



## 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>	Christine Cordrey
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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	P.31 of 184/1	Policy Reference:		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

Objection to the Neighbourhood Plan

2. Specific objection

The inclusion of the following para, p. 31 of 184, Objectives / i.) Housing Objective / last para  
 '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.

3. Objections are 2-fold

i) Neighbourhood Plan process  
 ii) The para Contradicts Neighbourhood Plan itself and, more importantly, is non-conformable with the Core Strategy and TDBC's adopted SADMP.

4. Neighbourhood Plan Process

The above paragraph has been inserted only at this revision stage & submitted to SWaT for Consultation. There has been no indication of such a paragraph or intent earlier in the process and therefore parishioners have been unaware of it until now and may still be unaware of its inclusion, as it is not indicated in any way to suggest that it is a change from the previous draft.

Despite its obvious significance if it were to be included, this para. is not highlighted in the Change Record, nor identified as Significant / Substantial, nor highlighted by a change of text colour and therefore is effectively 'concealed' within unaltered text, which would readily be missed by anyone looking for the changes in this draft document.

It is not an Objective, even though it has been included as such. It is, in reality, a Policy in all but name. Policies require justification. None have been included for this para. which is a significant change from the previous consultation draft.

This paragraph was submitted by Rural Solutions Landscaping, acting on behalf of a developer, in response to the earlier consultation. The developer is wanting to build houses in open countryside in and outside the village of Cheddon Fitzpaine and on land adjacent to Maidenbrook Country Park, in return for benefits for the Country Park. The Parish Councils and the developer have been in negotiations for many months prior to this current draft being submitted to SWaT for consultation. In spite of this, the para. in question has been included in the Neighbourhood Plan verbatim from RSL, without any justification being given within the Plan, which the PCs have provided against other responses from developers. Parishioners in Cheddon Fitzpaine and West Monkton have been given no opportunity to comment either on this aspect of the Neighbourhood Plan, nor of the Parish Councils relationship with this developer in order to achieve what they erroneously perceive as 'planning gain'.

Inclusion of this paragraph, alongside the PCs collaboration with this developer, would make it impossible for the PCs to be objective when a planning application is submitted.

The wording of the paragraph is ambiguous 'exceptional circumstances' / 'proportionate' / 'community aspirations' are all unqualified words or terms. However, it would have wide ranging implications across the 2 parishes in the future, opening the door for any developer proposing development on green field sites or open countryside. The PCs have been so focused on achieving their aspirations for the Maidenbrook Country Park by supporting and seeking to enable significant inappropriate development in open countryside through the inclusion of this paragraph, that the wider ramifications across the Plan area do not appear to have been considered at all.

5. Non - conformity with Local Planning Policies

i. Core Strategy Policy CP8 (Environment).  
 Maidenbrook Country Park and all the land to the north of it up to Cheddon Fitzpaine is designated as 'Green Wedge' for green infrastructure. Villages including Cheddon Fitzpaine will retain settlement boundaries and have no further allocations

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?

For the reasons given above, the paragraph should be removed from the Neighbourhood Plan in its entirety and the parishes given the opportunity to be consulted in full on such a significant proposal to change the direction of the Neighbourhood Plan, through a referendum.

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