



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.

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Organisation (if applicable)	CPRE Somerset
Position (if applicable)	Planner
Date	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	Section 3	Policy Reference:	Vision/Objs	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

CPRE Somerset is concerned by an unnumbered paragraph which was added into the revised NDP on p.31 in Section 3 'Vision and Objectives', under Housing Objectives: ' In exceptional circumstances, proportionate new housing across the Neighbourhood Plan area may be supported, providing that a) it would enable the delivery of wider community aspirations (eg the Country Park) or public open space or accessibility improvements or b) it is brought forward with community support and a comprehensive masterplan'.

The Trustees of CPRE Somerset are opposed to development within the rural setting of Cheddon Fitzpaine's conservation area beyond the settlement boundary. Brochures have recently been circulated in Cheddon Fitzpaine by a Swiss based company 'Somerset Global Investments' and its agent 'Rural Solutions Ltd' proposing such harmful development in exchange for land to enable an extension of the country park.

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?

CPRE Somerset does not agree that an extension of the country park would constitute 'exceptional circumstances' which would justify development within the setting of the CF conservation area. The brochure circulated by Somerset Global Investments is entitled 'Maidenbrook Country Park and Glebe Farm'. It indicates that some land from the farm would be donated to extend the country park, as part of a scheme to build 4 'rural housing schemes' in locations adjacent to or within the near vicinity of the conservation area (see p.25 of the brochure showing a satellite image of the village with the schemes super-imposed). We understand from residents that the agent Rural Solutions Ltd proposed the wording of the new paragraph.

We consider that this proposed paragraph is vaguely worded and does not add anything of substance to the document as a whole. Furthermore, it could be interpreted as a way to undermine the commitment, expressed elsewhere in the Visions and Objectives section of the document, to protect the historic settlements. We respectfully request that it should be removed.

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