



Planning Policy Team

The Deane House, Belvedere Road, Taunton TA1 1HE

Tel 01823 356484 Fax 01823 356444

email: talkingtomorrows@tauntondeane.gov.uk

www: tauntondeane.gov.uk

Neighbourhood Development Plan Area Designation

24th November 2015

Following an application from West Monkton and Cheddon Fitzpaine Parish Councils and subsequent statutory consultation of those bodies relevance to make the application and appropriateness of the proposed designation for joint the Neighbourhood Plan for West Monkton and Cheddon Fitzpaine; Taunton Deane Borough Council as the Planning Authority approves the designation as detailed below.

Relevant Bodies

Both Parish Councils are 'relevant bodies' under the Localism Act, Section 61F (authorisation to act in relation to neighbourhood areas) of the Town and Country Planning Act 1990, for the purpose of producing a Neighbourhood Plan and are therefore qualified to undertake a neighbourhood plan.

The joint application stated West Monkton Parish Council will be the lead authority for the purposes of compliance with the regulations, and administration. Cheddon Fitzpaine Parish Council provided a letter confirming this arrangement.

The Council therefore has no ruling to make in this matter and accepts West Monkton as the lead authority for the joint West Monkton and Cheddon Fitzpaine Neighbourhood Development Plan.

Neighbourhood Plan Area

Under Section 61G (meaning of "neighbourhood area") the Local Authority has considered the designated the Neighbourhood Area. The proposed Neighbourhood Area followed the joint Parish boundaries. Taunton Deane Borough Council has excluded the area within that which falls within the Staplegrove Urban Extension (also known as the North Taunton Development); and is shown on the attached map.

Reasoning:

The proportion of the area of the Staplegrove Urban Extension falling within the joint Parish boundaries is less than 7% of the total area of the Urban Extension.

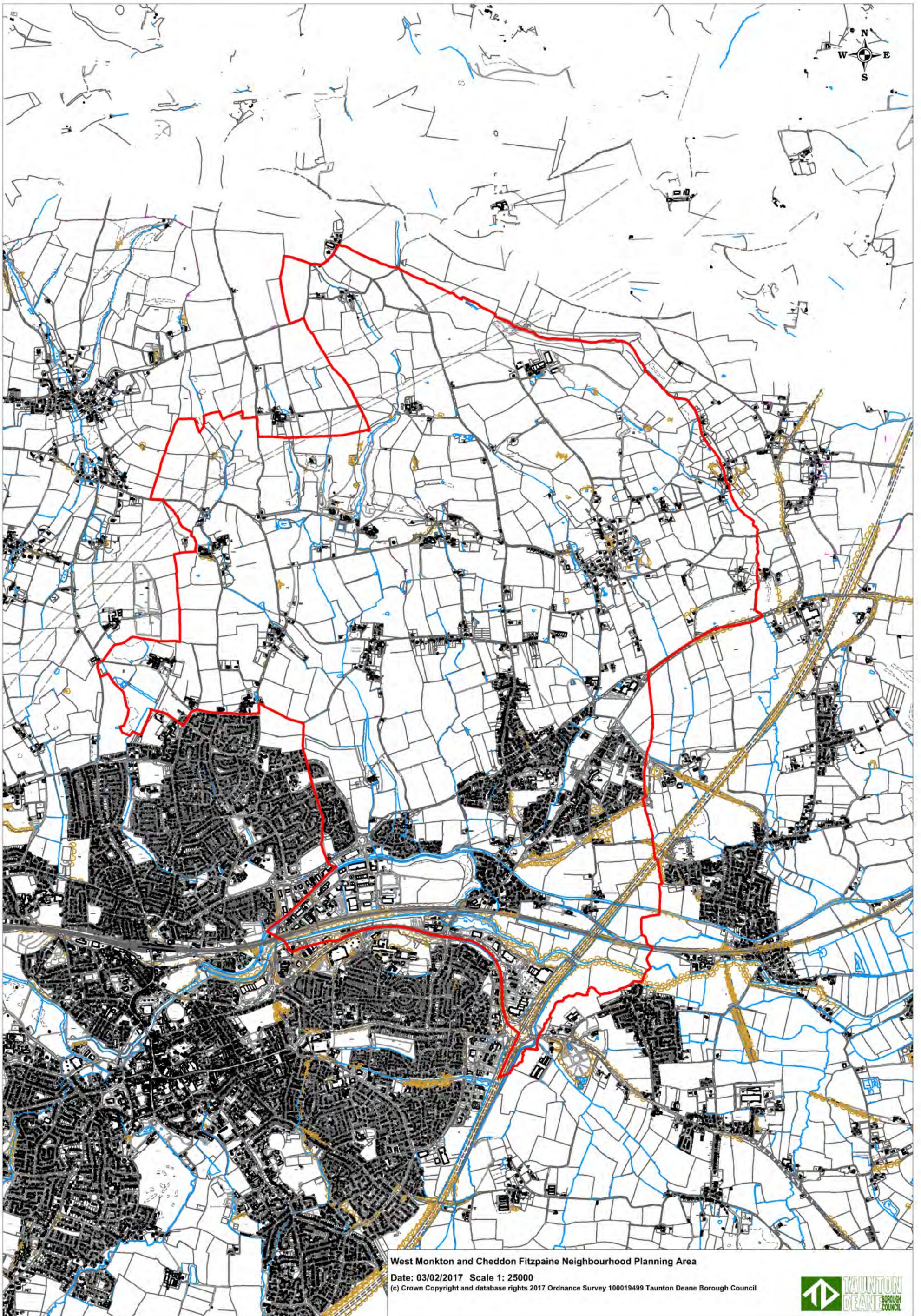
There is a masterplan for the Urban Extension which has been approved by Taunton Deane Borough Council members. This shows that of the area falling within the parish boundary over 60%, 8 ha, is proposed green space, and the remainder residential development. An outline application for the entire development area is expected imminently. This is likely to be approved well in advance of any adoption of the West Monkton & Cheddon Fitzpaine Neighbourhood Plan. Therefore the Neighbourhood Development Plans ability to influence the Staplegrove Urban Extension or qualify for the higher Community Infrastructure Levy receipts is virtually non-existent.

In contrast no masterplan has yet been progressed for the Core Strategy allocation Monkton Heathfield Urban Extension. Therefore the Parish Councils could have an adopted Neighbourhood Development Plan Document in place before approval of a

masterplan or decision on an outline application has been made, which could then inform decision-making. The Parish Councils have also indicated their intention to use the Neighbourhood Plan Process, and the higher Community Infrastructure Levy receipts an adopted Neighbourhood Development Plan brings, to provide the social and community infrastructure which supports both the new Monkton Heathfield Urban Extension and existing parish communities. The Council therefore accepts the inclusion of the proportion of the Monkton Heathfield Urban Extension which fall within the West Monkton & Cheddon Fitzpaine Neighbourhood Development Plan Area.

In accordance with Regulation 7 of The Neighbourhood Planning (General) Regulations 2012 Taunton Deane Borough Council is publicising its decision on the designation of the Neighbourhood Area and publicising the revised area for consultation.

If you have any questions in relation to this please contact the Policy Team either via; e-mail to talkingtomorows@tauntondeane.gov.uk, telephone 01823 356484, or in writing to Policy Team, Deane House, Belvedere Road, Taunton, TA1 1EU



West Monkton and Cheddon Fitzpaine Neighbourhood Planning Area

Date: 03/02/2017 Scale 1: 25000

(c) Crown Copyright and database rights 2017 Ordnance Survey 100019499 Taunton Deane Borough Council

