

Change Record – West Monkton & Cheddon Fitzpaine Neighbourhood Plan Review – May 2021

The changes made to the original Neighbourhood Plan in this Revised Neighbourhood Plan are classified as Minor, or Significant/Substantial. The two categories are described in more detail below. In the table that follows, changes have been recorded, classified, and explained.

The revisions have been made in response to residents' feedback, Parish Council experience in applying the NP policies to planning applications, experience of the attention paid by developers to the NP policies.

Minor – changes that it is not believed would materially affect the policies in the plan.

Some examples:

- throughout the document, all references to Taunton Deane Borough Council TDBC have been corrected to Somerset West and Taunton Council (SWTC). TDBC ceased to exist in 2019 and new a council emerged which is called Somerset West and Taunton. For ease of reference this has the acronym SWTC throughout the document. SWT has adopted and carried forward the majority of the TDBC policies.

- the changes to the introductory text explaining the development of the revised Neighbourhood Plan. Very many of the amendments to the NP are either updates to current practice or reflect changes in national legislation.

- the references to the National Planning Policy Framework (NPPF) have been updated throughout the document to the 2019 NPPF.

- some footnotes have been added which provide explanations or hyperlink to a document as part of the supporting text,

- the Community Actions section has been updated to reflect what has been achieved since the Plan was made. The CIL123 list has been reviewed and updated by each Parish Council.

Minor changes will be identified in blue.

Significant/Substantial – changes that affect the policies in the plan. The effect of some of the changes will be significant – e.g. the two new polices, whilst other changes will simply provide greater clarity to the existing policies and therefore may result in little material change.

Some examples:

- two new policies have been added because of greater understanding about improved building materials and our carbon footprint, and about the importance of trees for the planet and the health and well-being of people.

- some amendments to the existing policies, which have mostly been made to clarify, update or strengthen the policies to ensure that policies are deliverable, developments are fit for purpose, as close to carbon neutral as possible and adhere to current best practice.

- some changes to Objectives where experience over the life of the Neighbourhood Plan has shown that clarification and updating is needed.

- supporting text that requires something, i.e., ‘...a demonstration of the marketing strategy used, and results obtained...’ and ‘...seek to make the canal towpath between Swingbridge and Taunton more user friendly for cyclists...’.

Significant/Substantial changes will be identified in green.

1. Changes to Neighbourhood Plan document – Referendum Version 19th April 2018.

Section	Update	
Title	Amended to review 2021-2028	minor
Footnote	Amended to June 2021	minor
Page 2 Title	To include Revised in for the period 2021 – 2028	minor
Preface Page 3 para 4 Page 3 para 5 Key members of the NP Steering Group	Explanation of the need for revisions and the principal changes To include the wording ‘Having made the NP in 2017’ To include ‘a part of the proposed overall park, known as Maidenbrook Country Park is currently underway’ ‘Hazel Ellis Chairman West Monkton Parish Council’ crossed out and ‘Stuart Haskins Chairman of West Monkton’ inserted	Minor – to show delivery of the Maidenbrook Country Park has begun. Change of Chairman at West Monkton Parish Council in 2019
Contents 6. Appendices	Page numbers inserted. Sub categories inserted to include A) CIL Spend Priorities and B) Glossary of Terms.	Minor- clarification More building in the NP area, therefore more CIL receipts therefore regular review of CIL 123 lists of priorities essential
Index Maps & Photographs	Page Numbers included Map 10 Employment Sites updated 2021. Map 20 Local Green Spaces/play pitches/highway triangles updated 2021	Minor- update reflecting growth of the Parishes
1. Introduction Paras /9/10 Para 11 Para 12 Para 13 Para 14 Paras 15/16/17	Additional wording to explain the Monkton Heathfield Urban extension and the revised dates for the NP 2021-2028 Explanation for information gathering and Garden Town status Declaration of the Climate Emergency Explanation of National Planning Policy review Reference to Local Planning Authority should be read as SWT Explanation for revisions Our goals	Minor updates to reflect growth of Taunton and achievement of Garden Town Status, declarations of Climate and Ecological Emergency by County Council, District Council and two Parishes of the NP area. Change of District Council to include area previously known as West Somerset Council – it and Taunton Deane Council ceased to exist, and the area of representation became known as Somerset West and Taunton Council (SWTC). Reference to transformation to Unitary Authority (2023)

Footnote under the SWT table	Inclusion of <i>Covid restrictions prevented the development of an updated SWOT chart.</i>	
Local & National Planning Policy Para 3 Para 4 Para 5 Para 6	Amended to note Monkton Heathfield Urban Extension rather than 'Taunton' Masterplan dates referenced and placed into past tense Inclusion of 'Supplementary' and 'SPD' References the NPPF to February 2019	Minor to reflect the changes happening at the District Council Entire document shows the reference to NPPF revised and changed to the NPPF released in Feb 2019.
Ensuring Sustainable Development Para 5 Para 9 Para 10/11	Further detail added to the dimensions of sustainable development Inclusion of date of the survey sent to residents Revised Neighbourhood Plan flowchart Explanation of the NP Consultation Regulation 14	Minor – to explain more fully the dimensions of the NPPF which ensure sustainable development. Minor – update to evidence gathering, new survey of all residents and businesses
Neighbourhood Plan Development Process	Inclusion of a flowchart	Minor – update for revision
Neighbourhood Plan Area Paras 3/4	Additional wording added to detail NP revisions and how revisions have been advertised	Minor – explanation of what was done
Area Profile	To note that all Crown farms in the area have been sold	Minor for the purposes of this Neighbourhood Plan, land use locally will not change
Map 7 Para 1 Para 2 Para 3	Reference to Nexus TDBC changed to SWT Reference to Nexus	Minor- reflects growth of Taunton
Map 8 Para 1 Para 2	Amendments to reference on the BACH (now established) Information regarding a Local Centre	Minor – community hub running
Socio-economic profile of the WM & CF Parishes	Inclusion of Census 2021	Minor – Census results not published yet so now amendments resulting from Census information
Population Para 5	Reference to the Census 2021 Insertion of figures from Somerset Intelligence 2021	Minor – update to data
Health & Wellbeing	Reference to the Somerset Intelligence figures	Minor- update to data

Ethnicity	Reference to the Somerset Intelligence figures	Minor- update to data
Housing	Reference to the Somerset Intelligence figures	Minor- update to data
Travel	Reference to the Somerset Intelligence figures	Minor – update to data
Summary Para 2 Para 4	Reference to the Somerset Intelligence figures Change from 'is' to 'continues to be' Insertion of 'ref Hestercombe SAC'	Minor- update to data
Vision & Objectives Para 3	Revisions and the need to deliver the aims of the Climate and Emergency declaration made by both Parish Councils.	Significant – the Declaration of Climate and Ecological Emergency in Dec 2019/Jan 2020 influenced and clarified the way the two Parish Councils of the NP area wished to think about future Neighbourhood Planning.
(i)Housing Objective Bullet 2 Bullet 4 Paras 2 & 3	Inclusion of 'favouring bungalows over apartments' Inclusion of 'and taken on by SWT' Removal of 'should' and changed to 'could continue to'. Additional paragraph to include reference and detail to zero carbon housing; change in building regulations in 2022 to produce 31% less carbon emissions; 2023 Review of technical aspects of the Future Homes Standard; Country Park	Minor, reflecting more accurately the current status/practice. Significant change as it opened the way for more innovative sustainable architecture and place making whilst respecting that some wish to stay the same. Significant – reflects more environmental/sustainable approach to the developments in the two Parishes of the NP area.
(ii)Transport Objective Para 1 Bullet 2	Inclusion of foot and cycle paths within new developments Inclusion of 'and the surrounding parishes'	Minor – reflects delivery of NP objectives
(iii) Employment Objective Bullet 3	Inclusion of 'encourage working from home where appropriate'	Minor – reflects current practice
Policies Housing Context Para 1	Reference to Monkton Heathfield & Nerrols Development	Minor- more accurate
National & Local Housing Policies Para 1 Para 2 Para 3 Para 4	Introduction to initiative called First Home. Removal of quote (paragraph 50) NPPF and replaced by NPPF quote (Paragraph 61) Insertion of SWT and reference to Core Strategy DM5.	Minor – reflects developments at SWT Minor – references updated to para numbers in 2019 NPPF Reflects change from TDBC to SWTC

	Results of questionnaire sent in 2019	Minor of itself – an information gathering exercise to provide evidence for future services provided by two Parish Councils of NP
Justification Para 6 Para 9	Reference to SCC strategy for caring for older/vulnerable people in their own homes Reference to Creech St Michael parish being part of the Monkton Heathfield Extension.	Minor – reflects current SCC policy Minor – included at the behest of Creech St Michael Parish Council
Housing Policy H1 Bullet 3	Insertion of Applications that include supported-living style accommodation will also be supported (see also NP Policy E4) e.g. warden controlled flats/bungalows.	Minor – single clause added to reflect current SCC policy, not a material change
Housing Policies H2 & H3 Para 5	Replacement of paragraph with reference to the NPPF para 28 Removal of reference to NPPF para 58 and replaced with reference to NPPF para 125.	Minor – updates to para references in NPPF 2109
Housing Policy H2 Bullet 1 Bullet 2 Footnote	New bullet point: Residential developments will be required to be of high-quality design, which appropriately responds to the distinctive local context whilst delivering modern, energy efficient and climate resilient design. Less specific reference to materials Removed	Significant – in view of the Declaration of Climate and Ecological Emergency, the NP was adjusted to reflect a more sustainable approach to development, allowing a fabric first approach and recognising that use of newly developed materials can improve the carbon footprint of new buildings.
Housing Policy H3	Inclusion of a bin store to fulfil updated recycling requirements for households.	Minor – updated to reflect current recycling initiatives delivered by Somerset Waste Partnership (SWP)
Conformity with Core Strategy & NPPF Para 1 Para 2	Include reference to para 127 Insertion of Developer Guidance paragraph	Minor – reference updated to 2019 NPPF, developer reference to SWP policy included for the sake of clarity.
SWT Affordable Housing policy Para 1 Para 3	Insertion of ‘Recent work has established that Cheddon Fitzpaine and West Monkton villages fall into the category of a designated rural area, which triggers affordable housing at 5 dwellings, the urban extensions are an exception to this’. Paragraph referring to ‘social rented’ properties is referenced to NPPF paras 62-66 on affordable housing.	Minor, - reflects SWT statement about status of two villages within the two Parishes and may have the effect of restricting numbers of dwellings built within the two Conservation Villages. Minor – reflects update to 2019 NPPF

Para 6	'Affordable' replaced with 'market or affordable'	
Self-build homes	Updated to refer to SWT documentation as opposed to TDBC and to reference more up to date information than the previous published document. Included reference to NPPF para 61 & 62.	Significant: allows self-build to be open market as well as affordable.
Opportunities to meet local needs	Insertion of 'NPPF 2019 para 57 states that viability should be a primary consideration at the plan making stage and only at the application stage when properly justified. In the case of policy compliant schemes, it should be assumed the scheme is viable unless justifiably evidenced otherwise. Reference should be made to NPPF and PPG guidance on viability'.	Minor – update to reflect updated NPPF policy(2019) and current practice at SWT.
Housing Policy H5: Building and Climate Change	New policy added	Substantial – reflecting NP position on sustainability and environmental protection, striving to reduce carbon emissions from new buildings and reduce their environmental impact.
Conformity with Core Strategy & NPPF	Background detail to support H5 new policy	See above
Transport Context Para 1 Para 2	Updated to current situation regarding transport due to the pandemic. Inclusion of 'including large lorries despite appropriate signage'.	Minor – update reflects current position
Local Issues Para 3 Para 5	Insertion of analysis from 2019 questionnaire. Reference to 2016 questionnaire	Minor of itself, evidence gathered informed updates (minor)as well as development of new policies (significant)
National and local transport policies Para 1 Para 2 Para 3	Quotes NPPF 2019. Removal of a quote with new paragraph taken from para 108a. Removal of Core Planning Principles. Insertion of 'And applications for development should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second as far as possible- to facilitating access to high quality public transport with layouts that maximise the catchment area for bus or other public transport	Minor – update to 2019 NPPF Significant – reflect support given for more sustainable methods of transportation. Significant because it denotes a change in attitude of Network Rail to improving the safety of the foot path (5/13) crossing over the main lines by installation of a footbridge or equivalent.

<p>Para 4</p> <p>Para 5</p> <p>Para 7</p>	<p>services and appropriate facilities that encourage public transport use'. (Para 110 a)'. Inclusion of reference to NPPF 2019. Paragraph replaced with 'That applications for development should create places that are safe secure and attractive – which minimises the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter and respond to local character and design standards. Reference to SWT, and inclusion of reference to surrounding villages. Extra detail for SADMP 'produced in 2016 and valid through to 2028'. Reference to 'SCC' Active Travel Strategies. Insertion of 'Taunton Local Cycling Walking Infrastructure Plan takes account of current patterns, including the built-out parts of the Urban extension in Monkton Heathfield and new estates at Nerrols'.</p>	
<p>Transport Policy T1: Developing A Comprehensive and High-Quality Cycle and Footpath Network Para 2</p> <p>Para 3</p> <p>Para 4</p>	<p>Quote from SCC. Insertion of 'deliverable' Travel Plan. Insertion of 'On larger scale development the delivery of footpath links and cycleways would be phased and delivered in line with a phasing programme which should be agreed with the Planning Authority and the Highways Authority. The network delivery should be at the earliest practicable opportunity and any requests to delay the delivery should be resisted'. Insertion of 'or other grant funding'</p>	<p>Minor amendments to clarify expectations of NP</p>

	New paragraph inserted to explain a future need for a footbridge over the crossing using footpath 5/13	
Transport Policy T1: Developing A Comprehensive and High-Quality Cycle and Footpath Network	Wording changed to 'meet our goal' Detail to include requirements for friendly and sustainable walking and cycling networks. Wording changed to 'necklace', and the inclusion of waterways. Inclusion of 'employment areas' Insertion regarding cycle parking	Significant – amended to strengthen provision of a meaningful cycle network and safe pedestrian footpaths which connect with existing networks, to encourage more sustainable transport methods.
What difference will it make?	Insertion of information regarding the canal towpath and the potential need for maintenance of the existing provision	Significant – reflects potential for greater collaboration between PCs and Canal and River Trust (CRT) and future canal crossing by bridge
Employment Context and Area Profile	Insertion of date to reference Map 10 Insertion of reference to Langaller and employment area	Minor-update
Map 10	Updated map	Minor - update
National Planning Policy Framework	Included reference to NPPF	Minor – updated to 2019 NPPF
Employment Policy E1: Starter Workshop Units Para 2 Para 3 Para 4 Policy box	Detail on Use Classes In 2017 Insertion of Small-Scale Employment Space LDO Insertion of from SWTC Workshop units edited	Minor – update to reflect change of 'use classes'
Employment Policy E2: Sustainable Diversification of Rural Buildings for other Employment Uses Para 5 Policy Box	Insertion of Small-Scale Employment Space LDO Inclusion of 'lighting should be compliant with Dark Skies Policy R1'	Minor – update to clarify lighting requirements to increase protection for local bat population and correspond with Policy R1 Dark Skies.
Employment Policy E3: Retain existing Employment Land/Buildings for Employment Usage	Further detail to include requirements for change of use requests	Significant – to clarify that detailed evidence will be expected as to why land use is required to be changed from employment to residential. Loss of employment land to be replaced with more houses affects the ratio to enable more people to be able work near to where they live – sustainability.

<p>Conformity with Core Strategy & NPPF</p> <p>Para 3</p> <p>Para 4</p>	<p>Insertion of NPPF 2019 para 81</p> <p>Removal of paragraph referring to long term protection of sites allocated for employment and replaced with 'Planning policies should... be flexible enough to accommodate needs not anticipated in the plan...'</p>	<p>Minor – update to 2019 NPPF</p> <p>Minor – update to reflect current SWT practice</p>
<p>Conformity with Core Strategy & NPPF</p>	<p>Inclusion of NPPF reference</p>	<p>Minor – update to 2019 NPPF</p>
<p>Employment Policy E5: Wider Roll-out of Broadband Connectivity</p> <p>Para 3</p>	<p>Insertion of FTP to all new build properties</p> <p>NPPF reference</p> <p>Insertion of 'It is expected that all new buildings will be supplied with fibre to the premises'</p>	<p>Minor – clarification of what is expected in development and to reflect national legislation</p>
<p>Recreation & Environment</p> <p>Para 2</p> <p>Para 3</p> <p>Para 4</p> <p>Bullet 2</p> <p>Bullet 3</p> <p>Bullet 4</p> <p>Bullet 6</p> <p>Bullet 7</p> <p>Bullet 10</p> <p>Bullet 11</p> <p>Para 5</p>	<p>Introduction inserted</p> <p>Inclusion of reference to play areas and opens spaces maps distributed to residents</p> <p>Further detail added regarding natural environment</p> <p>Insertion of reference to Farming and Wildlife Advisory Group as well as Somerset Wildlife Trust</p> <p>Climate Change</p> <p>Enhancement of historic environment</p> <p>Protection of habitat</p> <p>Wheelchair access</p> <p>Making the canal towpath a multi-functional and accessible asset</p> <p>Nutrient neutrality and phosphates</p> <p>Pollinator Action Plan</p> <p>Non- designated assets</p>	<p>Minor updates to reflect current national, Somerset County Council, and SWT policies and current practice.</p> <p>Significant update to inclusive communities</p> <p>Significant improvement to access to the countryside for health and well-being and reflects increased collaboration between PCs and CRT</p> <p>Impact on development from Natural England/Ramsar sites on Somerset Levels</p>

Context Para 2 Para 3	Two new football pitches changed to sports pitches Insertion of Open green spaces have been included in the Monkton Heathfield Urban Extension and Northwalls development in Cheddon Fitzpaine as a planning requirement See maps 12a and 12b	Minor to reflect current practice at SWT and aiming for the completed fit-for-purpose delivery of the Monkton Heathfield Urban Extension
Recreational and Environmental Strengths and Weaknesses	Phosphates added into the weaknesses and opportunities	The Phosphates issue and its solution is significant to the NP area because the streams drain into the River Tone which drains into the Somerset Moors and Levels which are over-rich in phosphates. SWT Planners are working on requirements that new developments have to include measures that render the development phosphate neutral.
National and Local Recreation and Environment Policies Para 1 Para 7 Para 10	NPPF references. Policies should be in support of local strategies to improve health and well-being. Reference to SWT In consultation with CRT	Minor – reflecting current SWT practice
Recreation and Environment Policy R1: Dark Skies Policy box	October 2016 Insertion of paragraph relating to bats & artificial lighting. 'and new external lighting on premises'	Significant – includes external lighting on premises in addition to infrastructure lighting schemes, following clarification from SCC Ecologist (bat specialist).
Conformity with Core Strategy & NPPF	Reference to NPPF 2019 para 180 c)	Minor – update to 2019 NPPF
What difference will it make?	Insertion of the type of lighting recommended	Minor – clarification provided by SCC Ecologist
Recreation and Environment Policy R2: Green Space and Wildlife Para 1 Para 2 Para 3 Para 4	Insertion of additional plans and updates Justification for access to quality green space Additional NPPF references Dated Infrastructure Strategy	Significant – to reflect current practice, update to 2019 NPPF, explain Country Park is being developed, strengthen support for Somerset Pollinator Action Plan within NP area.

Para 5 Para 6 Para 7	Change country park is 'proposed' to 'being developed' Justification for ecology Changed green spaces 'is currently being' to 'was revised'	
Recreation and Environment Policy R2: Green Space and Wildlife	Justification for the need for green space and responsibilities associated. With particular reference to the Somerset Pollinator Action Plan	Significant – further details to reflects SCC policy
Conformity with Core Strategy & NPPF Para 1 Paras 2/3/4	Insertion of NPPF 2019 section 15. Removal of previous sections for reference Insertion of new paragraphs to cover protection and enhancement of biodiversity, habitats, and species	Significant - updates to 2019 NPPF and to reflect current practice at SWT
What difference will it make?	Insertion of new paragraph referring to the Environment Bill	Significant – when Environment Bill is enacted, and setting in place a local requirement for development to show elements such as Biodiversity net gain, reflecting national legislation
Recreation and Environment Policy R3: Flood Attenuation	Insertion of; 'Somerset County Council is the Lead Local Flood Authority and issues guidance and advice ref West of England Sustainable Drainage Developer Guide (March 2015)'	Minor - clarification
Map 18 Para 6	Footnote to include the date of the 2016 questionnaire Insertion of detail regarding flood management	Minor - clarification
Recreation and Environment Policy R3: Flood Attenuation (Policy Box)	Insertion of closer association with Taunton Strategic Flood Alleviation Improvement Scheme and local issues e.g. Bathpool pumping station Insertion of better water management design and Sustainable Drainage systems, preference for soft solutions. Seeking improvement to standards of sustainable drainage systems and their adoption by Water Companies	Significant – reflects and clarifies developments at the former TDBC, carried policy forward to SWT, and current thinking, Natural England and the Ramsar sites and how they will impact on the NP area: adds detail to policy on how developments should demonstrate sustainable development.
Conformity with Core Strategy & NPPF	Insertion of 'Strategic flood works will be delivered in conformity with the	Significant – updated to reflect current position

Para 2 Paras 3 & 4	Taunton Strategic Flood Alleviation Improvement Scheme' Insertion of reference to the NPPF 2019 and the section and paragraph Detail provided on acceptable development in flood zones and the application of net gain principle	
What difference will it make?	Text reference to 'Two bullet points' changed to 'three' and the inclusion of 'and which could lead to provision of multifunctional benefits'	Minor- text updated to reflect additions to policy
Recreation and Environment Policy R4: Recreation & Community Facilities Para 2 Para 4 Paras 5/6 Para 8 Para 9 Para 10	Insertion of 'Clearance of the overgrown nature of the Hankridge Nature Reserve during 2020 has significantly increased the attractiveness of the area as open green space' Insertion of 'A Youth Club is being established in West Monkton which is expected to open later in 2021. It is expected the catchment will be from Heathfield Comprehensive School which serves the NP area' Outlining the lack of retail units and consideration of the Garden Town Vision. New explanation of the Section 8 Planning Principle 'Neighbourhood plans' changed to "planning policies and decisions", and the definition removed and a new one inserted Inclusion of 2019. Extracts removed and replaced with reference to para 96	Minor – update
Recreation and Environment Policy R4: Recreation and Community Facilities Policy Box	Edited to include 'improvement and enhancement' of existing facilities, toilets, meeting places and wheelchair accessibility	Minor – update, not marked a significant because revisions represent clarification and update rather than material change

Map 33	Reference to Northwalls Grange play area opening in June 2021	Minor
Map 40 Para 2	Detail provided on Northwalls Grange play inserted	Minor
Hankridge and Gadds Valley local nature reserve	To be deleted as this is now in private ownership To remove pictures under map 42 of Gadds Valley Delete Map 43	Minor - update
Recreation and Environment Policy R5: Local Green Spaces (Highway Triangles and Recreational Sites)	Green triangles edited to reflect the above corrections Recreational sites edited to reflect whether or not they are open to the public	Minor - update
Conformity with Core Strategy & NPPF	Insertion of NPPF 2019 paras 99 & 100 Policy statement removed and a new quote inserted	Minor – update to 2019 NPPF
Recreation and Environment Policy R6	Complete new policy inserted – includes justification and conformity paragraphs	Significant reflects local desire for more sustainable and environmentally fit-for-purpose open spaces, and meaningful provision of authentically sourced plants and trees for streets and open spaces for health and well-being of residents
5. ACTION PLAN Para 5 Bullet 2 Para 7	To include SWT in the liaison process. Page 61 removed and replaced by ‘of the NP in 2017’ Insertion of; ‘how some of the POSs 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)’ To include 2016	Significant – to encourage sustainable use of open spaces in developments and support residents’ well-being, health and access to nature by encouraging community gardening
Community Action Transport CA1: Developing high quality bus infrastructure	Inclusion of ‘Wherever practicable, 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’	Significant – to provide clarity for developers and to optimise the experience of public transport systems to encourage more users.
Community Action CA2: Place Marking Information	New community action plan inserted	Minor – delivered with grant support to assist health and well-being of residents and to address the issue revealed in the 2019 survey that new residents didn’t know where their local play areas were

		or how they connected to other ones nearby and the rest of the network
CIL 123 Lists	Revised lists for both Parishes	Minor – update no material change.

2. Changes to Neighbourhood Plan document – Facts & Figures 2021

Section	Update
Throughout	References to NPPF 2012 upgraded to refer to NPPF issued in 2019.
Throughout	Census 2011 remains, as data from Census March 2021 has not been published.

3. Appendices

Section	Update
A)	And reviewed in 2020. Minutes of 2020 West Monkton & Cheddon Fitzpaine Parish Council minutes inserted. CIL 123 Headings for Cheddon Fitzpaine removed and new bullet points inserted. CIL 123 Headings for West Monkton removed and new bullet points inserted. Other Matters – insertion regarding phosphates.

4. West Monkton – potential housing growth targets

Section	Update
Throughout	Plans for the second phase (MH2) of the Monkton Heathfield Urban Extension are being developed. SWTC has publishes Design guide for MH2, and there is a Design Guide for the Local Authority area. MH2 crosses the boundary into the parish of Creech St Micheal. In total there will be 2500 more houses, although only a small proportion of them will lie in the parish of West Monkton. Current thinking suggests that the school and retail centre will be located within West Monkton Parish.

5. Cheddon Fitzpaine – potential housing growth targets

Section	Update
Throughout	Further development is planned for the northern part of Northwalls, plus Pyrland and Lyngford as described in the SADMP document.