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SOMERSET WEST  
and TAUNTON

30 November 2021

Planning Policy  
Somerset West and Taunton Council  
The Deane House  
Taunton  
TA1 1HE

Dear Sir/Madam

**Consultation on the Revised West Monkton & Cheddon  
Fitzpaine Neighbourhood Development Plan**

I am attaching in hard copy my response to the revised Neighbourhood Plan.  
I have also submitted this electronically via email.

Yours faithfully

Alannah Hunt

# Somerset West and Taunton

## West Monkton & Cheddon Fitzpaine Revised Neighbourhood Development Plan

### PART A

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Development Plan examination. This information will not be made public and will only be used if we need to contact you.

<b>Full Name</b>	Alannah Hunt
<b>Address</b>	[REDACTED]
<b>Postcode</b>	[REDACTED]
<b>Telephone</b>	[REDACTED]
<b>Email</b>	[REDACTED]
<b>Organisation (if applicable)</b>	
<b>Position (if applicable)</b>	
<b>Date</b>	30 November 2021

### PART B

Please complete Part B to tell us what parts of the neighbourhood plan you wish to comment on. Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations at a later stage. Further submissions will be only at the request of the Independent Examiner, based on the matters and issues he/she identifies through the examination.

The majority of examinations are expected to be through written representations. However, should the Inspector decide there is a need for an oral examination, please state below whether you would like to participate.

- No, I do not wish to participate at an oral examination
- Yes, I wish to participate at an oral examination

Please note the Inspector will determine whether an oral examination is necessary. If an oral examination is required, please outline why you consider that your participation is necessary.

**Which part of the Neighbourhood Development Plan document is your representation about?**

Paragraph Number	All	Policy Reference:		Map	5
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**Do you support, oppose, and/or wish to comment**

- Support
- Support with modifications
- Oppose/Object
- Have Comments (about The Plan, Examination or Referenda)

**Please give details of your reasons for support or opposition, or make other comments here: Please be as precise as possible**

- 1 The Plan is inconsistent and inaccurate and there are too many changes in the revised plan that have not gone out to public consultation or scrutiny. Appreciate that Covid has created problems, but this is not a sufficient excuse.
- 2 The word usage is inconsistent and could be misinterpreted at a future date however someone chooses. Referring to the Change Record (p3) under 'Area Profile' it states 'To note that all Crown farms in the area have been sold'. Classified as a 'minor' change for the use of this Neighbourhood plan, land use locally will not change. But on P.19 of the NP it states 'Land use generally has not changed'. **Will Not** has suddenly become **Has Not**. A significant difference.
- 3 A new paragraph has been inserted in the Visions and Objectives (Housing Objectives) section of the NP page 37 (i). It states 'In exceptional circumstances proportionate new housing development across the neighbourhood plan area may be supported provided that it helps enable the delivery of wider community aspirations e.g. the country park of public open space or accessibility improvements or it is brought forward with community support and a comprehensive master plan'. Under the Change Record this is shown as 'minor', when it should surely be a significant change. The original NP showed Cheddon as a no go area for development, but this paragraph changes things substantially. The paragraph's text appears to be copied word for word from Rural Solutions Landscaping response and shown alongside are the words 'added to objectives'. This appears to be someone trying to push a significant change to the NP through the back door where people might not notice.

Please set out what change(s) you consider necessary to enable the plan to proceed, including any suggested revised wording of any policy or text, related to the objection you have raised. You will need to say why this change will enable the plan to proceed. Please be as precise as possible.

**What improvements or modifications would you suggest?**

1 Under Visions and Objectives, Page 37 (i) Housing Objectives, the last paragraph from Rural Solutions should be completely removed – in line with the original plan regarding no development.

2 Page 19, 2 Area Profile, in the second paragraph and the last sentence, the wording regarding the use of former Crown Farms land should be clarified and confirmed as 'Will Not Change' (not has not changed as at present).

3 The revised plan should go out for proper consultation and debate. Many parishioners of both West Monkton and Cheddon Fitzpaine are not aware of what is happening here. Everything appears to have been done online, but many parishioners are not that tech savvy, so public meetings need to be held where the full implications of the NP are explained.

4 In its present state, the NP is NOT fit for purpose and should not be adopted.

If you have additional representations this form can be reproduced for each item. Please make sure any additional pages are clearly labelled and attached.