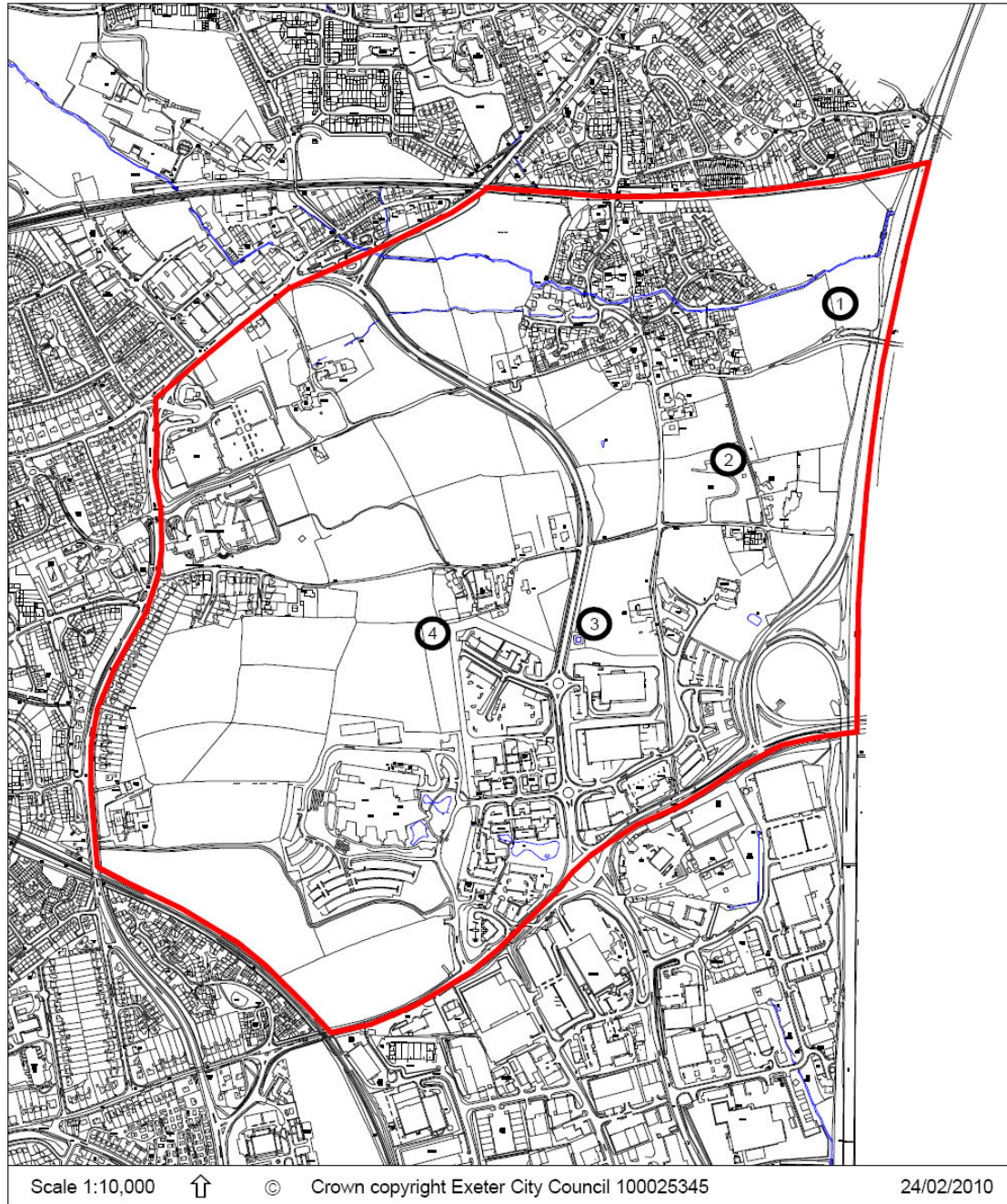


APPENDIX A

Monkerton / Hill Barton Masterplan Area

Gypsy and Traveller site options subject of consultation shown.



APPENDIX B

Monkerton / Hill Barton Masterplan Illustrative Plan Showing location of Gypsy and Traveller Site



Key:



Mixed Use Centre
Residential
Employment
Mixed Use
Education
Informal Space
Formal Space



Allotments
Landscape
Ridgeline Plots
HQPT Route
HQPT Stop
Rail Halt
Gypsy & Traveller Site

APPENDIX C

Monkerton / Hill Barton Masterplan Area Gypsy and Traveller Site Option Scoring

Criteria	Site 1		Site 2	
	marks/10	Notes	marks/10	Notes
a) Well located on highway network	5	Existing access from Tithebarn Lane, approaching from west this passes through Monkerton. New link road would provide direct access from primary road network.	5	Direct access currently possible from Gipsy Hill Lane only. This is intended to be green travel route. Access can be delivered from new link road when completed.
b) Safe and convenient access	4	Includes short distances of narrow lane without footpath.	4	Includes short distances of narrow lane without footpath.
c) Reasonable distance from local facilities	6	Local services at Pinhoe and as part of M&HB development.	6	Local services at Pinhoe and as part of new Pilton centre.
d) Minimise environmental and landscape impact	5	Greenfield site. Exposed to views from north and motorway. May require combining with adjacent site and some hedgerow removal. Greenfield site.	7	On ridgeline where low rise development can be screened from view by structural landscaping. Greenfield site.
e) Protects adjacent occupiers	7	No immediately adjacent existing occupiers, views of site from Monkerton and Pinhoe. Adequate boundary with proposed residential development can be provided.	4	Close to a small number of residential properties and hotel. Adequate boundary with proposed educational development can be provided.
f) Adequate privacy, security, storage and residential amenity	5	Site can offer privacy, storage and security but is close to motorway and is sloping.	6	Land parcel is large enough to accommodate requirements and deliver adequate amenity. Siting in the western part of the nursery site would separate the site from existing development.
g) Provides adequate parking to meet needs	8	Land parcel is large enough to accommodate parking	8	Land parcel is large enough to accommodate parking
Score (total)	40		40	

Criteria	Site 3		Site 4	
	marks/10	Notes	marks/10	Notes
a) Well located on highway network	8	Access could be provided from Cumberland Way.	8	Hollow Lane is narrow and intended to become a route on which pedestrians are prioritised. Adequate vehicular access dependent on new road network but would be good standard.
b) Safe and convenient access	7	Good access links by all modes.	7	Hollow Lane narrow and without footpaths. Masterplan envisages this being made more attractive to pedestrians and cyclists and could provide good access to Hill Barton Road.
c) Reasonable distance from local facilities	4	Pinhoe accessible but through narrow lanes without footpath and over ridge line.	7	Access to Hill Barton Road and Pinhoe.
d) Minimise environmental and landscape impact	5	Site on which low rise development can be screened from views by structural landscaping. Greenfield site.	6	On ridgeline where low rise development can be screened from view by structural landscaping. Greenfield site. May require some hedgerow removal to form site.
e) Protects adjacent occupiers	5	Close to a small number of existing residential properties. Adequate boundary with existing and proposed residential development can be provided.	6	Metoffice, Ellen Tinkham School site nearby. Adequate boundary with existing and proposed residential development can be provided.
f) Adequate privacy, security, storage and residential amenity	5	Land parcel is large enough to accommodate requirements and deliver adequate amenity.	5	Adequate space to accommodate requirements and deliver adequate amenity.
g) Provides adequate parking to meet needs	8	Land parcel is large enough to accommodate parking	8	Adequate space available to provide site that accommodates parking accommodate parking
Score (total)	42		47	