

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.

Full Name	Andrew Stickler
Address	[REDACTED]
Postcode	[REDACTED]
Telephone	[REDACTED]
Email	[REDACTED]
Organisation (if applicable)	
Position (if applicable)	
Date	16th 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 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	3.i	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

Disputed paragraph (on page 31 of <https://www.somersetwestandtaunton.gov.uk/media/2933/wmcf-neighbourhood-plan-revised.pdf>):

"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".

My main objection is that point a) implies that support for planning permission for housing might be given if the developer offered community benefits. This might carry weight in the planning review process and could be constituted an unlawful inducement.

My second objection is that this is a new paragraph, proposed by a developer who has a vested interest in new residential development on land in Cheddon Fitzpaine near to the current Country Park and who have suggested an extension to the park including facilities such as a cafe and observatory that are totally unsuitable for the Country Park's purpose and location. The Country Park reference is irrelevant, as this land has already been acquired and is sufficient for its main intended purposes.

My third objection is that this paragraph reads like a policy statement but has not been included in the policy section, however its presence in the plan could still be used as an implication of policy. Such changes to policy should undergo considerably more scrutiny and even be subject to a referendum.

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 the paragraph or reword to exclude any residential development in open countryside.

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