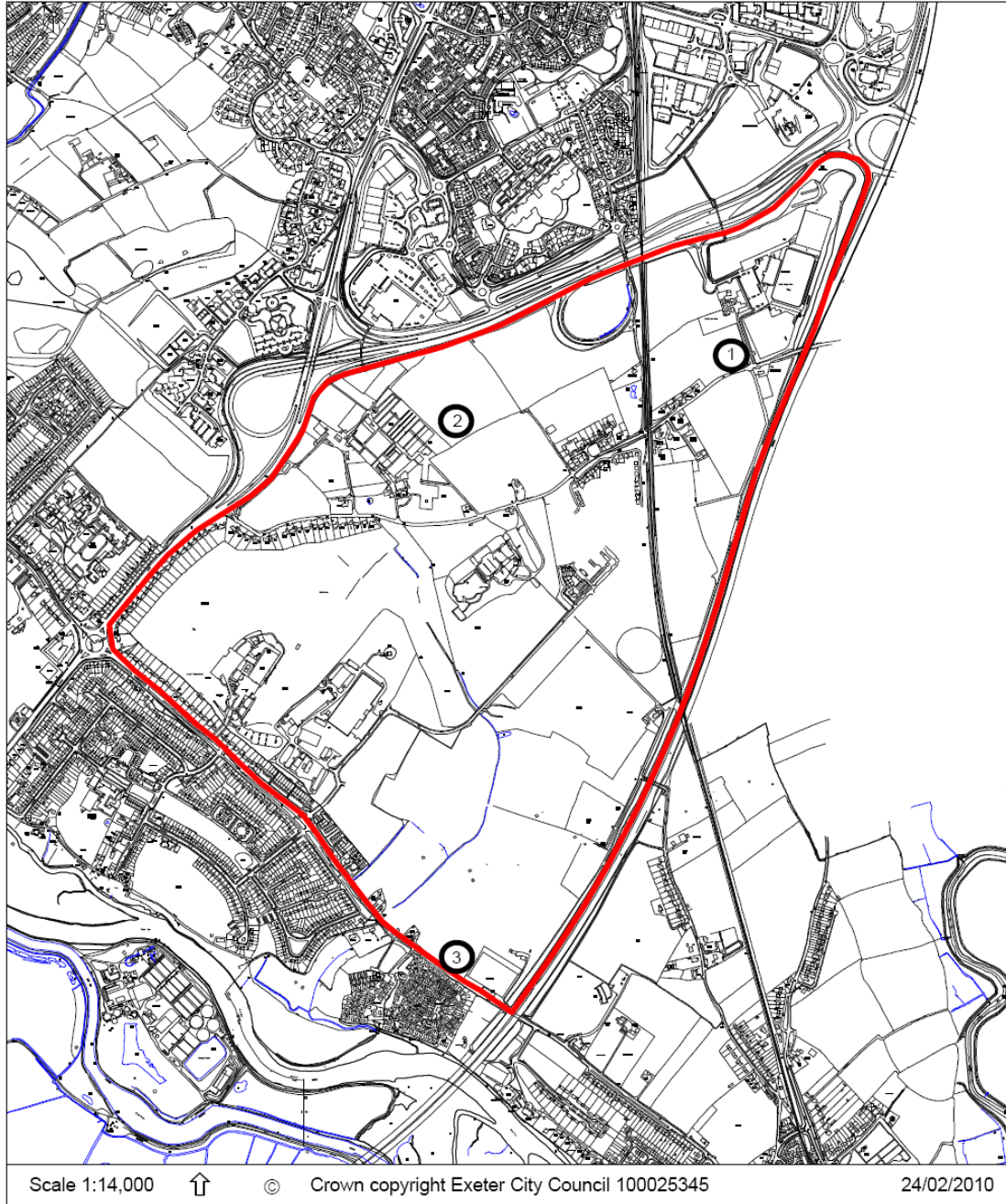


APPENDIX A

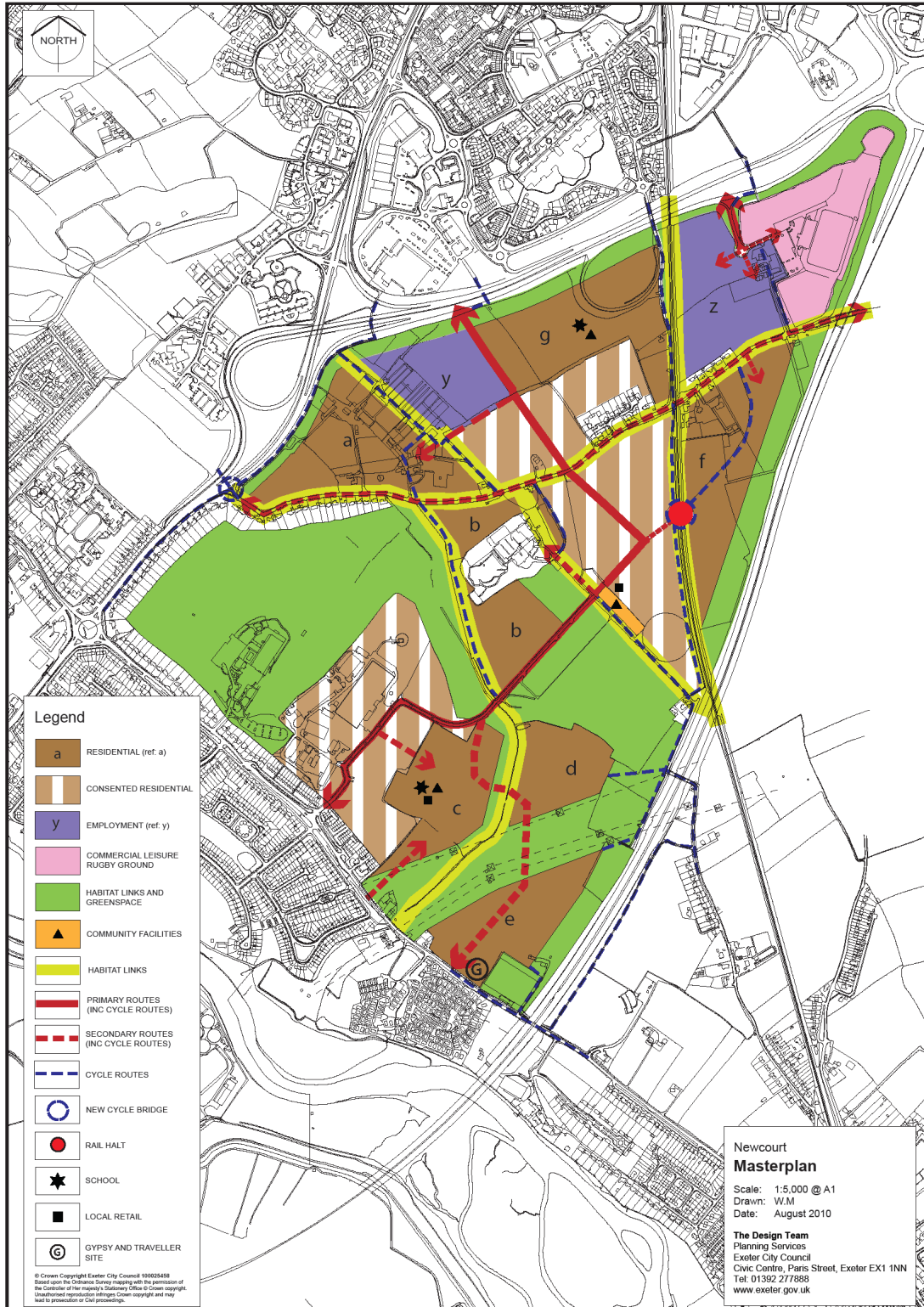
Newcourt Masterplan Area

Gypsy and Traveller site options subject of consultation shown



APPENDIX B

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



APPENDIX C

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

Criteria	Site 1		Site 2		Site 3	
	marks/10		marks/10		marks/10	
a) Well located on highway network	7	Access provided from A379 via new link to roundabout.	7	Access provided from link road currently under construction.	6	Access provided from Topsham Road
b) Safe and convenient access	7	Good access to road, cycle and pedestrian networks delivered by Masterplan.	7	Good access to road, cycle and pedestrian networks delivered by Masterplan.	7	Good access to road, cycle and pedestrian networks delivered by Masterplan.
c) Reasonable distance from local facilities	5	Some distance from existing schools and healthcare and would be reliant on new facilities in the Newcourt Area.	6	Some distance from existing schools and healthcare and would be reliant on new facilities in the Newcourt Area.	7	Local facilities at Glasshouse Lane. Adequate crossing opportunities on Topsham Road should be provided. New school, local facilities to be provided within Newcourt area.
d) Minimise environmental and landscape impact	6	Gently sloping site where low rise development could be screened by structural planting. Greenfield site.	6	Gently sloping site where low rise development would be screened by structural planting. Greenfield site.	7	Level site where low rise development would be screened by structural planting. Greenfield site.
e) Protects adjacent occupiers	5	Existing residential occupiers at Sandy Park and on Old Rydon Lane. Adequate boundary with proposed employment uses could be delivered.	6	Adjacent to Nursery site and dwelling.	7	Adjacent to Topsham FC ground. Nearest residential occupiers on Topsham Road.
f) Adequate privacy, security, storage and residential amenity	7	Land parcel large enough to accommodate a Gypsy and Traveller site and provides for adequate levels of amenity.	5	Land parcel large enough to accommodate a Gypsy and Traveller site and provides for adequate levels of amenity.	7	Land parcel large enough to accommodate a Gypsy and Traveller site and provides for adequate levels of amenity.
g) Provides adequate parking to meet needs	8	Land parcel large enough to accommodate parking.	7	Land parcel large enough to accommodate parking.	8	Land parcel large enough to accommodate parking.
Score (total)	45		46		49	