taunton, including the NP area, it should be possible to tap into the local economy. It is predicted that four billion pounds will go into the local economy during the build of Hinkley C. A legacy of apprenticeship skills will be left behind.

“Encouraging investment in jobs often requires a focus on wider issues such as choice and quality of housing, quality of environment, cultural facilities, telecommunications, infrastructure, branding, image and perceptions”.

[Locality.org.uk/wp-content/uploads/Neighbourhood-Planning-roadmap-2016.pdf](http://locality.org.uk/wp-content/uploads/Neighbourhood-Planning-roadmap-2016.pdf).

In the context of the arrival of Hinckley Point C, being built within the 90-minute commuter radius prescribed by EDF, the NP has sought to address the above issues. Some are already prescribed in TDBC Core Strategy and therefore do not feature in our NP (e.g. Infrastructure). The designation of Taunton and its surroundings as a Garden Town will include the NP area. Therefore branding, image, and perceptions will be reflected in Masterplanning in MH Phase 2 and other Planning applications in the NP area.

The Employment Section writers found little support from the Local Chamber of Commerce and TDBC Economic Development Department. The expectation (based on experience of Hinckley B's construction and running) is that Hinckley C will impact positively on the supply chain. With the experience of Hinckley B and the evidence so far for Hinckley C, the NP has supported the development of start-up units and the preservation of land designated for employment land.

Many of the observations in the South West Insider article were also made in Somerset County Gazette 26 January 2017

“Office Market to reap benefits of Hinckley C”

Also, reference County Gazette Thursday 26 January 2017:

Article by Oliver Palmen quoting Property Consultants Lambert Smith Hampton

## **Assets of Community Value**

Eight assets of Community Value in West Monkton Parish, including the Cricket Ground, have been registered with TDBC. Cheddon Fitzpaine Parish has considered but not registered assets of Community Value in 2016.

<http://www.tauntondeane.gov.uk/irj/go/km/docs/CouncilDocuments/TDBC/Documents/Economic%20Development/registerofassetsAUG16.pdf>

The purpose of the registration is to protect local landmarks that offer health and well-being to the community in the NP area

### **Centenary Fields:**

Application was made to register Public Open Spaces within the NP area. The applications were made by Parish Councils in 2016.

**Cheddon Fitzpaine PC** listed: Stoney Furlong POS, two fields at southern end of Maidenbrook Lane (to be incorporated into the Country Park).

**West Monkton PC** listed: West Monkton Cricket Ground.

## Build out rate of housing numbers

Taking the data for each Parish in the annual Housing Monitoring Reports of Completions (both open market and affordable dwellings completed) were as follows:

Year ending 31 <sup>st</sup> March	West Monkton	Cheddon Fitzpaine
2012	0	2
2013	72	4
2014	143	2
2015	269	9
2016	229	18

The 2015 Strategic Housing Land Availability Assessment appendices contain the housing trajectory with build out rates from 15/16 to 27/28 (trajectory attached for ease of reference). Sites within the WM&CF NDP area are:

### In Cheddon Fitzpaine Parish:

App No. 08/10/0009 – Ladymead School  
App No. 08/10/0024 Nerrols Drive  
SHLAA ref TA018 land at Pyrland Farm;  
SHLAA ref TA182 Crosslands Yard

### In West Monkton Parish:

App No. 48/10/0072 Aginhills Farm  
App No. 48/05/0072, 48/10/0036, 48/11/0027, 48/12/0015, 48/12/0064,  
48/12/0068, 48/13/0004, 48/13/0037 Monkton Heathfield Urban Extension  
SHLAA ref TA017 land at Hartnells Farm;  
SHLAA ref TA158 West of Greenway, Monkton Heathfield;  
SHLAA ref TA222 Prockters Farm;  
SHLAA ref TA144 North East of Sidbrook;  
1/5<sup>th</sup> of SHLAA ref TA019 – Land between Langaller and Walford Cross;

## Population Estimates

Included in the comments on the Sustainability Audit are some very rough population estimates for each Parish, for 2016 based on completions, and for 2028 based on the number of dwellings in the Core Strategy and SADMP allocations.



**The following documents are available on request as hard copy:**

Residents' Questionnaire (March 2016)

Business Questionnaire (November 2016)

- Mail list created from an amalgamation of three sources: Royal Mail (PAF), Google, and The Office for National Statistics (ONS)

Supplementary Questionnaire (by Mailchimp) (October 2016)

Census 2011 data on A3 sheets

Attendance Records of NP Steering Committee meetings

Cheddon Fitzpaine Link Up (parish magazine) (not on website)