



## 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>	Dr Malcolm [REDACTED] Lown
<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>	17/12/21

### 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	Page 31	Policy Reference:		Map	
------------------	---------	-------------------	--	-----	--

**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**

I wish to object strongly to the inclusion of a particular paragraph that has been added to the NP. This paragraph is at the bottom of page 31 (page 37 of the revised pdf version) at the end of Housing Objectives , and begins In exceptional circumstances, proportionate new housing development across the Neighbourhood Plan area may be supported . I wish to object to its inclusion in the NP for 2 main reasons.

1) This addition comes from Rural Solutions(RS), who are a specialist company in obtaining planning in AONB, and are engaged by a potential developer in the area. In Jan 2020 a SWaT preplanning discussion poured cold water on a pre planning application by the PCs, and quoting from the WMPC minutes 'It was felt that the Planners considering the pre-planning application advice were working to Policy, and not towards this unique opportunity'. Which is exactly what they are paid to do. As a result of that, the paragraph was inserted to try and overcome the difficulties, and ease a future planning application. Surely, this cannot be right. Changes to a planning policy coming from a developer? This would be like asking the foxes to comment on the security of the hen coup. RS knew that they would be submitting plans in the near future for some housing and see this paragraph as a convenient loophole .

2) Cheddon is not a sustainable development. It has many listed buildings, a 13th century church and a 500 year historic link with Hestercombe. As a consequence of this on page 30 of the NP it states (page 36 of the pdf revised plan) During this period of growth, the historic settlements and surrounding countryside will be protected to maintain and enhance the locally distinctive characteristics of the area for future generations. The inclusion of the paragraph directly contradicts this policy/and should therefore be removed or at the very least rewritten.

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?**

Removal of the the paragraph as stated above or rewritten.  
 WHY? The removal of the offending paragraph would help to reassure local residents there is no colusion between a potential developer and the elected local officers.

After taking legal advice the following revision and rewriting of the paragraph would be acceptable:-

"Where it has been demonstrated that there is an existing shortfall in publicly-available recreational space within the vicinity of a proposed development, such development will be required to make a proportionate contribution towards the delivery of such publicly-available recreational space. Development which is proposed within the existing countryside will not be permitted to make such a contribution, as such development would itself be unacceptable in planning terms due to its location within the 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.