

**West Monkton & Cheddon Fitzpaine Neighbourhood Plan
(WM & CF NP)**

**Revised 2021
2021 - 2028**

Supporting Document
Consultation Document

West Monkton and Cheddon Fitzpaine Parish Councils

June 2021

WEST MONKTON & CHEDDON FITZPAINE PARISH COUNCILS
NEIGHBOURHOOD PLAN REVIEW: 2018-2021
CONSULTATION DOCUMENT

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Introduction

After the publication of the NPPF in 2019, it was agreed by both Parishes that a review of the made WM&CF NP would be undertaken.

During the period 2019 to 2021 the revision work was undertaken, and consulted on, to produce the Revised WM&CF NP (2021).

Consultation had to be creative owing to the Covid pandemic and restrictions on public gatherings. A survey to all addresses, both houses and business, in the NP area was undertaken.

Every opportunity to invite comment and contribution through hard copy and electronically was taken.

Regulation 14 ran from February to April 2021 – a nine-week consultation period.

Revised Neighbourhood Plan Policies:

Item posted on both WM & CF PC websites: 17 August 2020

West Monkton and Cheddon Fitzpaine Neighbourhood Plan

The NP (Neighbourhood Plan) area covers the Parishes of West Monkton and Cheddon Fitzpaine excluding a very small area off Staplegrove Road which is part of the Employment Land of the Staplegrove Urban Extension.

The West Monkton and Cheddon Fitzpaine Neighbourhood Plan was approved as a document in 2018 and to maintain its integrity and weight for Planning purposes it was agreed to carry out a review and submit it for formal approval by the Local Authority in 2020.

A questionnaire was sent out at the end of 2019 to seek to narrow down what was important to the residents of the NP area, and the responses have been collated and the NP policies adapted and added to in draft form.

Unfortunately, due to the Covid-19 pandemic it has been impossible to carry out the necessary public consultation, or indeed get any finite timescales from the Local Authority (Somerset West and Taunton Council) as to when the proposed changes can be perused, independently inspected, and put to a referendum.

It is hoped to be able to get a response from the Somerset West and Taunton by the end of 2020, with perhaps some public consultation in Spring 2021 and possibly a referendum beyond the middle of 2021, referenda having been banned until after May 6th 2021 as part of the Covid-19 legislation.

However, this of course is subject to the lifting of the current restrictions on public gatherings imposed by the virus.

Meanwhile, informal consultations have been held with statutory bodies, and their initial views have been included in the proposed amended Policies.

Emerging from the responses to the survey three projects were identified.

- A place to take a breather – more benches/seats for walkers just to pause and enjoy the view. A survey has been started to identify the locations of all seats in the NP area, and their state of repair recorded. This information will allow forward planning by both Parish Councils for future budgets, if it is agreed that a programme of refurbishment and replacement is needed.

- Where are we? Newcomers to the NP area found some play and recreation areas were not readily identifiable, so a programme of installation of Interpretation Boards, including the name of the Play/recreation area will be initiated.
- Can we find our way? An Illustrative Map is being designed to show the location of all play/recreation areas in the NP area and their facilities, so that routes between them can be planned easily.

If you can offer help or information on any of the three projects please get in touch with assistantclerk2@westmonkton.net , or phone 01823 413 524.

You can read the current Neighbourhood Plan, including its policies, on the SWTC website <https://www.somersetwestandtaunton.gov.uk/media/1167/west-monkton-and-cheddon-fitzpaine-ndp.pdf> A draft document showing the policy revisions is currently underway. This is not the final document. The draft work-in-progress follows, and the Neighbourhood Plan Group would be very pleased to receive your comments and suggestions.

Regulation 14 Consultation as listed on database consultation list

Link to database used to send document

C:\Users\clerk\West Monkton Parish Dropbox\Patricia Cavill\Neighbourhood Plan 2021\210114 - NP Consultation Database lists (2)Feb 2021.xlsx

Having been approved by both Parish Councils to go out for Regulation 14 consultation, in February 2021, the document was sent electronically to all the addresses on the database and responses were recorded.

The database provided by SWTC included Statutory Consultees, SWT parishes and Councillors, SCC, and Somerset District Councils, SWTC adjacent districts, Disability Groups, Business Groups, Libraries, Diversity Groups, Multicultural Groups, Religious Groups, Voluntary Groups, Schools, Village Halls, Clubs, Neighbourhood Plan consultees, plus interested individuals known to the NP Group.

After the 9-week consultation period for Regulation 14 closed on 30th April 2021, the comments received were considered by the NP Working Group and amendments made as recorded in the database.

The finalised document was approved for forward progress by both Parish Councils at the June 2021 meetings.

Link to database of comments received and amendments made

C:\Users\clerk\Dropbox\Neighbourhood Plan 2021\Responses to comments received Reg 14 17.5.2021.xlsx

Document sent out for Regulation 14 consultation

The following is the text that was sent out for Reg 14 consultation:

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

Suggested addition to Introduction to the NP Review – to follow the 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 (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

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 wheelie 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 i.e. 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 footpath 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 E1: Starter Workshop Units

The construction of starter workshop units* for Class B1a (offices), Class B1b (research and development), Class B1c (light industrial), and other uses normally associated with an employment area, will be supported on land with an established or allocated employment use and/or brownfield land subject to the following:

- satisfactory parking and access arrangements** including for cyclists and pedestrians;

- a sustainable travel plan*** to encourage workers to walk, cycle and travel by public transport to and from work whenever possible.

Employment Policy E2: Sustainable Diversification of Rural Buildings for other Employment Uses

The diversification of traditional farm buildings to other employment uses will be supported where these provide additional employment opportunities.

Such diversification is supported subject to all the criteria listed below:

- The buildings must be traditional Somerset rural buildings constructed in local stone, brick, tile, slate and timber or be of historical or architectural merit;
- There should be minimal alteration of the building footprint and the existing structure, (re-building should be kept to a minimum);
- Alterations are unobtrusive, proportionate and sympathetic to both the original buildings and to the surrounding area.
- Satisfactory parking and access arrangements* including for cyclists and pedestrians;
- A sustainable travel plan** to encourage workers to walk, cycle, and travel by public transport to and from work whenever possible.

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 initiatives 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).

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
- Proposed 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) currently going through Parliament. 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:

- 8th Dec 2016 Cheddon Fitzpaine (PC paragraph 15)
- 8th February 2017 West Monkton (PC paragraph 22/17)

CIL 123 Headings for Cheddon Fitzpaine Parish Council

- Parish Regeneration: improvements to routes to school
- Transport: traffic and parking issues
- Community Development: gaps in footpaths and cycle way infrastructure
- Community Health & Well-Being: additional play equipment

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

This is the end of the text that was sent out for Regulation 14 consultation.

Informal Consultation prior to Regulation 14 consultation

Prior to Reg 14 consultation, the policy revisions were assembled as a document and distributed to the persons/organisations listed table below for informal comment. The comments received were incorporated into the body of the text as presented in the Revised Neighbourhood Plan document. (February 2020).

For comment on Housing policies:

S.Southwell@somersetwestandtaunton.gov.uk

K.Furner@somersetwestandtaunton.gov.uk

Live West – registered social landlord

Yarlington – registered social landlord

David.Stuart@HistoricEngland.org.uk

Spital Trust

For comment on Transport policy:

tauntonareacyclingcampaign@gmail.com

rightsofway@somerset.gov.uk

SMills@somerset.gov.uk

ramblers@ramblers.org.uk

For comment on Dark Skies policy:

consultation@naturalengland.org.uk

Lburrows@somerset.gov.uk

Quantock Hill AONB

For comment on green spaces and wildlife policies:

enquiries@somersetwildlife.org

LBurrows@somerset.gov.uk

consultations@naturalengland.org.uk

info@wcsrt.org.uk

For comments on policies regarding Water/drainage:

nwx.sp@environment-agency.gov.uk

g.thompson@somersetwestandtaunton.gov.uk

dave.ogbourne@wessexwater.co.uk

consultations@naturalengland.org.uk

For comments on recreational and environment policies:

Jane.Hennel@canalrivertrust.org.uk

Gary.Parsons@sportengland.org

info@wcsrt.org.uk

allan.cavill@virgin.net (allotments NSALG)

righthsofway@somerset.gov.uk

Brendan.Dix@somersetfa.com

For comments on Local Green Spaces:

Gary.Parsons@sportengland.org.uk

Kings Hall Prep School

Cheddon Fitzpaine Primary Scholl
Nerrols Primary School
West Monkton Primary School
West Monkton Cricket Club

For comments on Climate Change/Environmental policies:

g.thompspn@somersetwestandtaunton.gov.uk

Kelvin Tutill (developers/ letter from agent)

For comments on policies relating to Trees and Hedgerows:

enquiries@woodlandtrust.org.uk

Lburrows@somerset.gov.uk

consultations@naturalengland.org.uk

SMills@somerset.gov.uk

Hestercombe Gardens Trust

For general comments on the policies in their entirety:

Cheddon Fitzpaine Primary School

Nerrols Primary School

West Monkton Primary School

Kings Hall Preparatory School

Tacchi-Morris Arts Centre

Heathfield Secondary School

Persimmon

David Wilson Homes

Friends of Farriers FB Group

Comments from a self-builder who has purchased land within the Neighbourhood Plan area.

- It is incredibly difficult to actually find land which can be built on as an individual
- Most plots are either substantial and would be acquired by national building contractors or are incredibly expensive to an individual to afford
- Using us as an example, we have acquired land that is effectively agricultural land in the first instance with the hope that this can be built on. We have taken a huge risk here in the hope that we can build the home of our dreams. Most people would struggle to afford to buy land to develop their home on as land with planning is incredibly expensive
- Builders tend to have the upper hand for buying land it seems which effectively minimises/eliminates the opportunities for true self-builders. An example of this is the land at the junction of Bridgwater Road and Milton Hill. For a self-builder to have bought this they would have needed around £250k just to acquire the plot with no guarantee even of building here
- As a thought, with the Neighbourhood Plan it would be fantastic to see large developments putting land aside for self-builders at a competitive price. Using an example, we recall Grand Designs TV show having a plot of land for a number of individual self-builders to build on.
- Whilst a CIL helps give funds back to the community, when a building contractor undertakes a development they are still making substantial profits from the project
- A self-builder is looking to develop the home of their dreams to live in for a significant time.

Conversations with major developers regarding bullet point 5 have been inconclusive.

Consultation with Residents in both Parishes

Cheddon Fitzpaine Parish Council Minutes Extracts

9 August 2018

Item 5: Neighbourhood Plan: the NP Delivery Group met for the first time to consider West Monkton's Hartnell's application, and to consider the response to 08/18/0019 Pyrlands Fields Phase 3. Draft comments were made relative to each NP Policy. Councillors felt this was a positive first meeting co-ordinating views on the NP and a specific planning application. This is a learning curve, and 'first' for everyone involved.

13 September 2018

Item 7. Neighbourhood Plan: Chairman of the Neighbourhood Plan Delivery Group, Kelvin Tutill advised West Monkton PC of the revised National Planning Policy Framework NPPF which came into force in July 2018. The 84-page document initially supports the NP, but then appears to hand greater powers to Developers. The initial process required a Review within three years; this now could be reduced to two years. Chairman to consult with TDBC on interpretation of this revision.

11 October 2018: No NP report.

8 November 2018

Item 11. Neighbourhood Plan Delivery Group: following the revised NPPF in July 2018, a meeting is sought with TDBC to understand the implications for the joint WM & CF NP. Meeting on 14 November with Chairman K Tutill.

13 December 2018

Item 5. Neighbourhood Plan Delivery Group: (WM Clerk spoke in Kelvin Tutill's absence). The group met with A Penna on 14.11.2018 to explore ideas following the Revised NPPF in July 2018. This potentially reduces the timescale from three to two years for undertaking an NP Review. Following discussion, a further meeting is planned with Ann Rhodes in the new year, with a possible review in the latter part of 2019. The value of undertaking a Review would be to include all the new residents in the parish; 140 properties have been built within Cheddon Fitzpaine since the NP Questionnaire in 2016. This consultation could include questions on Recreation which would be valuable evidence when grant funding is applied for the Country Park. Work would be undertaken in conjunction with West Monkton and therefore an amount has been entered in the Precept to cover costs.

Cllr Cavill noted that the Planning Officers at TDBC regard the work undertaken by both WM & CF Parish Clerks as exemplary. No other NP group has set up a Delivery Group to manage the impact of the NP on planning applications.

10 January 2019

Item 4. Neighbourhood Plan Delivery Group: (WM Clerk spoke in Kelvin Tutill's absence). The NP Review 'within two years' is being considered and open to interpretation; alongside this a Recreation Survey is being discussed. This is to support the NP, to consult with newcomers whose houses were not built when the NP questionnaire was sent in 2016, and to support future grant funding for the Country Park and other green areas.

14 February 2019

Item 6. Neighbourhood Plan Delivery Group:

- WM & CF Clerks attended a presentation at WYG Wellington on 15.1.2019 which gave useful background to NP Reviews.

Kelvin Tutill's NP report via email.

- Following on from the meeting with Ann Rhodes of TDBC on 15th January the NP review needs to be formally approved by the Parish Council at their regular meeting.
 - The proposal is to review the policies in tandem with the West Somerset/ Taunton Deane Core Strategy Review to check that the NP lines up with any changes in priorities and policies.
 - The review is also to take place alongside public consultation over recreation provision within the parishes and to use the issue of a questionnaire to remind residents of the NPs policies and to inform new residents of the same.
 - Providing the review only comes up with minor amendments to existing policies, approval would only be necessary from TDBC. If any new policies are introduced independent inspection would be necessary.
 - Any changes would result in the re- issue of the whole document rather than an addendum to the existing.
 - Ann Rhodes was asked whether the section of land in Cheddon left out of the NP within the Staplegrove allocation could now be included but this was denied as the original reasons for its omission remain relevant!
 - It is anticipated that the review will take place over the next six months prior to the issue of the recreation questionnaire and then after it in relation to that section. Hopefully approval will be forthcoming from the new District Council by the end of 2019, assuming no examination in public is necessary.
- It is thought any cost will be kept to a minimum, with the main element being printing the revised document. It is possible some Grant funding may be available.
- The Parish Councillors confirm their agreement to the NP Review alongside West Monkton PC.

14 March 2019

Item 5. Neighbourhood Plan Delivery Group:

WM Clerk Tricia Cavill spoke in Kelvin Tutill's absence.

The NP Review to proceed as per previous recorded discussions. KT asked if both parishes would wish him to continue to act as Chairman. WM PC had endorsed him provisionally if CF PC agreed as well. It was **resolved** that Cheddon Fitzpaine Parish Council is in agreement to KT acting as Chairman. This is welcomed and much appreciated.

It is proposed for the working party group to meet on 15 April 2019 at 7pm in CF Memorial Hall; the original volunteers to be invited as well as newcomers who may be interested in being part of the future growth of the area.

It is hoped to put together a questionnaire for publication in autumn 2019. The original policies to be reviewed and a recreation section to be written to establish parishioner's requests for the public open space use. These findings will support grant applications for the Country Park within Cheddon Fitzpaine, and support for West Monkton's MH2 growth.

11 April 2019

Item 5. Neighbourhood Plan Delivery Group:

The first meeting to undertake the NP Review of policies and Recreation questionnaire is scheduled for 15.4.2019. All welcome. It will be ratified by SWAT.

13 June 2019

Item 14. Neighbourhood Plan: Cllr Cavill reported meeting regarding Recreation & Transport had taken place to create next questionnaire.

11 July 2019

Item 10. Neighbourhood Plan: Four sub committees have met to review policy sections; amended sections have been reported back to WM Assistant Clerk for drafting. The Housing section remains outstanding, and a joint meeting to be held with NP Chairman and Clerks prior to consultation with Ann Rhodes at SWT. A suggestion for parishioners to submit ideas towards the NP review to be put in the next newsletter.

8 August 2019

Item 6. Neighbourhood Plan: Draft wording for the revision of NP policies has been assembled by the writing groups and clerks; these have been cross-referenced to the Taunton Vision for the Garden Town. A draft questionnaire has been put together including all ages and abilities. A meeting on 12.8.2019 has been arranged with Ann Rhodes, NP Officer, to seek advice regarding the way forward and if a Referendum is required.

12 September 2019

Item 7. Neighbourhood Plan: Report by WM Assistant Clerk: A meeting took place with Ann Rhodes, SWT NP Officer to oversee the WM & CF NP Review; this is the first in the area and takes place every two years. It is thought that the finished document will require the Examiner's approval, and it may or may not go to Referendum. This adds time, but would be a material consideration by developers in the meantime. Amendments have been made to the existing policies and realigned to the Taunton Garden Town Vision with cross referencing to documents. The purpose of the questionnaire going to all residents in both parishes is to collect evidence from existing and new residents, using as a basis a document supplied by AR. WM Assistant Clerk has worked extensively on this project, supported by CF Clerk. The questionnaire to be sent to all properties with the option of a reply-paid envelope or the ability to complete the survey online with Survey Monkey. The cost is estimated in the region of £4,500, and this to be split on the 73/27% basis proportionately. It was **resolved** to approve payment on this basis: all in agreement. There may be further grants to claim from Locality in future. A local resident confirmed that Gadds/Happy Valley and the green road triangle at Upper Cheddon is now in private ownership and therefore this is to be removed from the next version of the NP.

10 October 2019

Item 7. Neighbourhood Plan: Report by WM Assistant Clerk:

NP Chairman apologies for non-attendance: The Questionnaires relating to the recreation and NP policies have been sent w/c 7 October, to be returned by 31 October 2019 following sterling work by the Clerks. NP Officer Ann Rhodes has been notified, and a meeting will follow to ascertain if a Referendum is required. It is anticipated this could be May/June 2020.

14 November 2019

Item 7. Neighbourhood Plan: Report by WM Assistant Clerk:

Approx 400 responses received, and both clerks will input paper versions into Survey Monkey in order that analysis can be undertaken. An example of responses was projected on the wall to show trends so far. The analysis of responses will shape the NP policies. It is thought Kelvin Tutill will meet Ann Rhodes in Dec/Jan to advise further course of action; or if the Inspector/Referendum is required. If this is concluded mid 2020 it would be approx. 2 years from when the NP was made.

9 December 2019

Item 6. Neighbourhood Plan: Report by WM Assistant Clerk:

399 responses received, 58 on paper, and both clerks have inputted the balance into Survey Monkey to allow for analysis to take place. WM Assistant Clerk had circulated draft analysis of responses prior to PC meeting and, after discussion, it was **resolved** to approve the document. All in agreement. Kelvin Tutill to arrange a meeting with Ann Rhodes in SWTC to seek guidance on legal process going forward. It is thought the Independent Examiner will comment, but whether it will go to Referendum is unsure at this time. Any expense for a Referendum will be paid for by SWTC, and not the Parishes. Key results include requests for more seating in the open spaces, and increased signage with interpretation boards. It is proposed an audit of the current locations and state of repair is undertaken. Following on, a

leaflet could be produced displaying a map and locating play parks/areas/seats. Tricia Cavill thanked for the detailed work on this matter.

Canal & River Trust working party on 3.12.2019 provided opportunity to pass on some initial analysis on improvements to the towpaths.

9 January 2020

Item 8. Neighbourhood Plan: Report by WM Assistant Clerk:

Kelvin Tutill Chairman, Tricia Cavill WM Assistant Clerk, and CF Clerk attended meeting with SWTC Ann Rhodes to consider the amendments to the policy wordings and overall guidance on the timeframes for this NP Review. Clerks to undertake the revision to documents during January, to bring to February PC meetings for discussion. Subsequently, consultation with stakeholders to take place, prior to NP being sent to Independent Examiner. The aim is to have this in place by summer 2020 to coincide with the SWTC draft Local Plan; this is to ensure that policies are not duplicated or conflict. Regulation 14 & 15 to proceed from consultation when it will be known if a Referendum is required. It is anticipated this could be concluded in early 2021.

13 February 2020

Item 6. Neighbourhood Plan: Report by Kelvin Tutill:

The Review is looking at bringing the NP up to date by reviewing the background, climate change, and design. The Questionnaire results and analysis have been undertaken, and the draft typing put together by two Clerks. SWTC Ann Rhodes is overseeing the progress. Regulation Section 15 will be submitted in Autumn 2020; this is because the SWTC Local Plan is being drafted and these two documents to run concurrently. There is no desire for policies to conflict. The aim is to push for zero carbon. It was **resolved** for the draft document seen by Parish Councillors to be forwarded to SWTC for informal comment at this stage. Proposed Cllr Woollacott, seconded Cllr West. All in agreement.

9 March 2020

Item 6. Neighbourhood Plan: Report by WM Assistant Clerk

The NP Review draft policies have been out to the relevant consultees for targeted consultation. Ie to schools, developers, organisations and river authorities. The SWTC Local Plan Issues & Options runs parallel to the Parish NP review; therefore, waiting to see the when the LP outcome will be finalised to ensure no policies are duplicated.

11 April 2020

Item 6. Neighbourhood Plan: Report by WM Assistant Clerk

A Virtual conference call meeting was held with the Canal & River Trust on 31.3.2020 to meet the new Director Mark Evans with WM & CF PCs Clerks. Background information was exchanged about the NP Review, and the request for extra benches in open spaces. Other ongoing matters about signage to be discussed. The local contact is Hannah Booth for future working arrangements. As the new Local Authority Regulations 2020 cancel all elections, which include NP Referendum until May 2021, this project will slow for the time being and guidance from Ann Rhodes will be sought as to procedure.

11 May 2020

No entry recorded.

8 June 2020

Item 4: Neighbourhood Plan: Consultee comments added to document. WM Assistant Clerk to report July.

13 July 2020

11. Administration:

Neighbourhood Plan Review: K Tutill sent report:

1. Following the start of the Covid 19 pandemic our ability to proceed with the anticipated Neighbourhood Plan revision has been severely restricted due to delays in Local Authority Planning updates and the inability to carry out public consultations whilst lockdown restrictions are in place.
2. We have submitted our draft revised documents to Ann Rhodes at SWT with a number of queries to gain insight as to what might be possible in the short term given their own delays in finalising emerging SWT policies in light of the restrictions.
3. We have been advised that our proposals will require scrutiny by an Independent Inspector and thereafter a referendum. The current restrictions mean that there cannot be any referendum before 6th May 2021.
4. The Local Plan revised policies will not now be approved until the end of 2021 and we are therefore unable to marry up these unapproved revisions with our own NP revisions.
5. Once a more accurate timescale is available following a lockdown release, we are anticipating working back from May 2021, or any other extended date to formally submit our proposals following further public consultations as are necessary.
6. We have however been able to commence some of the projects identified in the recent survey as follows:
 - a) An illustrated map of play areas and open spaces in the NP area.
 - b) Initial development of identification boards for play and recreation areas
 - c) Identification of seat locations across the NP area.
7. We are proposing to meet in September to review the situation at that point and to decide whether we can move forward and over what timeframe. We will of course report back to the PC s at the October meetings.

WM Assistant Clerk reported: contact made with Mark Marlborough to provide illustrated map of the play areas, with pen and ink sketches, and drone photographs. Approx cost £1,000 to be split on Band D property numbers per parish. The print run and distribution to be approx. £1,000 to be split according to number of entries per parish. Seats and benches to be annotated on map, and their state of repair to be assessed. Samples to be brought to both Parishes meetings in August for consideration. It was agreed to progress in principle at this stage.

10 August 2020

11. Neighbourhood Plan Review: WM Assistant Clerk reported:

This is progressing slowly; the Habitat Risk Assessment HRA, and Environment Assessment EA have been completed. No further Screening is required. Nothing more can be achieved at present until SWT have published their Local Plan. Information from Somerset Wildlife Trust SWT on the Decline of Insects is a new project and can be taken forward within the NP, and Country Park. This is supported by many Waterleaze residents who completed the NP Survey of 2019.

Three projects came forward from the NP Survey: an illustrated map, sign boards, and benches within the NP area. Illustrations and ideas were put forward from Mark Marlborough as to how this illustrated map can look. Parish Councillors agreed for this to move forward and to bring a mock up to next meeting. A better overall map is required for CF Parish, and this project could incorporate this. Identifying all the benches in

the area to be included, and the state of repair to be noted. Costings for the above projects will become clearer as they progress.

14 September 2020

Item 11. Neighbourhood Plan Review: WM Assistant Clerk reported:

Mark Marlborough has continued to work on the map design. Meeting planned at BACH with clerks and two Parish Councillors from each of WM & CF PCs to review the progress of design; and to add footpaths to the scheme.

12 October 2020

Item 11. Neighbourhood Plan Review: WM Assistant Clerk reported:

Clerks attended meeting with Kelvin Tutill to review the information received from Ann Rhodes as to how this review can proceed in covid times caused by the inability to hold a referendum. It was agreed that **Regulations 14 & 16** could proceed with consultations with the local community. It was therefore agreed to send a letter to every household within the two parishes to explain why the review is being conducted, and why responses are invaluable. The NP Map is nearing completion, and so the insertion of a letter would be the best cost saving way forward. Clerks to arrange.

NP Map: A meeting was held with Mark Marlborough, the designer, and everyone impressed with the interpretation and design. Further alterations to be made before final document can be approved. A suggestion for the local businesses to place an advert on the blank side of the map was agreed by the working party but Cllr Woollacott questioned the 'sponsoring' idea as CF PC has a 'no sponsorship' policy. Discussion continued; in effect the 'no sponsorship' refers to the Parish Newsletter (as agreed August 2020 Minutes). Cllr Batsch offered to write a sponsorship policy to be circulated by email, and brought to the next meeting. Once agreed, the circumstances would allow the advertising/sponsorship of the NP map to continue. Clerks had previously received some support from those contacted who advertise in Link Up and WM News. The NP Map and Reg 14 letter would cost £1,165 for printing and postage for CF PC.

9 November 2020

Item 5. Neighbourhood Plan: the draft NP Map progresses, and following an Advertising & Sponsorship Policy previously circulated (see recommended for approval under item 12), it was noted that several requests to include adverts on the rear of the map had been received by both Parish Councils.

The CIL 123 list was reviewed, and brought up to date.

Approval was given for the printing and postage costs for distributing the NP Map at £1,165.00 for CFPC residents. A letter on the NP Review process outlining Regulations 14 & 16 to be included with the NP Map as part of the public consultation process, prior to referendum.

14 December 2020

Item 5c. Neighbourhood Plan Review: WM Assistant Clerk, Tricia Cavill reported the draft polices have been incorporated into the main NP document (now 170 pages) and forwarded to Ann Rhodes for feedback. Clerks will undertake amendments, and amend the Consultation document to bring it up to date.

NP Map: this design has been concluded; and a grant application form forwarded to SWT Community Chest grant. If an award is made this will reduce the overall costs, and this will be applied proportionately to each parish council. Kelvin Tutill has drafted a cover letter to explain the map and review to be sent to all residents as part of the consultation process. Any revised comments to be included prior to Reg 14.

CIL 123 List: Clerk circulated the draft CF PC 123 list prior to meeting; the updated wording was checked and it was **resolved to** approve. This to be incorporated into the NP revision document, and an annual review to take place.

CHEDDON FITZPAINE PARISH COUNCIL

CIL Regulation 123 List – Approved 14.12.2020 at PC meeting.

In accordance with the Planning Act (2008) as amended by the Localism Act (2011) and the Community Infrastructure Levy Regulations (2010) as amended.

The list set out below identifies the types of infrastructure and/or specific infrastructure projects to which CIL receipts raised by Cheddon Fitzpaine Parish Council can be used:

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)

This Regulation 123 List will take effect from 14 December 2020.

It will be reviewed annually.

Parish Clerk

28.11.2020

**Parish Clerk
21.12.2020**

West Monkton Parish Council Minutes Extracts

Tuesday 10 July 2018

107/18

c) NP Delivery Group report Mr K Tutill

Mr Tutill suggested a meeting between the 2 Parish Chairmen, two Clerks and himself to define the remit within which the NP DG can act. After some discussion and in view of the fact that the Hartnells application has been validated and comments due by the end of the month, it was agreed that the NP DG should meet asap and report to WMPC. In the future, NP DG could represent the views of both Parishes e.g. Gladman appeal, and possibly MH2. It was agreed for NP DG to meet on 24th July and report to Extraordinary meeting of the Parish Council on 26th July when comments to TDBC will be formulated.

14 August 2018

122/18

c) NP Delivery Group report Mr K Tutill

Mr Tutill reported on the impact of the new NPPF where the presumption is in favour of sustainable development, with community engagement in advance of applications being made. He suggested that a meeting should be arranged between TD and the 2 Parish Chairmen, two Clerks and himself to define the remit within which the NP DG can act. The meeting to be organised sometime towards the end of October, beginning of November. Kelvin offered to draft a letter to TD/Clerk to circulate for PC comment before submission.

11 September 2018

c) NP Delivery Group report Mr K Tutill

Mr Tutill apologised for not attending – there was no report. Letter has been sent to TDBC ref NP DG and request for meeting in October.

9 October 2018

c) NP Delivery Group report Mr K Tutill

Mr Tutill apologised for not attending – there was no report. Meeting for NP DG being organised for November.

13 November 2018

c) NP Delivery Group report Mr K Tutill

Mr Tutill apologised for not attending – there was no report. Meeting for NP DG being organised for November.

11 December 2018

c) NP Delivery Group report Mr K Tutill

1. We were concerned after the release of new government guidance in July 2018 of the potential need for updating the NP within 2 years of its approval to prevent a challenge from developers who submitted planning applications after this time. We therefore arranged a meeting with TDBC in mid-November to try to get some clarification of what needed to be done.
2. Jo, Tricia, Norman and myself met with Andrew Penna who is the new Monkton Heathfield Team Leader on 14th November.
3. The main outcome was that in Andrew's opinion the 2-year review only applies to NPs where additional housing allocations are made by the Parish Councils. However, our NP is still bound by the general updating advice/regs within the guidance and as such a review of the existing policies to see if they remain relevant is still necessary, and whilst there is no stipulated time it would be prudent to keep the NP as up to date as possible.
4. To this end I believe it is necessary to consider this in the latter half of 2019 and that some allocation of monies for a budget within the Precept for 2019/20 is needed.
5. Ann Rhodes at TDBC has retained a responsibility for all things relating to NPs and as such we will be meeting with her in January to gain a greater understanding of exactly what is needed and to formulate some form of plan going forwards. The result of this will hopefully be reported to the Parish meetings in February.
6. Additional Grant has been made available by the government of up to £17k per NP, but the wording relates to the development of Plans rather than the update of them. We will hopefully get clarification as to whether we can apply for funds at our meeting with Ann.

8 January 2019

c) NP Delivery Group report Mr K Tutill

Not present, no report.

12 February 2019

c) NP Delivery Group report Mr K Tutill

> 1. Following on from the meeting with Ann Rhodes of TDBC on 15th January only review of the NP needs to be formally approved by the Parish Council at their regular meeting.

> 2. Our proposal is to review the policies in tandem with the West Somerset/ Taunton Deane Core Strategy Review to check that the NP lines up with any changes in priorities and policies.

> 3. The review is also to take place alongside public consultation over recreation provision within the parishes and to use the issue of a questionnaire to remind residents of the NPs policies and to inform new residents of the same.

> 4. Providing the review only comes up with minor amendments to existing policies approval would only be necessary from TDBC. If any new policies are introduced independent inspection would be necessary.

> 5. Any changes would result in the re- issue of the whole document rather than an addendum to the existing.

> 6. We did ask Ann Rhodes whether the section of land in Cheddon left out of the NP within the Staplegrove allocation could now be included but this was denied as the original reasons for its omission remain relevant!

> 7. It is anticipated that the review will take place over the next six months prior to the issue of the recreation questionnaire and then after it in relation to that section. Hopefully approval will be forthcoming from the Deane by the end of 2019, assuming no examination in public is necessary.

> 8. I would hope any cost will be kept to a minimum, with the main element being printing the revised document. It is possible some Grant funding may be available.

>

It was resolved to undertake the review of the WM & CF NP to fit the timetable for the Core Strategy Review, proposed by Cllr Thompson, seconded by Cllr Cavill and all agreed by show of hands.

12 March 2019

c) NP Delivery Group report Mr K Tutill

Neighbourhood Plan Review

Further to the last Parish Council Meeting and a meeting of the 8th March to discuss the possible way forward for the review of the NP I would like the Council to consider the following as a process to deliver the review.

1. Have an initial meeting of the Steering Group on 15th April to decide who will comprise the sub-committees to review the policies relating to Housing, Transport, and Employment.
2. Set up a Group to look at potential sections within a more in-depth review of the Recreation and Environmental policy with the intention of producing a questionnaire to cover areas such as the Country Park, play provision, particularly for older children and footpath and cycleway connectivity which will go out to all households in the NP area.
3. The questionnaire will also refer to the NP and will include other questions relating to the policies in 1 above, as well as asking for any other ideas that could be added.
4. The Parish Councils websites and magazines will advertise for any additional residents who may have an interest in joining the Steering Group.
5. It is anticipated the questionnaire will go out in late summer/ early autumn and following the collation of the returns amendments/additions to the policies will be produced prior to the year end.
6. Meetings with TDBC or its successor will take place to determine whether there will be a need to refer the document to an independent examiner for comment.
7. It is hoped that the revised document could be approved around the second anniversary of the original.
8. Costs will be involved in printing and distribution of the questionnaire although Grants may be available to cover some of this outlay, although provision has been made in next year's budget for expenditure on the NP revision.
9. Finally, it would seem sensible for the PCs to decide whether they would like me to continue as Chairman of the Group, which I am happy to do, but equally would be happy to step aside if there was an alternative proposed.

It was resolved that K Tutill should continue as Chairman, delivering the review as described, proposed by Cllr Ellis, seconded by Cllr Cavill, all in favour by show of hands.

9 April 2019

c) NP Delivery Group report Mr K Tutill

Mr Tutill confirmed that there was little to report this month. A meeting has been scheduled for 15th April at Cheddon Fitzpaine Hall to start the review process. Assistant Clerk and Jo Pearson have drafted from proposed recreation questions. Assistant Clerk to circulate. Mr Tutill asked those present to take the time to consider the draft questions and send any comments in advance of

the meeting on 15th April. A further meeting with SW&T Council will be arranged after the 15th April meeting.

14 May 2019

b) NP Steering Group report - Mr K Tutill

A meeting has taken place of the Neighbourhood Planning Group, members of the group have been allocated policies to review. When changes to policies are identified a meeting will be scheduled with Ann Rhodes at SW+T Council to discuss and to establish if there is a need for an Independent Examiners Report.

11 June 2019

c) NP Steering Group report

In Kelvin Tutill's absence, Cllr Cavill provided an update on progress. Meetings of the groups reviewing policies in the Neighbourhood Plan have taken place. A report is being pulled together and will be available for consideration at the next Parish Council meeting.

9 July 2019

c) NP Steering Group report - Mr Kelvin Tutill

Initial meetings have taken place to review the 4 sections of the NP. Those groups have sent comments to the Assistant Clerk with a view to development a draft. Assistant Clerk, Jo Pearson and Kelvin will meet over the next months to review proposed changes. A meeting will then be scheduled to take place with Ann Rhodes to confirm the next steps required to make the proposed changes. The steps required should be clear by September. The existing Neighbourhood Plan continues to be in force during the NP review.

13 August 2019

c) NP Steering Group report - Mr Kelvin Tutill

In Kelvin Tutill's absence, the Assistant Clerk read a report prepared by him to the Council:

A review of the 4 sections of the Neighbourhood Plan has been carried out over the last few weeks and the results of that have been drafted in a series of suggested amendments. We have also made amendments to the narrative to tie the NP into the Vision for the Garden Town which we seek to support and line up with.

The draft has been sent to Ann Rhodes at the Deane and a meeting was held with Ann, myself, Tricia and Jo yesterday to get her support, pick her brains, and determine whether these amendments would need to be backed up by a further resident's questionnaire, an Inspectors opinion and possibly a further referendum.

As a result of the meeting Ann is taking some legal advice as to the way forward, given this is probably the first NP review in the South West! There are also various initiatives underway within the Local Authority in relation to climate change, cycle networks, additions to building regulations and landscape which could ultimately affect the review.

These should be available before the year end and could help our position going forward.

Tricia and Jo will be contacting, amongst others, the Canal and Rivers Trust, Zero Carbon World, and officers at the LA relating to cycling, Dark Skies and Landscaping to hopefully gain their support and finalise wording before a further draft is put before the Parish Councils.

Following on from the Landscape and Recreation Questionnaire which should go out in the autumn the NP review will be finalised and submitted to the Deane for a period of up to 6 weeks, there will be a further 5 weeks for an Inspector to comment and hopefully approve and there will probably have to be another referendum within 11 weeks, followed by a final approval by the Deane!

Once it has been passed by the Inspector it will be a relevant document in any planning application.

Further meetings will be held over the next few months to coincide with the questionnaire going out to residents and hopefully the review will be rubber stamped within 12 months.

10 September 2019

c) NP Steering Group report - Mr Kelvin Tutill

Kelvin Tutill confirmed that work to review the Neighbourhood Plan is continuing and the new draft continues to be developed. The proposed questionnaire has been sent around. Any comments on the questionnaire to be sent to the Assistant Clerk.

Kelvin confirmed the process and likely timescales for the review of the Neighbourhood Plan with final approval expected to take place in mid-2020.

Initial quote from Sharp Cat £4500.00 for distribution of questionnaire. Resolution to proceed within this figure, actual cost to be shared with CFPC, on ratio of D band properties. Proposed by Cllr Tully, seconded by Cllr Hall and all agreed by show of hands.

8 October 2019

c) NP Steering Group report

In Kelvin Tutill's absence, the Assistant Clerk read a report prepared by Kelvin to the Council.

1. The questionnaires relating to recreation and NP policies have now been sent out following sterling work by the Clerks and members of the Review Group with a return date of no later than 31st October.

2. Ann Rhodes has been notified that the results will be collated during the course of November and we anticipate a meeting with her during December to discuss any effect on the NP Policies which in turn will determine whether any revisions will need to be considered by the Local Authority, an Independent Inspector and ultimately another Referendum.

3. If a referendum is required, and receives a yes vote from the parishioners the timeframe for finalising the NP into planning policy is likely to be May / June of 2020 although it will have an increasing weight against any planning application as it progresses through the system.

4. We will be able to give an initial update to the PCs at the November meetings and hopefully a more considered one at the following meetings

12 November 2019

c) NP Delivery Group Chairman – Mr K Tutill

Around 400 responses have been received to the questionnaire, the responses are being input by Assistant Clerk and Cheddon Fitzpaine PC Clerk at present to enable a full analysis by the end of November but the following headlines are coming from the responses that have already been input:

- 85% of participants used the public open space, the main sites include Farriers Green, Waterleaze and Hankridge.
- Requests for more shelters and seating and more provision for young people, allotments, charging points and water butts in all new houses.
- More trees also received support to help with bat mitigation and the environment.
- There is limited support so far for additional footpath pitches to be provided.

In terms of next steps, the analysis will be completed, and a meeting will be scheduled to take place with Ann Rhodes before Christmas or early in the new year to identify the required steps to complete the NP Review. The expectation is that the review will be completed by the middle of 2020.

10 December 2019

c) Neighbourhood Plan Questionnaire and Review

Kelvin Tutill, NP Delivery Group Chairman, provided an overview of the Neighbourhood Plan Questionnaire Analysis which was circulated in advance of the meeting.

The next step is to share the report with Ann Rhodes at SWT with a view to arranging a meeting in early January to agree the next steps and to understand if a referendum is required for the Neighbourhood Plan once the review is complete.

It was agreed to share the report with SWT and arrange a meeting with a view to reporting the required next steps to the Parish Council at the next meeting. Proposed by Cllr Hall, seconded by Cllr Gage and all agreed by show of hands.

14 January 2020

b) NP Delivery Group Chairman – Mr K Tutill

Kelvin reported that a meeting had taken place with A Rhodes at SWTC about the proposed changes to the Neighbourhood Plan. A Rhodes put forward some suggested changes to policies and suggested a new climate change policy. A Rhodes advised that the reviewed Neighbourhood Plan will need to be considered by the Examiner again who will decide if a referendum is required.

A Rhodes also recommended that the reviewed Neighbourhood Plan isn't submitted to SWTC before the draft Local Plan is available to ensure that there are no conflicts with it.

This would mean a delay in the finalisation of the reviewed Neighbourhood Plan until Spring 2021 at the earliest.

A draft reviewed Neighbourhood Plan is going to be developed for consideration at the next meeting.

11 February 2020

25/20 Neighbourhood Plan Update

Kelvin Tutill summarised the new formal draft of the reviewed Neighbourhood Plan incorporating all the proposed changes. The proposal is for the draft to be forwarded to SW+T Council for initial comments. It was proposed by Cllr Cavill, seconded by Cllr Hall and all agreed by show of hands to approve the draft document to be shared with SW+T Council.

22 March 2020 – Covid Lockdown

14 April 2020 – No NP report.

12 May 2020

b) NP Delivery Group Chairman: Mr K Tutill

Apologies were received from Mr Tutill in advance of the meeting who had confirmed that there is little to report regarding the Neighbourhood Plan Review but the hope is to make more progress once restrictions are lifted.

9 June 2020

b) NP Delivery Group Chairman: Mr K Tutill

Mr K Tutill sent his apologies. Assistant Clerk provided an update in relation to the Neighbourhood Plan review progress. The informal consultation comments have now been incorporated into policies. The Chairs and Vice Chairs of both PCs are reviewing this at the moment. This document will then be sent to Ann Rhodes at SWT for consideration and feedback. Following this, the next step will be to add the proposed new policies to the NP document. The addition of the new policies may require some of the context in the NP to be amended / updated.

Assistant Clerk also reported that she is exploring the possibility of developing a Neighbourhood Plan illustrative map of all play parks in the two parishes. This follows a significant proportion of comments being received to the questionnaire consultation indicating that people do not know where play areas are in the Parish. The map will be an A2 Ordnance map style with each play area marked with names and a sketch, similar to those in the Thrive documents. Contact has been made with Mark Marlborough who developed the WMPC logo. Mark is going to put together an idea of what is required and an estimated cost for consideration at the July Planning Committee Meeting.

14 July 2020

b) NP Delivery Group Chairman: Mr K Tutill

Mr K Tutill sent his apologies. Assistant Clerk read a report provided in advance of the meeting:

1. Following the start of the Covid 19 pandemic our ability to proceed with the anticipated Neighbourhood Plan revision has been severely restricted due to delays in Local Authority Planning updates and the inability to carry out public consultations whilst lockdown restrictions are in place.
2. We have submitted our draft revised documents to Ann Rhodes at SWT with a number of queries to gain insight as to what might be possible in the short term given their own delays in finalising emerging SWT policies in light of the restrictions.
3. We have been advised that our proposals will require scrutiny by an Independent Inspector and thereafter a referendum. The current restrictions mean that there cannot be any referendum before 6th May 2021.
4. The Local Plan revised policies will not now be approved until the end of 2021 and we are therefore unable to marry up these unapproved revisions with our own NP revisions.
5. Once a more accurate timescale is available following a lockdown release, we are anticipating working back from May 2021, or any other extended date to formally submit our proposals following further public consultations as are necessary.
6. We have however been able to commence some of the projects identified in the recent survey as follows:
 - a) An illustrated map of play areas and open spaces in the NP area.
 - b) Initial development of identification boards for play and recreation areas
 - c) Identification of seat locations across the NP area.
7. We are proposing to meet in September to review the situation at that point and to decide whether we can move forward and over what timeframe. We will of course report back to the PC s at the October meetings.

In addition, Assistant Clerk reported that Ann Rhodes at SWT had completed the Strategic Environmental Assessment and HRA in relation to the proposed revisions to the NP and that work on the NP illustrated map is continuing and is included in the finance report.

Not much progress has been made on the Interpretation Boards. Wildlife Trust could be invited to be involved in the development of these.

The bench survey of all benches in Parishes is taking place, this will identify where the benches are and the condition of them to inform a refurbishing programme from April 2021. Cllr Haskins requested an update regarding the old oak tree at Heathfield School and its use to make a bench. Assistant Clerk to follow up.

11 August 2020

b) NP Delivery Group Chairman: Mr K Tutill

Mr K Tutill sent his apologies. Assistant Clerk provided an update on progress. The Illustrative map is progressing, the sketches and a mock-up map will be available to share shortly. Clerk confirmed that Parish Online provides a map of both Parishes and that this can be shared with Mark Marlborough to inform the map.

8 September 2020

b) NP Delivery Group Chairman: Mr K Tutill / Assistant Clerk

Mr K Tutill sent his apologies. Assistant Clerk provided an update on progress. A meeting has been arranged to discuss the NP Illustrative Map. Two Parish Councillors from each Parish will take part

in the meeting along with the Clerks. It was agreed that Cllr Gage and either Cllr Haskins or Cavill will take part in the meeting. The meeting will take place at 10am on 21st September in the Activity Hall at the BACH.

Assistant Clerk confirmed that other work on NP was taking place to collect information about how to finesse the proposed policy revisions – no great progress can be made until the SWT Local Plan Review has taken place.

13 October 2020

b) NP Delivery Group Chairman: Mr K Tutill / Assistant Clerk

Mr K Tutill sent his apologies. Assistant Clerk provided an update on progress.

Assistant Clerk reported that a meeting had taken place on 2nd October with Kelvin and the three Clerks to discuss a way forward with the NP revisions following the email received from Ann Rhodes about consultation arrangements during Covid 19. Although a referendum cannot take place until after May 6th 2021 there is plenty that can be done now to get to that point.

Six documents need to be submitted to the Inspector. The revised NP, the Consultation Statement, the Basic Conditions Statement, the NP Area Map, the SEA Screening Report and the SRA Scoping Report.

To satisfy the requirements, there is a need to demonstrate that consultation has taken place as widely as possible including with those who do not have internet access.

The revised policy document has been circulated to Councillors for comments. The proposal is then to tie the consultation on the proposed changes with delivery of the NP map to homes and businesses.

The quotes from Sharp Cat for distribution of the map include a covering letter, the suggestion is that the covering letter both introduces the map and also explains about the NP review and offer ways for people to examine the proposed revisions. This will satisfy the requirement of consultation because it will go to every household and business in the parish. The covering letter will also include a flowchart rather than lots of words to illustrate the process / consultation stages. Subsequent required consultations will be satisfied through village news / website / facebook / noticeboards etc.

The NP map is nearing completion, some finessing to do – a draft has been shared.

Some of the costs of printing and posting will be offset by offering sponsorship to local businesses. Both parishes contacted businesses in the area. Quite a strong expression of interest. Cheddon Fitzpaine PC to consider sponsorship policy at November meeting. In the meantime, WMPC to continue with the process and send the draft map to local businesses providing the opportunity to sponsor the map.

The Sharp Cat quote was considered and approved.

10 November 2020

b) NP Delivery Group Chairman: Mr K Tutill / Assistant Clerk

Assistant Clerk outlined the proposed policy revisions and CIL 123 list. The original CIL 123 List was put together in 2016, reviewed in 2018 and needs reviewing again now. The List was circulated in advance of the meeting. It was agreed to add Climate Resilience to the list.

The amended CIL 123 List was approved, proposed by Cllr Elliston, seconded by Cllr Hall and agreed with all in favour.

Assistant Clerk outlined the proposed Policy Revisions, the document outlining them was sent in advance of the meeting. The proposed policy revisions now need to be added to the original NP document, highlighting where the changes are proposed. Sign off of the policy revisions is required before formal consultation with SWT / Statutory Authorities can take place. The policy revisions were approved, proposed by Cllr Tully, seconded by Cllr Hall and agreed with all in favour.

Assistant Clerk confirmed that work to incorporate the policy revisions into the NP document will take place at the end of November.

8 December 2020

b) NP Delivery Group Chairman: Mr K Tutill / Assistant Clerk

Assistant Clerk reported that the grant application for funding for the NP map has gone in. Outcome should be known in the next couple of weeks. Assistant Clerk confirmed that an invoice has been received from the Designer of the map but that it wouldn't be paid until after the outcome of the grant application is known. Payment of the invoice is included in the Finance Report for authorisation pending the outcome of the grant application. Payment will be made when this is known.

Assistant Clerk also reported that the proposed changes to the NP document as a result of the review have been added to the main document. The changes have been added using a different colour typeface so that it is clear as to what has been added. The document is now with Ann Rhodes at SWT, once Ann is content with the document the formal Regulation 14 consultation can commence.

Kelvin Tutill is drafting a covering letter to send out with the map.

West Monkton Parish Council
Regulation 123 - CIL List

This list will be reviewed and updated from time to time.

Flooding and drainage

Support for infrastructure required by the new development for the benefit of the Parish

Footpaths

Cycleways

Green Infrastructure

Public Open Spaces and facilities

Footpaths

Watercourses/streams

Health and Well-Being

Cycle paths

Tennis courts

Outdoor activities

Youth support

Climate Resilience

Reviewed on:

3rd October 2016

13th November 2018

10th November 2020 187/20 (b)

Publicity about Revised WM&CF NP through newsletters

CHEDDON FITZPAINE PARISH NEWSLETTERS

Published bi-monthly February/March, April/May, June/July, August/September, October/November, December/January. It is hand delivered to each property, and available on the CF Parish website.

April 2019

Neighbourhood Plan: The first review of our NP is now due and this requires the NP Delivery Group to put together a Recreation Questionnaire. If you can help with this, please contact your Parish Clerk, Jo Pearson, on 01823 259478.

October 2019

Neighbourhood Plan: Although it doesn't seem like it (at least to those of us who still haven't recovered from compiling the original plan), it's already time to start on our Neighbourhood Plan's 2-year review! Not only is it the first review for us but also ours is the first one in Somerset – and probably beyond. Amendments have been drafted that will keep our NP in line with both local demand and current planning requirements. This in turn makes it strong enough to withstand possible challenges from developers. As was the case with the original plan, a questionnaire will be distributed to ensure that the final draft reflects the views of residents in our parish and West Monkton. It will also give our neighbours in the new housing developments their first chance to make an input into shaping their surroundings. Your responses to this consultation process will give us the vital evidence needed to get things right. An initial meeting has already taken place with SWTC's NP Officer, who will oversee the WM & CF NP Review.

By the time this project is completed, it will have involved a huge amount of work by lots of people (mostly local volunteers. **So please, PLEASE validate all our efforts by completing your questionnaire when you get it and returning it on time.**

December 2019

Neighbourhood Plan Thanks to all of you who submitted your NP revision questionnaire. While the return of around 10% comes as a disappointment to those of us who put so much work into the project, this level of response is apparently typical for NP consultations in the UK. We can only assume that the other 90% are happy to let the rest of us get on with it – and won't complain if future developments are not to their liking. Analysis of your feedback will soon be under way and will provide the evidence base for future policies aimed at giving you what you want wherever possible.

February 2020

Neighbourhood Plan: The review is progressing nicely based on specialist advice and the responses from the recent questionnaire. Thank you if you took part as your comments have been taken on board.

August 2020

Neighbourhood Plan Revision The draft revised policies are ready for submission to SWT Council. Initially this was timed to fit in nicely with this year's SWT Local Plan. Unfortunately, we now know that SWT are unlikely to complete their plan until late

2021. Their delay puts us in a dilemma because some of our policies may be rendered obsolete when their plan finally comes out – in particular those relating to climate emergency and local electricity generation. In any event, we are now facing substantial delays with our NP revision as the earliest possible date any referendum can be held is 6th May 2021 due to covid-19 disruption.

October 2020

Canal-side benches: The canal is a wonderful amenity to have on our doorsteps and many of you responding to the Neighbourhood Plan (NP) Review last year requested more benches upon which to rest awhile and admire the tranquil waterway landscape. In accordance with your wishes, Cheddon Fitzpaine and West Monkton Parish Councils, together with our friends at the Canal & River Trust (CRT), have set about providing extra benches. The first two – made and installed by volunteers – are located behind the Medical Centre and opposite the Marina (pictured below). Once again, our thanks go to the CRT Team.

December 2020

NP Review: There is a statutory requirement for regular, formal reviews of NPs and we have a NP Working Party that keeps current policies under constant scrutiny in the light of changing circumstances. A formal review is now in progress and our revised policies can be seen online at www.cfpc.co.uk, where the changes are shown separately as well as incorporated into a re-draft of the whole NP document (please contact your Parish Clerk if you have any comments). As part of the public consultation process, a letter giving full details will be included with the NP Map mail-shot mentioned above. We do not yet know whether a referendum will be needed to implement the review. If required, such a referendum will be held during the local government election window next May so that the parish will not incur any additional cost.

WEST MONKTON VILLAGE NEWS

The Village News is a bi-monthly publication each year published in:

Jan/Feb, March/April, May/June, July/August, September/October, and November/December. Every publication of the Village News is available on the West Monkton Parish website, www.westmonkton.net

A hard copy is delivered by hand to the majority of the 'old' parish of West Monkton, (circa 1200 dwellings) i.e. the settlement before the developments associated with the Urban Extension. An additional thirty hard copies are delivered in Monkton Heathfield 1, the first phase of the Urban Extension.

For Jan/Feb 2019

NEIGHBOURHOOD PLAN

We are required to review our joint Neighbourhood Plan (CF and WM) every 2 years or so. The joint WM & CF Neighbourhood Plan will be 1 year old in May, so the review needs to start soon. We are currently checking with TDBC the extent of the review needed, and it looks as though it will be a 'light touch'.

Both Parishes would be pleased to receive your observations about the WM & CF Neighbourhood Plan, or if you would like to be involved in the review. There is a NP mailing list, which provides occasional updates and information: if you want to add your name to this list please get in touch with the Clerks.

cheddon@live.co.uk; clerk@westmonkton.net; assistantclerk@westmonkton.net;

For Mar/April 2019

NEIGHBOURHOOD PLAN

The Neighbourhood Plan has been in operation for a year, and now the Neighbourhood Plan team is looking to start the first review. It is planned to create another questionnaire which will go to all houses in the Neighbourhood Plan area (which basically follows the Parish Boundary of Cheddon Fitzpaine and West Monkton).

Since April 2018, the Neighbourhood Plan Delivery Group has made comments on new planning applications in the area, which have been considered by TDBC as part of the planning consultation process.

The review will cover all the policies which can be viewed on TDBC website: www.tauntondeane.gov.uk/media/2299/rf8-neighbourhood-development-plan.pdf

For May/June 2019

No NP item

For July/Aug 2019

Neighbourhood Planning

The National Planning Policy Framework (NPPF) was revised last summer, in which the recommendation was made that Neighbourhood Plans should be revised/reviewed every two years.

These processes of review take time and lots of consultation needs to be done, and so although the NP for West Monkton and Cheddon FitzPaine was made in April 2018, the NP Group has commenced its review with a view to being completed in 2020.

At this moment in time, no major changes are foreseen, but we have some hearsay evidence that the NP needs tweaking a little especially in the section on Recreation. In this particular aspect of Community life, progress has been made in that the Country Park is now a reality, soon to be open to the public. If you haven't seen it yet, check out the area to the north of the main road between Yallands Hill and the new houses at Northwalls. You'll see the tree planting that has been done already.

If you missed out on being part of the preparation of the original Neighbourhood Plan, and would like to join in the review, please contact West Monkton Assistant Clerk Tricia Cavill, assistantclerk2@westmonkton.net 01823 413 524 or Cheddon Fitzpaine Clerk Jo Pearson, cheddon@live.co.uk

For Sept/Oct 2019

NEIGHBOURHOOD PLAN REVIEW

The Neighbourhood Plan was adopted in April 2018 and it's time to check that the policies are being delivered, and the Plan remains fit for purpose. The policies that were made became part of Somerset West and Taunton Council's planning framework for this area; you can see the Neighbourhood Plan on SWT website: <https://www.somersetwestandtaunton.gov.uk/media/1167/west-monkton-and-cheddon-fitzpaine-ndp.pdf>

Fifteen policies were made, in four sections, (Housing, Transport, Employment, Recreation) but times are changing and we are looking at ways to incorporate the Taunton Garden Town Vision, and environmental initiatives into the NP. If you would like to join the NP Review Group please get in touch with Assistant Clerk Tricia Cavill, 01823 413 524 or email assisantclerk2@westmonkton.net

For Nov/Dec 2019

Neighbourhood Plan (NP)

Thank you to all the readers who responded to the NP Review Questionnaire, we hope you found it informative and interesting. Your comments will make a difference to the review of the Policies made in April 2018. The responses will be analysed and used as evidence to support the suggested updates/amendments to the Policies. It is anticipated that the Policy review will be finished by the year end, but watch this space and the website for further updates. Reports are made to Parish Council most months and recorded in the minutes. If you would like to be involved in this initiative, please get in touch with the Clerk (clerk@westmonkton.net) or Assistant Clerk (assistantclerk2@westmonkton.net) or visit the Parish Council website (www.westmonkton.net).

For Jan/Feb 2020

Neighbourhood Plan

The questionnaire, seeking to understand your views on outdoor recreation, your accommodation and your neighbourhood, was sent to 3417 addresses within the NP area. We received 378 responses which represents a response rate of 11%, with an average completion rate of 99%. An analysis of the responses has been made, which will inform both Parish Councils as they set budgets and the precept for next year. We invited your comments at the end of the questionnaire and 119 respondents took the opportunity.

We liked the ones that said thank you.

We were very pleased how many people wanted to volunteer in the area: and so many wanted more information about green spaces we are exploring the possibility of producing a free map/leaflet. To those who ticked yes in question 23 to volunteering, but then didn't provide contact information – all we can say is 'sorry!', please get in touch using the contact information above.

There were relatively few comments about large developments and road infrastructure (*neither of which were the focus of this questionnaire*). We are hopeful that ongoing explanations of where we are in Planning Terms has helped most residents to understand the situation. Please contact any of your District Councilors about development issues, which are part of the Forward Planning Policies of SWTC.

We thought the comments alleging drug trafficking and needles at Farriers Green needed to be substantiated by fact and reported to the Police. Contact information is provided in the inside cover of the Village News.

Whilst we didn't mind some skipped questions (it was a long questionnaire), we are sorry that some of you felt unable to complete the questionnaire for a variety of reasons; ranging from 'ridiculous waste of money' to 'too much pie in the sky'.

By way of explanation, the evidence gathered from the responses of residents to this questionnaire will inform both Parish Councils on the best ways to allocate precious resources in budget setting meetings at the end of this month, at which the Parish Precept will be determined. The data will allow Parish Councils to develop projects that will benefit the majority of the community. We will share the data collected (but not your personal details) with other stakeholders in our community so that everyone has the opportunity to benefit from the information you have contributed. The stakeholders include West Monkton Cricket Club, Taunton Area Cycling Campaign, Canal and River Trust and IWA (South West), the three community halls in the NP area, Hestercombe House and Gardens, SCC Ecology and Bat Officer.

The full report will be published on Parish websites in due course

For Mar/April 2020

No NP items

For May/June 2020

– extract from Parish Council Annual Report published as a center-fold in the May/June Village News

‘The NP is two years old and government policy indicates that a review should be undertaken. Our grateful thanks to everyone who returned their responses to the questionnaire dispatched to every dwelling in Cheddon Fitzpaine and West Monkton in October 2019. We hope everyone found the contents of the survey interesting. The analysis of the responses threw up some interesting ideas, and the year ahead will see the survey and audit of all play areas in the two parishes, an audit of all seats in public open spaces including the identification of sites where seating is needed. We are happy to accept donations of seats and benches, and offers to help complete the audit. The idea is to use the information gathered to produce a map/guide to play areas and open spaces in the two Parishes which can be distributed to all residents. The NP policies have been reviewed in light of your responses to the survey, and we have also taken into account the declaration by the Parishes of a Climate and Ecological Emergency, plus the emerging policies of SWT and Taunton’s Garden Town status. We are currently informally consulting on the suggested amendments to the NP policies. If you or your interest group/organisation wish to comment on the suggested revisions of the NP policies, please contact either Tricia Cavill on assistantclerk2@westmonkton.net or Jo Pearson on cheddon@live.co.uk.

For July/Aug 2020

West Monkton and Cheddon Fitzpaine Neighbourhood Plan

Work on the review of the Neighbourhood Plan has slowed down. We have received informal comments on the draft proposals, but we need to delay further progress until the Somerset West and Taunton Council’s forward plans are finalized. This is because the West Monkton and Cheddon Fitzpaine Neighbourhood Plan needs to continue to fit with the forward plans of the District Authority. Declarations of Climate and Ecological Emergency by SWTC, Somerset County Council, West Monkton and Cheddon Fitzpaine Parish Councils is changing the way plans are drawn up for the environment, built environment, transport, water management, and so on.

It is pleasing to read in the consultation documents for MH2, that the policies of the WM&CF NP will be taken into account as the plans develop. The MH2 consultation documents and the WM&CF Neighbourhood Plan are available on SWTC website.

For Sept/Oct 2020

Neighbourhood plan review

The Neighbourhood Plan (NP) review started last year with the survey to all houses in the NP area. Progress has been slow due to Covid related restrictions on the usual working of SWTC and other statutory bodies who have to be consulted. We hope to make progress later in the year. Meanwhile, three projects have emerged from the survey – an illustrated map of the play areas in Cheddon Fitzpaine and West Monkton, a series of notice boards, naming all play areas with points of note, and a survey of seating in the parish and its condition. If you can assist in any way please be in touch.

For Nov/Dec 2020

Neighbourhood Plan Review

The NP (Neighbourhood Plan) area covers the Parishes of West Monkton and Cheddon Fitzpaine excluding a very small area off Staplegrove Road which is part of the Employment Land of the Staplegrove Urban Extension.

The West Monkton and Cheddon Fitzpaine Neighbourhood Plan was approved as a document in 2018; to maintain its integrity and weight for Planning purposes it was agreed to carry out a review and submit it for formal approval by the Local Authority in 2020.

A questionnaire was sent out at the end of 2019 to seek to narrow down what was important to the residents of the NP area, and the responses have been collated and the NP policies adapted and added to in draft form.

Unfortunately, due to the Covid-19 pandemic it has been impossible to carry out the necessary public consultation, and so alternative methods of consultation are being developed to allow the proposed changes to be perused, commented on, independently inspected, and put to a referendum if required. Part of the Covid-19 legislation states that no referenda can be held until 6th May 2021.

The Neighbourhood Plan review group is hoping there may be some public consultation in Spring 2021 and possibly a referendum beyond the middle of 2021.

However, this of course is subject to the lifting of the current restrictions on public gatherings imposed by the virus.

Meanwhile, informal consultations have been held with statutory bodies, and their initial views have been included in the proposed amended Policies. The proposed amended policies are available to view on the Parish Council website:

<https://westmonkton.net/parish-council/neighbourhood-plan/>

If you, or someone you know is not online at home, or lives in an area with bad internet connection, and would like an opportunity to comment on the draft revised policies (nothing else is changing in the Neighbourhood Plan), please contact Tricia Cavill, the assistant clerk on 01823 413 524 to provide contact information. The contact information will not be shared or published and will be held only for the duration of the consultation period of the NP review.

If you are on line at home, and would like an opportunity to be consulted on the NP proposed revisions please add your name to the NP mailing list kept by the Parish Council. Send your name and email address to assistantclerk2@westmonkton.net. Sending this information to the assistant clerk will be taken as consent for GDPR purposes.

The results of the questionnaire in 2019 also gave rise to three projects:

- an Illustrated Map to show all the play and recreation areas with their facilities;

- interpretation and name boards for all play and recreations areas; and

a survey of benches and seating in the NP area to ensure that walks can be enjoyed in the knowledge that there is somewhere to sit for a while along the way. Particularly, if you have a favourite seat/bench, please let us know, with a report on its condition. If you could send in a photo as well, that would be of great assistance. The bench survey will allow both Parishes to assess the need for a programme of refurbishment and budget accordingly.

It is hoped that the Map may be delivered to all 3365 domestic addresses in the Neighbourhood Plan area (the parishes of Cheddon Fitzpaine and West Monkton).

If you would like to help with any of these projects please contact Tricia Cavill, Assistant Clerk 01823 413 524, assistantclerk2@westmonkton.net.

There'll be more information about how to review the draft revisions in the cover letter that will go to all postal addresses in West Monkton and Cheddon Fitzpaine when the NP Illustrated Map is distributed.

For Jan/Feb 2021

Neighbourhood Plan

Since March 2020, progress with the NP revisions has been slow. Part of the suite of government legislation brought in to control Coronavirus included the prevention of any referenda from taking place before May 6th 2021. This means that even if the statutory consultations are completed and the NP inspected by the Examiner, it won't be possible to cross the final hurdle until the legislation about referenda post May 6th 2021 is clarified.

There has been wide informal consultation, with various statutory bodies, members of both Parish Councils, people who assisted with the original NP, and people listed on the GDPR approved mailing list for the Neighbourhood Plan. If you wish to make your comments on the draft policy revisions please do not hesitate to contact Tricia Cavill the Assistant Clerk by phone 01823 413524 or email assistantclerk2@westmonkton.net (Don't forget the **2**).

The Illustrated map of the Play areas and Open Spaces in the NP areas is being produced. It may even have been delivered by the time you are reading this edition of the Village News! The Map is being produced in response to your requests in the NP survey that went to all homes in the two Parishes in Nov 2019. We hope you enjoy using the map and in doing so, that you find more play areas and open spaces to enjoy, be active in and develop good mental health. Please note, government advise for the use of play equipment is to use your own sanitizer on equipment before using it.

Getting outside for exercise and mental health

Lock down and other coronavirus restrictions have changed the way we can live our lives and some of the changes have been uncomfortable. Did you know there are many play areas and open spaces in the Parish for you to enjoy free of charge? Each household will soon be receiving a free copy of the Neighbourhood Plan area map of Play areas and Open Spaces. Farriers Green Park now has an area of adult gym

equipment, as well as the children's play areas and the table tennis table (you'll need to provide your own bats and balls). If you have suggestions for further improvements or additional equipment for any of the Play areas, please contact Tricia Cavill on 01823 413 524 or by email assistantclerk2@westmonkton.net

LINK UP MAGAZINE (CHEDDON FITZPAINE PAROCHIAL AREA ONLY).

Published on Kingston St Mary website: <https://www.kstm.uk/content/linkup/index>

July 2018

The Neighbourhood Plan Delivery Group met on 30 May 2018; Kelvin Tutill agreed to act as Chairman for this group. It is thought it will meet quarterly to review large planning applications for both West Monkton & Cheddon Fitzpaine. Information was received from Ann Rhodes, TDBC NP Officer regarding how the Parishes interact with TDBC now that the NP is 'made'.

November 2019

Neighbourhood Plan Questionnaire has been sent out to all homeowners and businesses within the combined area of West Monkton & Cheddon Fitzpaine. A good response is hoped for which will determine how future Community Infrastructure Levy (CIL) money will be spent. Your views are welcomed.

February 2020

The Neighbourhood Plan review is progressing nicely based on specialist advice and the responses from the recent questionnaire. Thank you if you took part as your comments have been taken on board.

April – August – no publication for Covid 19 reasons

September 2020

It is great to report that volunteers of the Canal & River Trust have built two wooden benches which have been installed on the side of the canal between Screwfix and Swingbridge marina. Our very grateful thanks to all involved in approving, building and installing these benches, especially as there was no cost to the Parish; they have been provided to satisfy requests from the Neighbourhood Plan survey at the end of 2019. We hope everyone enjoys them.

November 2020

The Neighbourhood Plan revisions are progressing with a view to further consultation which will have more detail in the December newsletter.

February 2021

The Neighbourhood Plan Map is nearing completion, and a copy should have been posted to every house within the two parishes by early February. A great deal of thought has gone into this idea so households can see where another Play Area or Outdoor space is nearby to visit. We do hope you find it useful.

Survey to all business and residential addresses in the NP area in November 2019

Survey and the role of Sharp Cat

In 2019 Sharp Cat printed and distributed a questionnaire, written by the Clerks and approved by Parish Councils, to all premises in the NP area. The purpose of the questionnaire was to understand, primarily, residents' opinion on the sports, recreation, and open spaces in the NP area, and how the facilities were used by residents; but also, to provide information of what was available. The survey sought to understand how the Parish Councils could improve the provision of outdoor opportunities in the NP area. Returns to the questionnaire were set up so that responses could be made electronically or in hard copy. The majority of responses were electronically received, using Survey Monkey. Survey Monkey allowed data to be analysed.

The NP Map project emerged from the findings of the 2019 survey. A graphic designer was commissioned, and the NP Illustrated Map of the Play areas and Open Spaces was produced. In February 2020 the Map was printed and distributed by Sharp Cat to all addresses in the NP area circa 3500 addresses. The Map was accompanied by a covering letter which reminded all residents about the NP review that was underway and provided a link to the documents and how to make their views known. Park signage was manufactured using the Map and a locator mark for each park, play area and open space, the signs were installed by March 2020.

LETTER TO GO WITH NEIGHBOURHOOD PLAN MAP – JANUARY 2021

TO EVERY HOUSE AND BUSINESS ADDRESS IN THE NEIGHBOURHOOD PLAN AREA

Dear Residents

As you may be aware the Parishes of West Monkton and Cheddon Fitzpaine are covered by a joint Neighbourhood Plan which gained formal designation as a policy document for any new planning application within the Parishes in 2018.

In order to ensure it is up to date it was agreed to carry out a review of it in 2020 and a Neighbourhood Plan questionnaire was sent out to ask residents their views on what issues could be covered. Unfortunately, as the answers were being collated COVID 19 arrived and our ability to meet, contact various bodies, and continue a process that relied upon public and governmental input had to stop.

However, the Working Party set up by the Parishes continued to review the current policies online and combined with the chance to produce a Neighbourhood Plan Map the opportunity presented itself to maildrop all

residents to inform them of the new draft of amended policies which can form part of the necessary public consultation.

If you haven't yet had the opportunity to review the revised Neighbourhood Plan and would like to do so, please contact either of the Clerks: assistantclerk2@westmonkton.net, or clerk@cfpc.co.uk.

Once collated and further amended, if necessary, the draft has to be reviewed by Somerset West and Taunton Council, checked by an Independent Inspector, and a potential referendum may be required although as a result of the pandemic this cannot take place before May 2021 when local elections are now scheduled.

I am however delighted, following sterling work by the Parish Clerks, to send you this free map which brings together the locations of amenities, including play areas and footpaths throughout the Neighbourhood Plan area giving you the chance to perhaps explore the local environment.

I would be pleased if you could send any comments or observations you may have on the draft Neighbourhood Plan revisions to the Parish Clerks as detailed below.

Kind regards and stay safe

Kelvin Tutill - N P Chairman

Link to 2019 Survey

www.dropbox.com/s/cecxd2xz2dr59b/Neighbourhood%20Plan%20Review%20Questionnaire%202019%20final.docx?dl=0

Link to Analysis of responses

[www.dropbox.com/s/gc4d0d5nb6w9e59/NPquestionnaire%20analysis%20 nov%202019.docx?dl=0](https://www.dropbox.com/s/gc4d0d5nb6w9e59/NPquestionnaire%20analysis%20nov%202019.docx?dl=0)

The analysis of responses was adopted by both Parishes in December 2019.

Link to Map artwork

www.dropbox.com/s/5eejp40ms9fmjku/FINAL%20MAP%20V10%20Tricia%20%281%29.pdf?dl=0

After the work on the NP Map and signage was completed, another reminder was sent to the two mailing lists held under GDPR, offering a further opportunity to comment on the revisions being proposed for the WM&CF NP.

JULY 2020

COPY OF MAILCHIMP LETTER SENT TO 159 residents listed across TWO MAILING LISTS:

NEIGHBOURHOOD PLAN MAIL CHIMP

NEW BUILDINGS AND DEVELOPMENTS BUILDING LIST

We wanted to share some recent work that has been done by your NP team.

We would like to thank you for very kindly responding to the NP Survey that we sent out last year. Due to current Covid-19 circumstances there has been a delay in progress, but now we are getting back on track.

We have developed a document which just contains the WM & CF Neighbourhood Plan Policies, with original text in black and our proposed additions and amendments in blue. The rest of the content of the Neighbourhood Plan document is set to remain unchanged.

We would appreciate your comments on the emerging policies. The information to support the changes we are suggesting is based on your responses to the NP Survey, and responses from a number of informal targeted consultations with various agencies and authorities.

Please click on the link below to access the Policies:

https://mcusercontent.com/59e1f8d4750a0217803b7b84e/files/7798f3f6-af46-44a3-a421-3382bb7af6a4/NPpoliciesrevisionjune2019_edit18june2020pac.docx.pdf

We would be very pleased to receive your response by Monday 20th July 2020.

Thank you very much for participating in this update to the West Monkton and Cheddon Fitzpaine Neighbourhood Plan.

With best wishes from

Jo Pearson, Clerk, Cheddon Fitzpaine Parish

Council cheddon@live.co.uk

Tricia Cavill, Assistant Clerk, West Monkton Parish

Council assistantclerk2@westmonkton.net

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You are receiving this email because you subscribed to the West Monkton and Cheddon Fitzpaine Council Neighbourhood Plan mailing list. This list complies with GDPR rules.

Our mailing address is:

West Monkton Parish Council
2 Hill Farm Cottages
West Monkton
TAUNTON, Somerset TA28LW
United Kingdom

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Responses to this email were noted and added to the Policy Revision document

Cheddon Fitzpaine contact information

Note: Cheddon Fitzpaine Parish Clerk email address changed from Cheddon@live.co.uk to Clerk@cfpc.co.uk on 1 December 2020. Both emails were monitored.

Cheddon Fitzpaine Parish Website changed from www.cheddonfitzpaine-pc.org to cfpc.co.uk on 1 December 2020. Old website now taken down.

Critical friend review – Create Streets

In 2020, a report was commissioned from Create Streets based on an initial suggestion for MH2 (not a planning application). This information was used to inform the policy revisions especially in Housing and Recreation and Environment. Cost of the review was shared with a local residents group (Conservation of West Monkton Society – COWMS). The report was forwarded to SWTC.

Link to Create Streets 'critical friend' review

<https://www.dropbox.com/s/bapmchthc2jjhap/Monkton%20critical%20friend%20review%20Heathfield%20garden%20Town%20phase%202%20030720%20%281%29.pdf?dl=0>