



## 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>	Mark Durk
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<b>Postcode</b>	[REDACTED]
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<b>Organisation (if applicable)</b>	
<b>Position (if applicable)</b>	
<b>Date</b>	16 December 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 require, please outline why you consider that your participation is necessary.

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

Paragraph Number	3 (i)	Policy Reference:	Housing Obj	Map	
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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**

The Parish Councils produced a Summary of Significant changes and a Change record, to be read together.

The paragraph on page 30 is not referred to specifically in either document. The Update column in the Change record (Page 4) under Housing Objective bullet 2.4, paras 2 and 3 show , in green text ( for Significant/ substantial changes):

'Additional paragraph to include reference and detail to zero carbon housing; change in building regulations in 2022 to produce 31% less carbon emissions; 2023 Review of technical aspects of the Future Homes Standard; Country Park'.

The explanation, in column three, is 'Significant – reflects more environmental/sustainable approach to the developments in the two Parishes of the NP area'.

This makes no reference to the potentially great significance of the paragraph/ 'policy' and shows again no consideration of its potential impact on the environment or sustainability. It enables the paragraph to appear 'by stealth'. This paragraph potentially opens the door to developers anywhere in the NP area arguing they will improve public space, or whatever else, in return for support.

The parish councils have not explained the degree of change implicit within this paragraph (which reads like a policy) and local people have not had a chance to consider its implications and either give support or objection.

Many people are aware that the Parishes have been, and continue to be, working with a developer who seeks to add housing around Cheddon Fitzpaine in 'Green Wedge' and Open Countryside land. The insertion of this paragraph verbatim, on the suggestion of the developer's agents, has not been tested with local people and adds to deep suspicion. At no time since the revised draft was signed off internally (May 2021) have the Parishes made reference to the change, despite a public event with the developers and numerous Parish Council meetings and questions from parishioners.

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?**

Remove this paragraph or hold a referendum to allow local people to make a decision on the Plan based on the full facts before proceeding further.

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

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The paragraph reads  
 'In exceptional circumstances, proportionate new housing development across the Neighbourhood Plan area may be supported, providing that a) it helps enable the delivery of wider community aspirations (e.g., the Country Park) or public open space or accessibility improvements in the Parishes or b) it is brought forward with community support and a comprehensive masterplan'.

This paragraph is misplaced under (i)Housing Objective 'This objective will promote the following...'

The paragraph does not relate specifically to the objective and is has the appearance, and potential weight of, a new policy but is not presented as such. It refers to the exceptional circumstance where 'planning gain' would be supported, 'across the NP area' regardless of existing Core Strategy policies and other NP policies and objectives. It is a policy by stealth and therefore there is no Justification nor Statement of Conformity as would be required if it was included as a bona fide policy.

It contradicts other policies in the NP. For example under the Justification Housing for Policies H2 and H3 (Page 38) the Plan says 'Proposed development within the NP area is on a very large scale and therefore must be carefully planned and managed to achieve high quality design outcomes which do not swamp existing local settlements or threaten locally distinctive architectural and historic characteristics'.

Also that 'The NP questionnaire (2016) responses to question 6 confirmed a widely held view by local people that there is enough existing and planned housing development in the NP area and that existing heritage assets, such as the historic villages and rural landscape, should be protected and enhanced'.

Other policies in the Plan rely on EXISTING development plans to deliver benefits to the community, e.g. Transport Policy T1 (Page 54) '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'.

The NP's own Vision (Page 30) states 'During this period of growth historic settlements and surrounding countryside will be protected to maintain and enhance the locally distinctive characteristics of the area for future generations'.

There is no reference anywhere else in the Plan regarding the need to 'enable the delivery of wider community aspirations' or 'community support and a comprehensive masterplan' through an exceptional circumstances development approach. Even the Recreation and Environment Objectives and policies chapter (Page 75 to 162) makes no reference to enabling delivery by development in exceptional circumstances.

Given the housing policies of the Adopted Core Strategy (DM2) 'Development in the Countryside' and reinforced in the Adopted TDBC SADMP, which limit development in rural villages and open countryside this paragraph is distinctly non-conformable.

Cheddon Fitzpaine and West Monkton are characterised in the Local Plan 2024 as being in Settlement Tier 6 Villages. Cheddon Fitzpaine, in response to a question about housing distribution said ' Cheddon Fitzpaine not to take any more new housing developments over 10 properties per site'.

This paragraph is aberrant. It reads like a policy and will cause confusion and complications should development proposals come forward under its encouragement.

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?

Remove this paragraph or hold a referendum on the Plan.

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