



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	Helen 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 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:		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

Here is the paragraph I am objecting to (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 objections:

1. It is not made clear what constitutes "exceptional circumstances" or "proportionate new housing" actually means and therefore this could be open to interpretation.
2. Due to the vagueness of these terms, the paragraph may be used to give the go-ahead to future planning applications to build on open countryside within Cheddon Fitzpaine where "benefits to community" and "delivery of wider aspirations" can be argued to be in agreement with the development plan.
3. This paragraph has been proposed by a developer (as detailed in the list of amendments) who has a vested interest in building on open space land in Cheddon Fitzpaine and therefore stands to gain from this amendment.
4. The Country Park should not be "enabled" by the development of new houses, this is not lawful. Land for the Country Park already exists.
5. This paragraph clearly supports the building of houses on open countryside which is in direct contradiction to the ethos of the Cheddon Fitzpaine Development Plan which should be to preserve the heritage status of the village.

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 be consistent with the ethos of the Cheddon Fitzpaine neighbourhood plan, specifically excluding any residential development in open countryside so preserving the heritage status of the village.

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