

**West Monkton & Cheddon Fitzpaine Neighbourhood Plan**  
**(WM & CF NP)**  
**Revised 2021**  
**2021 – 2028**

**Supporting Document**

Summary of Significant changes

To be read in conjunction with the 'Change Record' and the 'NP Revisions.Consultations' document

**West Monkton and Cheddon Fitzpaine Parish Councils**

**September 2021**

# Revised objectives and policies

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# Introduction

**This document should be read in conjunction with the 'Change Record' document and the 'NP Revisions.Consultation' document.**

This document contains a summary of the major changes from the original 'West Monkton and Cheddon Fitzpaine Neighbourhood Plan' (WM&CF NP). Original text is in black and suggested amendments are in blue typeface. If a policy or objective is not mentioned, then there has been no material change to the policy or objective

The WM & CF NP was made in 2017, and work on the revisions began in 2019.

Delays and some difficulties in the consultation process were due to the Covid-19 restrictions.

The aims of the revisions were to increase the Climate and Ecological robustness of the Neighbourhood Plan in the face of changing global and political thinking on Climate Change; to conform with Taunton Garden Town Vision, to support the Declarations of Climate and Ecological Emergency made by Somerset County Council, Somerset West and Taunton Council, and both the Parish Councils of Cheddon Fitzpaine and West Monkton. In essence the objectives and focus of the Neighbourhood Plan have not changed in their desire to protect the environment of the two Parishes, but the details have been brought up to date with current thinking, policy and legislation. Taunton Deane Borough Council ceased to exist in 2019 and was replaced by Somerset West and Taunton Council which adopted the majority of TDBC Policies.

As outlined in the 'NP Revisions.Consultations' document, the suggested revisions were published via the West Monkton Village News and the Cheddon Fitzpaine Newsletter; the mailing lists held by the two parishes; and the Parish websites. Letters and emails were sent to over 550 organisations and people listed in the Database; electronic copies were available via both Parish Clerks and links published in the WM Village News and CF Newsletter, and on the websites and FB pages. Paper copies were agreed to be available on request owing to the Covid shut down which meant all the libraries were closed, the local Garden Centre was closed and neither the Brittons Ash Community Hall, the West Monkton Village Hall nor the Cheddon Fitzpaine Memorial Hall were open, and the government had declared 'electronic by default'. The availability of paper copy on request and the link to the electronic documents were published in a mail shot to all residential and business addresses sent in February /March 2021. In the 'NP Revisions.Consultations' the main text details the meetings, notices and correspondence updating the progression of the plan, meetings, engagement, and consultation on the Plan. Please see Responses to comments received Reg 14 17.5.2021.xlsx for a summary of the representations and the Parish Councils response to them. The email addresses of those who responded is published in a separate list.

## Development of the document

The revisions to the NP document were initially prepared for WM&CF NP Delivery group meeting 30th May 2018

Amendments by Tricia & Jo (Clerks) added 31 July 2019

Amendments to conform with Garden Town Vision added 23<sup>rd</sup> July 2019

Amendments to reflect results of NP Review questionnaire added 2<sup>nd</sup> December 2019

Informal targeted consultation responses added 5<sup>th</sup> June 2020

Comments from A Rhodes SWTC added 18<sup>th</sup> June 2020

Sent to Mail chimp NP list, responses added 24 July 2020

Policy Revisions 8 October 2020 approved by both Parish Councils

Regulation 14 consultation responses added to Main Document

Amendments made by NP Review Group Nov 2020

Comments from A Rhodes added in December 2020

Revised Neighbourhood Plan finalised September 2021.

The Change Record was developed as a separate document 2021.

This document is a summary of the changes and should be read in conjunction with the Change Record which explains in detail the changes that are minor updates and non-material, and the changes which represent a significant or substantial change and the 'NP Revisions. Consultations' document.

The Planning Practice Guidance only notes one additional item to the submission package for a Revised Neighbourhood Plan:

- *the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons*

*Paragraph: 085 Reference ID: 41-085-20180222, Revision date: 22 02 2018*

In the Change Record the Qualifying Body identifies which modifications are considered non-material and which are significant or substantial. However, the nature of the Plan remains unchanged in that it has always sought to provide sustainable, environmentally positive policies that will protect the health and well-being of its residents, create housing and community features that are fit for purpose, and reflect district, county and national policies on sustainability, zero carbon emissions and environment. The revisions as presented offer an update to the made policies and the addition of two new policies to reflect current thinking and practice, and technological advances in materials and building since the Plan was made in 2017.

## Prepared for Regulation 14 Consultation

Text: Original text is black, and blue text is new additional words.

### Suggested addition to Introduction to the NP Review – to follow existing text and before ‘SWOT Analysis diagram’

Taunton Deane Borough Council (TDBC) Core Strategy was adopted in 2011-2028, and in 2017 Taunton was awarded Garden Town Status; ‘A Vision for the Garden Town’ was produced in February 2019. The link between the Garden Town and the Parishes is that the Monkton Heathfield Urban Extension is one of the new garden communities.

The Vision included a section on New Garden Neighbourhoods, and so this review has striven to ensure the West Monkton and Cheddon Fitzpaine Neighbourhood Plan remains in line with the Taunton Garden Town Vision.

Somerset County Council (SCC) and Somerset West & Taunton Council (SWT, ex TDBC) have both declared a Climate Emergency both in February 2019, joining the 265 out of 408 District, County, Unitary, and Metropolitan authorities in the UK, listed as having declared Climate Emergency (<https://www.climateemergency.uk/blog/list-of-councils/>). The Parishes of the NP area (West Monkton and Cheddon Fitzpaine) made a similar declaration in December 2019/February 2020, so the amendments to the NP Policies reflect the current position.

### Our goals

Our Neighbourhood Plan will reflect and support Taunton Garden Town goals to

- design new neighbourhoods around places and green spaces.
- use local materials and design features for new buildings and infrastructure to respect local context and ensure new developments complements and enhances existing character.
- establish a bespoke ‘quality mark’ for new development within the Garden Town Area so that high quality design and placemaking can be recognised and rewarded. This will also serve to identify the high standards expected in future projects.

Future developments of ten or more dwellings should have:

#### Clear identity

A distinctive local identity as a new garden community with its own neighbourhood identity, marked by innovative street planting and creation of stylish public spaces. Larger developments will include a functioning centre and public realm. Landmarks, key groupings and character areas are an important element of identity and legibility.

#### Well-designed places

Larger developments should offer vibrant mixed-use communities that support a range of local employment types and premises, retail opportunities, recreational and community facilities – within ‘walkable neighbourhoods’ that follow good urban design principles and include greater greenspaces, trees, water features and street art. Design Guides for allocated sites should clearly demonstrate measures that integrate landscape, parking and water sensitive design to provide attractive and functional places for public life.

#### Great homes

Offering a wide range of high quality, distinctive homes reflecting local traditions, each area will offer sustainable life style opportunities for a healthy community, whilst reducing our carbon footprint and increasing resilience to climate change. This includes affordable housing and a mix of tenures for all stages of life, including bungalows. Larger developments should have legacy and stewardship arrangements in place for the care of community assets, infrastructure and public realm, for the benefit of the whole community.

#### Future proofed

Designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change including flood risk and water availability, with durable landscape and building design planned for generations to come. Designs should include tree planting along highways and innovative planting to mark public open spaces. Designs should include anticipation of the opportunities presented by technological change such as driverless cars and renewable energy measures.

## **Housing Policy H1: Housing Suitable for Older People**

Subject to a viability assessment, new major\* residential developments of 10 or more net additional dwellings (or if the site area is more than 0.5 hectares if dwelling numbers are yet to be agreed) will provide not less than 10% of dwellings\*\* to be sold on the open market, evidenced by local need, suitable for occupation by older people. Such accommodation shall fulfil all the following criteria:

- Be single storey and either 1,2 or 3 bed,
- Be situated within easy access of either existing or proposed local facilities and services.
- Applications that include supported-living style accommodation will also be supported (see also NP Policy E4). Include warden controlled flats/bungalows in any future developments. Often older people can remain living independently with a little support, this would help our hospitals reduce bed blocking and provide a happier elderly population.

## **~~Housing Policy H2: External Materials for Residential Development~~**

~~Residential developments must incorporate the use of appropriate local and traditional external building materials, such as red sandstone\* (or suitable equivalent) and natural slate/natural clay roof tiles (or suitable equivalent), as may be agreed through a design statement or code, particularly with respect to the use of traditional materials on prominent entrance and corner buildings.~~

~~The use of local and traditional materials must be in accordance with requirements identified in Policy H5 Building and Climate Change.~~

~~This policy to be removed in favour of new Housing Policy R5.~~

## **Housing Policy H3: Refuse Bin Storage for Residential Development**

Where there is no provision for direct access to the rear of a new dwelling, other than through the dwelling itself, a suitable refuse bin-store must be incorporated into the front of the dwelling/curtilage so that wheellie bins, or other containers for household refuse and recycling, can be stored in a concealed position. [The store must be large enough to accommodate sufficient bins to fulfil local recycling opportunities.](#)

## **Housing Policy H4: Affordable Housing**

Evidence of local and wider housing need should be used and a viability assessment should be carried out to determine an appropriate tenure split for affordable housing to be provided in line with Core Strategy CP4. [Currently, viability assessments are only carried out on schemes where less than the policy requirement of 25% affordable housing \(or no provision for affordable housing\) is being delivered.](#) A tenure split of 80% social rented and 20% intermediate housing or affordable rent on affordable housing provision of three affordable dwellings or more is encouraged where there is evidence to support this and subject to viability considerations.

In addition, affordable self-build housing to meet local demand is particularly encouraged and must be retained as affordable housing in perpetuity through legal agreement. [Developers will be encouraged, wherever practicable, to offer sites available for private self-build within a development area. Self-builders will be required to conform to National and Local regulations including the Neighbourhood Plan.](#)

## Housing Policy H5: Building and Climate Change

Building styles and materials that address the climate change emergency should be included in all new builds and extensions/restorations. Highly Energy Efficient Buildings Development proposals which demonstrate that the proposed buildings have a net emission rate of zero or below, or are proposed to be certified Passivhaus buildings, are encouraged, and will be considered favourably. Carbon emissions will be expected to be reduced by a demonstrable amount having regard to feasibility and viability in accordance with SWT Council stated aim to have reduced CO2 emissions to zero by 2030. Viability assessments to be undertaken in conjunction with SWT Council.

Measures should include

- Orientation, massing and landscaping of buildings to ensure maximum solar gain
- Insulation above and beyond national building specifications and standards. External materials and extra insulation to increase energy efficiency of the buildings by using sustainable modern technologies wherever practicable.
- Increased water resilience in dwellings by use of systems that reduce water consumption and allow for the reuse of grey water. Development will not increase flood risk on or off the site. Ref Building Regulations Part G, sanitation-hot water safety and water efficiency, use of grey water for toilets, and water efficiency of 125 litres per person per day (optional requirement of 110litres per person per day).
- Heating such as air and ground source; energy efficient boilers; district heating schemes.
- Provision of private outdoor seating areas and communal gardens for apartment blocks; and all apartments to have either a balcony or Juliet balcony.
- Provision of electric charging points in all new dwellings, and/or in the public realm, using appropriate infrastructure.
- Materials to be compliant with the declarations of Climate and Ecological Emergency by SCC, SWTC, WMPC & CFPC.
- Use of onsite renewable and low carbon technologies to maximise efficiency of housing and non-residential buildings.
- Green roofs, walls and other similar measures where appropriate.
- Waste, recycling and storage areas should be provided.
- Include as a planning condition that wherever feasible bee bricks and a number of bird bricks to be built in to the walls of new houses and extensions, renovations. Various types of bricks are available to suit different birds ie swifts, sparrows, blue tits etc.

## Transport Policy T1: Developing a comprehensive and high-quality cycle and footpath network

### Justification

As demonstrated by the questionnaire responses already described there is considerable local support for improvements and additions to the cycle and footpath network within the NP area. Furthermore, there is support for additional safe routes to existing schools, proposed schools and local centres.

If such routes are provided, cycling/walking to schools and local centres will be encouraged with associated benefits with respect to reducing traffic congestion/pollution and improvements to health, particularly for children. An improved cycle/footpath network should also encourage more adults to cycle/walk to work both within the NP area and into the wider Taunton area, including to the town's railway station. Finally, cycling for pleasure will also be encouraged, bringing further health benefits. These benefits are fully evidenced by Somerset County Council 'Cycling and Walking Strategies' (August 2012), which are part of the 'Active Travel Strategy' (2012) supporting the Future Travel Plan (FTP).

The Urban Extension and other large new developments within the NP area will provide opportunities to ensure that an excellent cycle and footpath network is provided in a timely manner for both existing and future residents. Given the very significant scale of new developments within the NP area (including several new schools) it will be essential that such a network is provided to ensure sustainable development and avoid further traffic congestion within the NP parishes and the wider Taunton area. It will also be essential that the cycle and footpath network is proactively promoted through an active Travel Plan (as required by SADMP Policy A2) to encourage more cycling and walking by both existing and future residents.

The following policy will ensure that new residential and employment developments make a positive and exemplary contribution to completing a comprehensive cycle and footpath network throughout the NP area which follows natural 'desire lines', avoids gaps and which is well connected into the wider Taunton area network. Where there are gaps in the network which this policy is unable to complete, consideration will be given to using Community Infrastructure Levy (CIL) funds [or other grant funding](#) to complete missing cycle and foot path infrastructure.

### Our goal:

[Fully integrated and user - friendly sustainable walking and cycling networks which are wheelchair accessible to be in place at first occupancy to ensure they provide door to door connectivity within new developments and to key destinations such as education, workplaces and retail.](#)

New residential and employment/commercial development must:

- Provide safe and convenient public cycle and footpaths which connect with existing foot and cycle networks within the NP area and which also link into cycle and foot networks adjoining the NP area, particularly with respect to the Urban Extension and associated green space areas such as the green wedge, country park [and waterways](#);
- Ensure that existing and proposed schools and local centres are provided with safe and convenient cycle and footpath connections from surrounding existing and proposed residential [and employment](#) areas.
- [Provide of secure, high quality and easy to use covered cycle parking at public places in new developments.](#)

### **Employment Policy E3: Retain Existing Employment Land/Buildings for Employment Usage**

Change of use of land or buildings currently allocated or used for employment/commercial uses to non-employment uses, (which include for the purposes of this policy main Taunton town centre uses such as retail and leisure), will not normally be supported (Permitted Development Rights notwithstanding\*) unless considerable efforts have been made to market the land/buildings for employment purposes for at least two years or in line with an agreed marketing strategy that would avoid stagnation of key sites and buildings. Where such change of use is permitted, it must be justified by a viability assessment, [a demonstration of the marketing strategy used and results obtained, and an explanation of why the existing/previous employment use is no longer viable](#). If purely due to location, where practicable, an equivalent area of similar use employment land could be relocated within the NP area. Evidence of need should be provided.

In addition, any development permitted must be appropriate for its location and ensure that it is compatible with existing and nearby land uses.

### **Employment Policy E4: Social Care Employment Opportunities**

Proposals which meet demand for residential, nursing home, and sheltered housing accommodation, thereby providing local employment opportunities within the NP area will be supported, provided the highway authority is satisfied with the access and parking arrangements, particularly for the emergency services.

### **Employment Policy E5: Wider Roll-out of Broadband Connectivity**

Open access broadband infrastructure will be supported throughout the NP area. All new development, be it residential or employment/commercial, must demonstrate how it supports this objective. [It is expected that all new dwellings will be supplied with fibre to the premises](#).

## Recreation & Environment Objectives

To successfully accommodate the significant growth planned for the NP area by ensuring that sustainable places are created to support the provision of excellent community facilities for local people to enjoy, benefitting their health and well-being.

Future developments must provide a high-quality mix of private and open space uses which meet local needs, including children's play areas, sports pitches, allotments and amenity green spaces which safeguard and enhance the natural environment by promoting connectivity for people and wildlife.

Creating sustainable places must also include measures to attenuate extreme rainfall events which often adversely impact the NP area due to its position at the foot of the Quantock Hills by working closely with partner organisations to reduce the overall flow of upstream floodwater down into the NP area and further downstream.

This objective will seek to:

- encourage all relevant stakeholders to contribute to the development of the Green Wedge and Country Park to the north of the A3259 to ensure excellent access arrangements to a quality green space environment for people and wildlife;
- protect and enhance the NP area heritage, landscape and wildlife assets, [and support initiatives to combat climate change](#);
- increase the provision of outdoor and indoor recreation and community facilities to meet the needs of the local community through, for example, provision of a community cafe and toilets along the canal in the vicinity of the Swingbridge area to create a community meeting point;
- protect and enhance the dark skies quality of the area for the health and well-being of both people and wildlife;
- improve local green space infrastructure within existing and proposed green spaces with, for example, the provision of seating [and wheelchair access](#) along public footpaths and canal side walkways;
- [seek to make the canal towpath between Swingbridge and Taunton more user friendly for cyclists and pedestrians by signage \(oldest has priority, foot has priority over cycle\), cleaner by signage to discourage dog-fouling, and indicate location of nearest dog waste bin, more accessible to those with reduced mobility by additional seating and widening where practicable; all users of the towpath will be expected to observe the user protocol](#);
- encourage all relevant stakeholders to make improvements of the surface water run-off systems to restrict flooding in the three main feeder brooks into the River Tone, using recognised field work initiatives to restrict flows during periods of heavy rain;
- work with local upstream farming communities to help the Farming and Wildlife Advisory Group (FWAG) implement field work [initiaatives](#) to reduce peak water flows across farmland.

### Policy R1: Dark Skies

- Otherwise acceptable development proposals which include measures to maintain and enhance dark skies within the NP area will be supported. Applications for new development requiring a lighting scheme should show how dark skies will be protected, and must seek to minimise additional light pollution. Schemes such as dimming technology, running part-time lighting schemes (in consultation with the local community\*) or replacing street lighting with new fixtures and fittings to meet or exceed current best practice will be supported, subject to meeting health and safety and crime prevention standards.
- [The installation of external lighting on business premises and dwellings should only be of warm white LED or other equivalent and lux levels from these lamps on habitats and resting places used by bats and other wildlife do not cause disturbance or prevent the use of those habitats and resting places by those species.](#)
- [Where lighting is needed but the area is sensitive for bats, red lamps could also be used \(e.g. The Netherlands, Warwickshire in the UK\). Bats are not affected by red light.](#)

## Policy R2: Green Space and Wildlife

New major\* residential developments of 10 or more net additional dwellings (or if the site area is more than 0.5 hectares if dwelling numbers are yet to be agreed) must provide new green space and wildlife areas to meet local needs and/or minimise impacts on local bio-diversity, and provide net gains in biodiversity wherever possible in accordance with the National Planning Policy Framework. This should be identified and evaluated through the use of Natural England's Biodiversity Metric 2.0 and the Somerset Habitat Evaluation Procedure (where a site is found to be of local significance for the conservation of populations of important species). Net gain from development is mandatory through the Environment Bill which is likely to become law in the autumn 2020. Natural England's Biodiversity Metric 2.0 allows for local species metrics.

Access to quality green space (not just grass fields, but higher-level habitats, so including trees, natural blue / green features such as ponds / bogs wet areas/species rich spaces etc) has been scientifically proven to have a number of important benefits:

- reduce stress levels and improve people's wellbeing;
- moderate temperatures – so they can provide 'cooling' spaces in towns and cities during the increasing number of extreme temperature events;
- reduce air pollution - in particular – particulate PM2.5s.

Improved habitats can provide sanctuaries and movement corridors for wildlife which are also under stress from climate change.

In particular, every opportunity will be taken to:

- Protect, maintain, link and enhance our existing green spaces, water and woodland, for people and wildlife; support for Somerset Pollinator Action Plan, whilst providing new wildlife and wildflower habitats and networks which enhance and protect local watercourses for wildlife and flood attenuation purposes;
- Protect and create hedgerows, woodlands, individual specimen trees and orchards.

## Policy R3: Water and Flood Attenuation/water conservation

The benefits of Policy R3 will seek to achieve transformational change of the environment, improve biodiversity, reduce impermeable areas draining into combined sewers, amenity improvements, and improved water quality. (ref [www.susdrain.org](http://www.susdrain.org)).

There should be no development within flood zones 2 and 3, taking account of climate change for the lifetime of development, unless in accordance with the National Planning Policy Guidance. Flood risk areas should be turned into green spaces enhancing biodiversity and recreation, with wildlife corridors provided alongside watercourses. Any major development should embed an environmental net gain principle in line with the 25 year plan.

Works implemented will be delivered in conformity with the Taunton Strategic Flood Alleviation Improvements Scheme; most of the schemes will be implemented out of the area, but will have a positive effect on flooding, the capacity/flow of the River Tone as it passes through the Parishes, reducing fluvial flooding impact in the NDP area. Some of the interventions may be implemented within the NDP area for example, the pumping station at Bathpool and improvements to the railway culverts near Priorswood Business Park and the Crown Industrial Estate.

New residential developments, residential extensions, or renovations, and commercial developments will only be supported if they include measures which enhance the environment and make more of managing our water, for example by reducing the water footprint, or increasing water efficiency. The design of each new neighbourhood, its streets, parks and buildings should consider how water can be managed intelligently to minimise flooding,

facilitate irrigation, and promote habitats resilient to flooding and climate change.

Specifically, developments (which may be innovative), including the following will be supported:

- SuDS schemes within new developments. The development management process should give due regard to the design, ownership and maintenance of proposed SuDS schemes, which can be adopted by Water Companies if they comply with the new Design and Construction Guidance for surface water sewers.
- proposals which include swales, water butts and other rain water capture features such as ponds and wetland areas;
- up-stream flood attenuation\* measures such as “leaky dams”, re-meandering, reed beds, ponds, or any other means of natural flood management, hedge and tree planting to ‘slow the flow’ of water run-off, to be co-ordinated with local partners. (Ref leaky dam consideration with FWAG at Allens Brook currently underway)
- features of the landscape which minimise flooding, facilitate irrigation and promote habitats resilient to flooding and climate change. (Ref Taunton Strategic Flood Alleviation Scheme).

## Policy R4: Recreation and Community Facilities

### Justification

There is a very wide and diverse range of both formal and informal recreational facilities within the NP area as listed by Question 53 in the residents’ questionnaire (March 2016). The Bridgwater & Taunton Canal is the most used on a daily and weekly basis by local residents. Hestercombe Gardens, the village/Memorial Hall, the rugby club, cricket club and Tacchi-Morris Centre are also well used, but generally on a less regular basis.

The use of outdoor recreational facilities is limited, as indicated by the residents’ questionnaire responses, particularly teenage recreation areas, play areas and allotments. (This may, however, be due to the questionnaire being sent out in early March, which was a cold and wet period less favourable to these outdoor activities.) In terms of potential demand, respondents ‘would like to use’ allotments most, followed by the cricket ground and Hankridge Nature Reserve.

A range of barriers to greater use of the recreational facilities on offer were listed by residents, most of which could be addressed, particularly through better communication with respect to what is available and how to access it.

The residents’ questionnaire responses indicate a strong desire to establish a youth club and related activities such as skate/bmx park, zip wire and a 5 a-side pitch. Other sports facilities were also requested, such as tennis courts, playing fields, play areas and an astro turf pitch.

There is a strong unmet demand, as demonstrated by the resident’s questionnaire responses, for more retail and other commercial facilities within the NP area, particularly for a Post Office, small supermarket and a range of local convenience shops, a public house, a take-away and a cafe.

A design framework, in line with the Garden Town Vision, for local parks will promote opportunities for the local community to socialise, play, grow food, and support the localised management of stormwater and local ecosystems.

Subject to a viability assessment new major\* residential development of 10 or more net additional dwellings (or if the site area is more than 0.5 hectares if dwelling numbers are yet to be agreed) will only be supported if proposals for new recreation and, or, community facilities are included to meet demonstrated local needs. These might include the following:

- proposals which include the provision of [or contribution to](#) new play areas [and public open spaces](#), playing fields, baseball park, skate and bmx/cycle parks, tennis courts and all-weather 5 a-side pitches;
- proposals for new allotments in accordance with the TDBC Allotments Strategy to support food production that meets the needs of local people and markets;
- proposals for improvements along the line of the Bridgwater & Taunton canal, and within the NP area, such as meeting places (e.g. community cafe), toilets and new moorings in accordance with SADMP Policy ENV5 (A); \*\*
- opportunities taken to create linkages between sites and address gaps in existing networks by the creation of new rights of way;
- improved rights of way networks, possibly by permissive paths, to encourage walking, cycling and riding through and between green space areas and including foot/cycle bridges, exercise and nature trails along with community facilities such [as meeting places](#), cafes and toilets [and wheelchair accessibility](#).

## Policy R5: Local Green Spaces LGS (Highway Triangles and Recreational Sites)

### Context

A design framework for local parks will promote opportunities for the local community to socialise, play, grow food, support the localised management of stormwater and local ecosystems, and protect historical features of the rural environment.

### Green Triangle Junctions

The following areas, shown broadly on Map 20, and in more detail on maps 21-43, are designated as Local Green Space:

#### Highway triangles

- Green Triangle at The Street, West Monkton;
- ~~Green Triangle at Upper Cheddon; now in private ownership May 2019.~~
- Green Triangle at Hill Farm/Yalway Hill;
- Green Triangle at junction of Church Hill and Overton Lane;
- Green Triangle at Overton.
- Green Triangle at Hobb Lane/Bridgwater Road
- Green Triangle as part of Western Relief Road WRR construction at bottom of Yallands Hill A3259.

Development on these designated areas will not be permitted unless it preserves and enhances the existing use and local historic character of these green triangle areas.

#### Recreational sites

- Two new football pitches and club house, newly laid out and under construction as part of phase one of the Monkton Heathfield Consortium development;
- Monkton Heathfield secondary school playing fields;
- Kings Hall School playing fields;
- Cashford Gate playing field;
- Stoney Furlong public open space and Maidenbrook football playing area;
- Environs of West Monkton Church of England Primary School;
- Cheddon Fitzpaine Primary School Playing Field;
- Cricket ground at Monkton Heathfield;
- Children's play areas;
- Dyers Brook nature area, being laid out by the Consortium to link the new and existing communities;
- Hankridge, Riverside and Childrens Wood local nature reserve
- ~~Gadds Valley local nature reserve - De-designated May 2019 – now in private ownership.~~  
*(this line will be removed prior to Reg 16).*

*TDBC Governance Manager:*

*"Notice is hereby given following the expiry of the Management Agreement between the former Taunton Deane Borough Council and the owner of the land the Local Nature Reserve declared on 16 September 2010 comprising approximately 3.9 hectares of land situated at Gadds Valley, Cheddon Fitzpaine, Taunton in the county of Somerset has been de-designated with immediate effect. There will be no public access to the site from 20 May 2019."*

Development on the designated areas listed above will not be permitted unless it preserves and enhances the existing use and local historic character of the recreational spaces.

## Policy R6 Trees and hedgerows

Trees are an important climate emergency measure. Therefore, all new developments are encouraged to include plentiful tree planting. Appropriate species should be used (native/british grown), taking into account soil volume and the surrounding architecture.

- Tree planting within the street scene will be encouraged to support the climate change agenda wherever

practicable or, if not possible, then compensatory planting should be done in the closest POS.

- Mature trees must be replaced like for like where tree loss is unavoidable.
- Trees and significant hedge and shrub masses should be retained as an integral part of the design of development except where their long-term survival would be compromised by their age or physical condition or there are exceptional and overriding benefits in accepting their loss.
- Where the loss of trees is accepted in these circumstances, developers will be required to provide at least equivalent replacement in terms of biomass. The biodiversity enhancement required will be at least in accordance with the Environment Bill 2020. This should be provided on-site unless the developer can show exceptional circumstances which would justify replacement provision elsewhere. DEFRA Biodiversity Metric 2.0 Calculation tool ‘... can measure the value of habitats ranging in scale from individual street trees and green roofs through to very important priority habitats’.
- Suitability of trees within the built environment. Trees should always complement the architecture, historic environment and the local landscape in the longer term. Colour of backdrop should also be taken into consideration, (for example a Birch will not be clearly visible against a light background). Given the local historic association with cider and perry making, apple and pear community orchards will be encouraged.
- Space should be allowed to accommodate growth of newly planted trees to reach their full mature height and spread without causing nuisance or structural damage.
- British grown trees should be purchased to reduce the risk of importing diseases and remove the need to quarantine tree stock prior to planting. Tree and shrub planting should be plastic free, i.e. no plastic tree guards and supports, bio-degradable plastic is not acceptable. Tree stakes should be FSC certified wood. Some of the hedgerows could be laid.
- A management plan for trees and hedgerows is required and all home owners/business owners should be expected and encouraged to join in and follow it.

## 5. ACTION PLAN

### Expectations

Proposals should be sustainable and deliverable. This will be achieved through ongoing liaison by the WM and CF Parish Councils with [Somerset West and Taunton Council \(SWTC\)](#) throughout the Master-planning process for the Urban Extension and other major developments. Owing to the land already allocated in the Core Strategy, there are no residential sites listed in the TDBC SADMP (approved Dec 2016) in the NP area. However, allocation of land for community woodland, recreation and employment has been made in the SADMP and is included in the Recreation and Environment section, page 61.

If viability is disputed due to the affordable housing and other requirements necessary to create a satisfactory and sustainable form of development, the process detailed in paragraph 1.7 of the TDBC Affordable Housing Supplementary Planning Document (May 2014) will be followed.

### Conclusion

A Neighbourhood Action Plan for each Parish will be developed in consultation with local people and regularly reviewed by each Parish Council to ensure that the NP policies are monitored and delivered.

The need to develop Safe Routes to School, and High-Quality Bus Infrastructure, as the Urban Extension and other building takes place, will be developed as a detailed part of the Action Plan and cross referenced to the Transport Policy section as appropriate. (*See Transport Policy section, page 40.*)

The Action Plan will also set out to monitor in more detail:

- how Community Infrastructure Levy (CIL) contributions will be allocated and aligned by each Parish Council to the priorities set out in Section 6 Appendices
- [how some of the POS's should be set up as community gardens \(for growing food\) or community orchards, and allotments; other areas should be equipped with 'trim trails', which are wheelchair accessible where possible](#)
- a review of the Local Green Spaces (LGS) nominated in Policy R5.

This information will be used during the regular reviews of the NP and the CIL list by both WM and CF Parishes at Parish Council meetings.

### Community Action Transport CA1: Developing high quality bus infrastructure

New residential and employment/commercial developments\* will be encouraged to provide bus stops to meet bus service requirements, [every bus stop will have a bus shelter with perch rail, which should be provided with suitable power supply for installation of electronic timetable information](#). Other measures which contribute to physical improvements in the quality of bus services and/or support bus infrastructure improvements such as priority bus lanes, (Bus Rapid Transport), Park & Ride, litter bins will be strongly supported.

### Community Action 2: [Place Marking Information:](#)

[Following the survey of Parishioners in 2019, there appeared a strong need for a map/leaflet/information boards showing all the play areas in the two parishes listing their resources and the natural history that can](#)

be seen in each location. A survey of available seating will be undertaken at the same time with the view to replace, refurbish and install new benches.

## 6. APPENDICES

### a) Community Infrastructure Levy (CIL) Spend Priorities

In an area with a 'made' Neighbourhood Plan, the community receives 25% of CIL receipts collected by the SWTC Local Planning Authority in its area. WM & CF Parish Councils used the NP process to engage and consult with the community to establish the types of projects on which each Parish will spend their meaningful proportion of the CIL.

For both parishes within the NP area the CIL lists were developed in 2016 and have been reviewed regularly. See Parish Council minutes as follows:

Cheddon Fitzpaine

- 8<sup>th</sup> Dec 2016
- 14<sup>th</sup> December 2020

West Monkton

- 8<sup>th</sup> February 2017
- 10<sup>th</sup> November 2020

### CIL 123 Headings for Cheddon Fitzpaine Parish Council

#### Parish Regeneration:

To include policies in the Neighbourhood Plan adopted 2018, and undergoing NP Review during 2020.

#### Transport

Strategic transport improvements associated with the growth of Taunton excluding site specific matters needed to make the development acceptable in planning terms. Site specific matters can include on-site and off-site transport mitigation works and infrastructure improvements, where the need for such measures has been identified in a Transport Assessment.

#### Community Development

Sport and recreation (excluding children's play); Community Halls, places of assembly and other community facilities; Arts and Culture; Green Infrastructure (excluding site specific open space requirements necessary to comply with Development Plan policy)

Improvements to walking routes to schools:

Where there are gaps in the cycle or footpath network, consideration will be given to using Community Infrastructure Levy (CIL) funds to complete missing cycle and foot path infrastructure.

#### Surface Water and Flood Risk Mitigation

Strategic works only (i.e. excluding mitigation of surface water run-off back to greenfield)

### CIL 123 Headings for West Monkton Parish Council

- Flooding and drainage
- Support for infrastructure required by the new development for the benefit of the Parish
  - Footpaths
  - Cycleways
  - Bus
- Green Infrastructure
  - Public Open Spaces
  - Footpaths

- Watercourses/streams
- Health and Well-Being
  - Cycle paths
  - Tennis courts
- Youth support
- Climate Resilience