

APPENDIX 1

MENDIP DISTRICT LOCAL PLAN 2006-2029

PART II SITES AND POLICIES

PROPOSED CHANGES TO THE PRE-SUBMISSION PLAN

RECOMMENDATIONS TO COUNCIL

17TH DECEMBER 2018

Introduction

This schedule contains the Council's proposed changes (modifications) to the written statement and policy maps to the Mendip Local Plan Part II 2006-2029 (the draft plan). It follows consultation on the Pre-Submission Plan held in January and February 2018. Modifications do not automatically replace the pre-submission plan policy and text and are submitted alongside the draft plan.

Revisions before submission

This schedule includes the **substantive modifications** where recommendations to Council involve significant changes to development policies, site allocations, dwelling numbers and key parts of the written statement. The schedule indicates where there may be further changes resulting from stakeholder discussions before submission. The final schedule will also be updated with consequential changes. Minor changes (MC) will be compiled separately. These include corrections, clarifications and factual changes and essentially must be non-controversial as they are not considered at examination.

Format and Order of Proposed Changes

Changes are shown in the order they appear in the Pre-Submission Plan. However, for the benefit of Council, policy map changes for Local Green Spaces and Employment sites are shown at the end of the document to match with the published 'bundles' of maps on the agenda. These will be placed in Plan order before submission.

Consultation on Proposed Changes

Proposed Changes are not subject to formal consultation stage before submission. However, Cabinet has indicated that additional responses on proposed changes will be accepted by the Council and submitted with the representations. The deadline for written responses is Monday 14th January 2019. These can be sent to the Council offices or to planningpolicy@mendip.gov.uk

Pre –Submission Representation References

These can be viewed on the Mendip website. Those changes marked MDC relate to Council changes.

<http://www.mendip.gov.uk/article/5453/Local-Plan-Part-II---Pre-Submission-Representations>

Format aaa--bbb-cc (aaa) is the representation number, (bbb) is the respondent/company ID), (cc) is an individual issue raised

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Mod Ref	Section Page	Para Policy Table	Modification Proposed	Reason for Change	Relevant Representations	Map Ref
Written Statement Sections 1-9						
PC1	S1-9 P7	2.2	Delete first two sentences and replace with “A revised NPPF was published in July 2018. Local Plan Part II is being submitted under transitional arrangements.”	Updating to reflect publication of revised NPF	MDC	
PC2	S1-9 p11	3.19	Replace second and third sentences to read: “The allocations identified in Local Plan Part II (including the Street Future Growth Area) could contribute 677 affordable homes. 1,101 affordable homes have been completed since 2006 (to 2018). The housing trajectory which includes sites allocated in this plan, together with existing and potential commitments should provide around 1,300 affordable homes to the end of the plan period in 2029 and 1,425 dwellings over the next 15 years. Additional affordable homes would also be expected from windfall sites.”	Updating of affordable housing estimates to reflect current (2018) housing trajectory.	MDC	
PC3	S1-9 p15	3.57	Delete para 3.57 and replace with “ A Future Growth Area is identified in Street north and south of the adopted strategic site identified in Local Plan Part I. This is to provide flexibility in determining the extent of development and strategic open space which will come through masterplanning work” “	To provide clarity on the purpose of FGA at Street and following changes to Policy WL5 – where site boundaries are known.	MDC	

PC4	S1-9 p15	3.58	Delete para 3.57 and replace with “The Future Growth Area in Frome identified in Local Plan Part I is not being retained and will be re-assessed as part of a town-wide options in the single Local Plan Review.	Clarification on the status of Future Growth Areas in Local Plan Part 1	MDC																																																																																													
PC5	S1-9 p16	Table1	New Table 1 as set out below	Revised table to reflect proposed changes and incorporating Future Growth Areas.																																																																																														
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PC6	S1-9 P17	Table 2	New table 2 as set out below	Revised table to reflect proposed changes. Reduces the total dwellings allocated from 270 to 255.																																																																				
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PC7	S1-9 P17	Para 3.64	Delete para 3.64 and replace with Land at Saxonvale has recently been acquired by the Council. Mixed-use redevelopment proposals are expected to come forward in early 2019.	Updating																																																																				
PC8	S1-9 P18	Para 3.66	Para 3.66 - Update first sentence Replace "1,497 with "1,659" Delete second sentence	Follows updates to Tables 1 and 2																																																																				
PC9	S1-9 P18	Para 3.67	Delete third & fourth sentences and replace with: "These total 10,987 dwellings which equates to a 14% uplift over the minimum district	Consequential change to updating Table 3																																																																				

			requirement of 9635 dwellings in Local Plan Part 1.”																																																					
PC10	S1-9 P18	Table3	Revised Table 3 as set out below	Replace and update Table 3 table to show dwelling delivery and commitments and to remove windfall allowance. This change clarifies the level of ‘planned growth’ from housing allocations in Local Plan Part I and II.																																																				
			<p>Table 3: Summary of planned growth 2006-2029</p> <table border="1"> <thead> <tr> <th>Dwellings</th> <th>Completions 2006-18</th> <th>Sites with Permission</th> <th>Part I Plan Allocations</th> <th>Part II Plan Allocations*</th> <th>Planned Growth</th> </tr> </thead> <tbody> <tr> <td>Frome</td> <td>1348</td> <td>702</td> <td>0</td> <td>760</td> <td>2810</td> </tr> <tr> <td>Glastonbury</td> <td>636</td> <td>222</td> <td>0</td> <td>167</td> <td>1025</td> </tr> <tr> <td>Street</td> <td>793</td> <td>77</td> <td>300</td> <td>407</td> <td>1577</td> </tr> <tr> <td>Shepton Mallet</td> <td>713</td> <td>192</td> <td>580</td> <td>0</td> <td>1485</td> </tr> <tr> <td>Wells</td> <td>632</td> <td>704</td> <td>0</td> <td>325</td> <td>1661</td> </tr> <tr> <td>Villages & rural</td> <td>1509</td> <td>665</td> <td>0</td> <td>255</td> <td>2429</td> </tr> <tr> <td>Total</td> <td>5631</td> <td>2562</td> <td>880</td> <td>1914</td> <td>10987</td> </tr> </tbody> </table> <p>* Includes Saxonvale (FR1) and Land west of Brooks Road (ST3)</p>				Dwellings	Completions 2006-18	Sites with Permission	Part I Plan Allocations	Part II Plan Allocations*	Planned Growth	Frome	1348	702	0	760	2810	Glastonbury	636	222	0	167	1025	Street	793	77	300	407	1577	Shepton Mallet	713	192	580	0	1485	Wells	632	704	0	325	1661	Villages & rural	1509	665	0	255	2429	Total	5631	2562	880	1914	10987		
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PC11	S1-9 P18	Para 3.68	Delete Para 3.68 and replace with additional text covering windfall estimates to read. “In addition to planned growth, the Council expect around 1100 dwellings to come forward over the remainder of the plan period to 2029”	Original para 3.68 is not needed as this information is already covered in para 3.19. Further explanation on approach to unplanned growth (windfall) will be added before submission in the updated background paper.	MDC																																																			
PC12	S1-9 P19	Table 4	Revised Table 4 as set out below	Revised table to reflect proposed changes in Table 3 and current housing trajectory as at 1 st July 2018	MDC																																																			

Table 4: Planned uplift from settlement requirements in CP2

	CP2 Minimum Requirement 2006-2029	Planned Growth 2006-2029*	Change from Policy CP2
Dwellings			
Frome	2300	2810	22%
Glastonbury	1000	1025	3%
Street	1300	1577	21%
Shepton Mallet	1300	1485	14%
Wells	1450	1661	15%
Villages & rural	1780	2429	36%
Total	9635	10987	14%

* Completions/Commitments and sites allocated in Local Plan Parts I & II

Section 4 Employment Land

PC13	S1-9 P22	Para 4.13	Delete para 4.13 and replace with “Outside the Town Centres the main employment and commercial areas in the district total round xxx Ha. Established employment and commercial areas are listed in section 13. xx Ha of land are mixed use estates or premises with xxx (xx%) associated with a single company occupiers” To be updated before submission	To update the plan to reflect monitoring of employment land and premises.		
MC	S1-9 P23	Table 6	In Frome column , change “5.6” in row - promoted land allocations in LP2 to “5.9”	Minor Change - Correction to table to match Table 5		

Section 5 Open Space

PC14	S1-9 P24	5.3	Amend Para 5.3 to read “ The Council has undertaken a review of all open spaces in the Part I Plan designated under	To clarify the status of sites designated as OALS in Local Plan Part 1 and update the plan to	MDC	
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			Development Policy 2: Open Areas of Local Significance. Additional sites promoted through the consultation process were also assessed and a number of LGS have been designated across the district. <i>Where Open Areas of Local Significance Sites do not meet the criteria for designation as LGS, they have been deleted from the plan.</i>	ensure it complies with NPPF guidance on Local Green Spaces.		
PC15	S1-9 P24	5.9	Amend last sentence of Para 5.9 to read: "The deleted areas will be shown in a schedule of changes to the adopted policies map"	Clarification	MDC	
Section 6 Self & Custom-Build Housing						
PC16	S1-9 P32	After Para 6.4	Additional text after Para 6.4 - see below		MDC	
			<p>(New Para 6.4a)</p> <p>Monitoring of small sites indicates there is a significant number of self/custom build projects in Mendip, particularly involving replacement dwellings or conversions of rural buildings. However these are generally plots or development opportunities which are not affordable to households on the self build register. Opportunities to use the Council's own land are limited. There is no general exception policy to permits self build dwellings in open countryside.</p> <p>The Council will support this sector through:</p> <ol style="list-style-type: none"> (1) Encouraging proposals on allocated and windfall sites to include custom-build properties or serviced plots (2) Allocation of site FRO004 in Frome for self-build (3) The identification of specific sites for plots through forthcoming part 1 review and a call for sites (4) The introduction of an additional affordable housing policy (DP24) to encourage self-build homes for local people in housing need in rural parts of the District. <p>(New Para 6.4b)</p> <p>The purpose of DP24 is to meet a specific need to deliver rural affordable housing for those that cannot otherwise afford to live in areas where they have a strong local connection. Self-build provides a mechanism for applicants to build their</p>			

			own affordable home. In common with rural exception site policy (DP12), plots will need to be offered at a discount but DP24 sites will be for home ownership rather than rent.			
PC17	S1-9 P32	6.6	Revise para 6.4 to read: “A site is allocated for self-build development in Frome (FRO004).	Follows changes to deletion of FRO061 from Proposed Changes (PCxx) and revisions to Policy STR03 (PCxx)	MDC	
PC18	S1-9 P33	Policy DP24	Revisions to Policy as set out below	To reflect representation responses as discussed in the revised Topic Paper	Add References	
			<p>Under Eligibility – delete policy text and replace with</p> <p>Applicants must demonstrate to the satisfaction of the Council that they are in housing need and are unable to identify or afford a suitable alternative home currently available for sale on the open market in the local area or within 5km of the proposed site (excluding major settlements). Applicants must also demonstrate a strong local connection to the settlement.</p> <p>Under Location – delete policy text and replace with</p> <p>Exception sites must be demonstrably part of, or adjacent to, a recognisable named settlement. It does not apply to the main towns. Sites that do not lie in a settlement, constituting isolated or sporadic development, or which would adversely affect an AONB, landscape character, local historic or rural character (for example due to an elevated, exposed or other prominent position) are not considered acceptable.</p> <p>Under Design and Scale bullet point 1 - change "100" to "140"</p> <p>Under Future Occupation Delete following from policy text .“e.g. with resale values restricted to 60% of open market value.”</p>			

Section 7 Employment Land						
PC19	S1-9 P34	7.2	Revise Para 7.2 to read: “Policy DP25 is intended to give weight to retaining and expanding a mix of job opportunities on individual sites and clusters of business premises, support co-ordination, investment and maintain their vitality. The established employment areas include a range of uses (industrial, commercial, sui generis and retail) but exclude freestanding supermarkets. Specific redevelopment proposals will be assessed against Local Plan Part 1 Policy DP20 The Established employment sites are part of the Council’s Employment Land Strategy referred to in Local Plan Part 1 - Core Policy 3”.	In response to representations to clarify the intent of Policy DP25	339-478-1	
PC20	S1-9 P34	After Para 7.3	Add new text after Para 7.3 to read: (Para 7.3a) 2A number of rural sites in environmentally sensitive locations – mainly connected with peat, biofuels and wood processing activities - are not identified. In these cases the Council will seek to work with landowners and operators to promote and encourage sustainable and appropriate uses”.	In response to representations that rural sites should not be excluded from established employment areas	563-3029-1 574-6503-1 592-6516-1 597-6520-1	
PC21	S1-9 P34	After Para 7.4	Add new text after Para 7.4 to read: The Council expects that Future Employment Growth Areas identified in than plan and other	In response to representations to refer to the need for Future Employment sites to take into account environmental amenity to they are in rural locations	692-6579-2 339-478-1	

			proposals should come forward through development briefs or masterplans. These will need to take into account the environmental and amenity policies in Local Plan Part 1 (including noise and air quality). Development should not be based on development proposals which are 'town centre' uses.			
PC22	S1-9 P35	Policy DP25	In line 2 add the word "jobs" before premises and infrastructure	Policy clarification	MDC	
PC23	S1-9 P35	Policy DP25	Amendments to lines 2 and 3 Future Employment Growth Areas are identified on the policies map to support the employment land strategy and the Council's Economic Development Objectives. The Council will support additional sites in the following locations..... The release of land in identified Future Employment Growth Areas and new proposals will be supported where they:			
Sections 8 & 9 Green Belt/ Implementation - There are no Proposed Changes to these sections						

Section 10 : Housing and Employment Allocations – Mendip Towns						
Frome						
MC	S10 P4	10.1.8	Line 3 - Replace '174' with '250 (excluding Saxonvale)'	Updating		
PC24	s10 p4	10.1.10	Revision to 2 sentence of para Delete and replace second sentence with "A site is also allocated for self and custom-build development in response to the aspirations of the neighbourhood plan and work by the Town Council to demonstrate local demand for this type of housing.	Change following deletion of allocation FR6 -		
PC25	S10 P4	10.1.12	Revisions to list of allocations as set out below adding site FR3a	Changes following merging of allocations FR2, FR3 and FR4 as site FR3a and deletion of site allocation FR6		
			<p>10.1.12 The following sites are allocated for development under the following polices:</p> <ul style="list-style-type: none"> ● FR1 - Saxonvale (HELAA site FRO009) – Mixed use ● FR2 – Land E and W. of Sandy’s Hill Lane (HELAA site FRO152) – Mixed use ● FR3 – Land at Keyford Field (HELAA site FRO001) – Housing ● FR4 – Land South of Keyford Field (HELAA site FRO150a) – Housing ● FR5 – Land East of The Mount (HELAA site FRO150) – Housing ● FR3a – Land South of Little Keyford and The Mount (HELAA site FRO001, FRO150 and FRO150a) -Housing ● FR6 – Land at Innox Hill (HELAA site FRO061) – Self & Custom-build Housing ● FR7 - Land at Little Keyford (HELAA site FRO004) – Self & Custom-build Housing ● FR8 - Marston Gate (HELAA site FRO012M) - Employment 			
PC26	S10 P5	10.1.15	Frome; designate St Johns Churchyard as LGS Add bullet point to list to read "LGSFRO024;St Johns Churchyard"	This site makes an important contribution to the character of this part of Frome and is used for informal tranquil recreation. LGS designation will protect the openness of the	710-3092-8	G2

				site, in addition to the heritage value which is protected by listing of the monument and the church and conservation area status. It should be designated LGS.		
PC27	S10 p8-10	Policy FR1	Revisions to Policy FR1 Saxonvale as set out below	Updating to Plan and revision to allocated area to show a revised development boundary of land in Council ownership and Frome TC. Clarification to bullet points in policy which draw on key elements from design brief.		H1 H2
			<p>Context</p> <p>Para 2 - Delete “Work to secure development of the site has been ongoing for many years” and replace with</p> <p>The development area has been revised based on land now in public ownership and the Council will be working to secure early redevelopment. The site is allocated for a mixed use neighbourhood including flexible commercial/employment space, high quality public realm, homes for all ages and parking. The mix of uses will be determined through masterplanning work but could be expected to deliver at least 250 homes. The masterplan should draw on the Planning Brief and Design Code adopted by the Council in 2005.</p> <p>FR1 falls within a wider redevelopment area identified in Local Plan Part 1 (CP6c) Masterplanning and submitted proposals should facilitate a seamless transition from the existing town centre and demonstrate that proposals will not create a competing or isolated destination.</p> <p>Delete wider development area shown on page 10 of Pre-submission map and replace with maps showing revised boundaries</p> <p>Frome Saxonvale (Site FR1) In Policy bullet point 1 replace 5.49 Ha with 4.6 Ha</p> <p>Delete bullet point 5 and replace with “Proposals should demonstrate how they will effectively integrate with the town centre ”</p>			

			<p>Delete bullet point 3 and replace with “A high quality of design will be expected, complementing Frome’s distinctive character and drawing on previous briefs and codes for the site.</p> <p>Delete bullet point 6 (repetition)</p> <p>Bullet Point 9 - replace “appropriate” with “ A high quality public realm including...”</p> <p>Delete bullet points 11, 12 and 13 and replace with “Replacement public car parking should be provided in any scheme to be managed as part of the town centre car parking”</p> <p>Delete bullet point 14 and replace with The scheme should enhance and optimise the use of the Frome River Corridor including the designated Local Green Space and provide a new footbridge on the northern boundary to Willow Vale.</p> <p>Delete bullet point 17 “Proposals should create a permeable and highly accessible development with priority for pedestrian and cycle routes and access to public transport”</p>			
PC28	S10 P11	Policy FR2	Frome FR2 – Land N and S of Sandys Hill Lane	Revisions to improve the clarity of the policy and give greater weight to the connectivity of the site.	MDC	
			<p>Delete bullet point 2 and replace with 2.Proposals should be designed sensitively to preserve and enhance the significance and setting of heritage assets</p> <p>Delete bullet point six and replace with 6. Opportunities should be taken to maintain and enhance biodiversity and create green links to surrounding countryside.</p> <p>Delete bullet point 7 and replace with The site should provide 1.27 Ha of replacement habitat on the land north of Sandys Hill Lane and 0.55 Ha on land south of the lane</p>			

			Delete bullet point 11 and replace with 11. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network and have regard to vehicular links to maximise opportunities for sustainable travel.			
PC29	S10 P13 – P17	Policy FR2, FR3, & FR4	Delete Policies FR3, FR4 and FR5 and replace with a single allocation Policy FR3a Land south of Little Keyford and The Mount - PC30	Revisions to support a ‘masterplanned approach’ to development in this location and to prevent ‘field by field’ development		
PC30	After S10 P12	New Policy	Revised policy , allocation boundary and supporting text (shown below	As above	MDC	H3
			<p>FR3a: Land South of Little Keyford and The Mount (HELAA site FRO150, FRO150a and FRO001)</p> <p>Context The development allocation comprises three fields totaling 10 Ha adjoining the B3092. Parts of the site are close to the skyline and extend onto sloping land.</p> <p>Landscape & Ecology There is potential for development to impact on the skyline and development will need to take into account where the allocation extends onto the southern slopes. Local habitats comprise semi improved grassland and arable land. The allocation is within Band C of Mells Valley SAC. There is potentially a good diversity of bats including common and soprano pipistrelle, serotine, noctule, lesser horseshoe and the rarer barbastelle and greater horseshoe are</p>			

		<p>potentially present at low density. Barn owls, a Schedule 1 and s41 bird, may hunt over the site. Collectively, around 1.54 ha of replacement habitat should be provided.</p> <p>Heritage Whilst the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.</p> <p>Drainage A masterplanning approach should be taken to provision of drainage infrastructure. It is likely that foul water flows will need to be pumped to the existing sewer network.</p> <p>Highways A masterplanning approach should be taken to provision of infrastructure for this and adjoining sites, including those east of the B3092. Access points will need to meet highway standards. Footway linkages will need to be considered as well as sustainable transport measures.</p> <p>Policy FR3a : Development Requirements and Design Principles</p> <ol style="list-style-type: none"> 1. Up to 290 dwellings making provision for affordable housing in line with relevant policy. 2. The site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site’s sensitive hilltop and any design should take account and utilise long range views and provide an appropriate the setting of the town. 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this edge of town location. 4. New development should reflect the local materials and style. 5. The site should be designed to safeguard the amenity of nearby residential properties. 6. Opportunities should be taken to maintain and enhance biodiversity as part of comprehensive master planning. 7. At least 1.32 ha of replacement habitat should be provided across the site. This should be well planned as part of a comprehensive approach and should create green infrastructure links to surrounding land and features.
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			8. A comprehensive approach should be taken to provision of infrastructure for the whole allocation. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network and have regard to vehicular links to maximise opportunities for sustainable travel.			
PC31	S10 P18	FR6	FR6 – Land at Innox Hill Delete allocation	The draft allocation promotes this site for an ‘exemplar’ self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the ‘exemplar’ scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. Although self and custom build is strongly supported by the Town Council, they have objected the suitability of this site. Deletion of this site would also accord with the sustainability appraisal assessment	numerous	H4
Glastonbury						
MC	S10 P24	10.2.6	In line 2, replace 880 dwellings with 858 and ‘120’ with ‘152’. Add ‘(See Table 3) at end of sentence	Updating		
PC32	S10 p24	10.2.7 & 10.2.8	To be updated to reflect revisions to Policy GL4			
PC33	S10 P25	10.2.10	To be updated to list additional LGS sites	See LGS section of this schedule		
PC34	S10 P31	Policy GL2	Glastonbury Policy GL2 Allotments, Lowerside Lane	Correction from Glastonbury Town Council that open space at Uppingstock farm has not yet been transferred to them and that an	025-3012-2	

			Delete last sentence from context section and replace with “ Alternative provision will be made to ensure the loss of allotments is mitigated”	alternative site would be used for replacement allotments		
PC35	S10 P33	Policy GL3	Glastonbury Policy GL3 Amend bullet 2 of the policy to read "The site should be designed sensitively to preserve and enhance the significance and setting of the site and heritage assets in the vicinity".	To reflect representations from English Heritage	379-1798-3	
PC36	S10 P34 & 35	Policy GL4	To include the Avalon car repair garage to the rear of the Lintells Garage Site and increase the combined dwellings to 25. See changes to existing Policy GL4 below	This represents a logical extension to the housing allocation and this also corrects an over-estimate of the number of dwellings on the original site which is 0.08 Ha rather than 0.8 Ha. The existing occupier has an alternative site with permission for showroom and workshops.	294-6291-1	H5
			<p>Amend title of policy GL4 from “Lintells Garage, Wells Road” (HELAA Site GLAS055) to</p> <p>GL4: Lintells and Avalon Garage , Wells Road (HELAA site GLAS055)/ GLAS121</p> <p>Context The site is 0.6ha and comprises a garage and separate car repair workshop to the rear. It is well integrated with the existing urban form and lies in close proximity to bus stops on Wells Road and within reasonably close proximity to the town centre and amenities. Well-designed redevelopment of this site could enhance the street scene. The site is designated as contaminated land and noise mitigation measures will need to be considered as the site adjoins a haulage yard.</p> <p>Delete Bullet Point 1 - Replace “up to 8 Dwellings” with Up to 25 Dwellings</p>			

PC37	S10 P34 & 35	Policy GL5	Glastonbury Policy GL5 land at Morlands Delete from bullet point 1 “and/or an emergency services hub” Delete from point 2 Wider use of the site would require a sequential assessment Add comments from Environment Agency on opportunities to enhance biodiversity	To update the potential use of the site and to provide certainty on the developable area in light of the sensitivity of this site in the Habitat Regulations Assessment	687-6574-7	
Street						
MC	W10 P38	10.3.7	Replace 2 nd sentence 793 homes were completed to March 2018 and total planned supply is 1,170 leaving a residual of 130 dwellings against the Plan Requirement (see Table 3)	Updating and changes following revisions to capacity of allocated strategic site	MDC	
PC38	S10 p39	10.3.14	Revisions to para 10.3.14 to reflect HELAA site STR104 , Middle Brooks	Limited change to development limit around existing gardens	184-6225-1	H6
PC39	S10 p43	Policy ST1	Land West of Somerton Road Delete bullet point 1 of policy and replace with “ 1. Up to 280 dwellings making provision for affordable housing in line with relevant policies.	The site has been consistently promoted for 280 rather than the 200 dwellings in the draft plan The lower figure represents a density of 17 dph – which is well below the Councils approach on other sites and would not represent making the best use of available land Change also deletes the requirement for custom-build on the site. This would be difficult	599-1542-2	

				to support given limited level of demand on the register.			
PC40	S10 P43	Policy ST1	Land West of Somerton Road <i>Delate bullet point 3 and replace with “Proposals should preserve and enhance the significance and setting of heritage assets in the adjoining Street Conservation Area”</i>	Revision in policy to be compliant with the NPPF and Local Plan Policy DP3	599-1542-4,5,6		
PC41	S10 P47	Policy ST3	Changes to clarify expectations and role of the Future Growth Area (FGA) as set out below	Changes to improve intent and clarity of the Plan in relation to this site and role of FGA. Updating in light of preliminary results of wildlife surveys. Further changes may be made to policy and identified area in consultation with stakeholders before submission and to reflect final ecology report			
			<p>Delete <u>context</u> section and replace with:</p> <p>“Land to the west of Brooks Road is allocated as a strategic housing allocation in Local Plan Part 1 (CP8b). The future growth area (FGA) comprises land to the north, south and west of the allocated land and is intended to provide flexibility in the masterplanning of the area.</p> <p>Land in the designated Growth Area will be expected to make provision for a road link to the A39, buffer areas to sensitive habitats, landscaping and provision of strategic accessible greenspace/ green recreation uses. Additional housing may also be suitable on the northern part of the FGA and around Eastmead Farm. Development to the south of the adopted allocation may be limited due to ecological constraints and the need to maintain green links to the SSSI (Walton and Ivythorn Hill) 700m to the south.</p> <p>Additional housing development is dependent on the masterplanning of the wider site and provisionally might be expected to provide around 100 dwellings in addition to the adopted allocation of around 300 dwellings).</p> <p>Under Ecology heading Delete 1st sentence and 2nd para and replace with:</p>				

			<p>The woodlands and hedgerow south of the allocated land are known to support a population of hazel dormice, a European protected species. Masterplanning of the area is be required to avoid impacts through loss and fragmentation of dormice habitat Any proposal will need to demonstrate the maintenance of Favourable Conservation Status of the population.</p> <p>Under Highways Delete “A masterplanning approach is needed to ensure satisfactory access” and replace with:</p> <p>The principal access to the adopted allocation is expected through the northern FGA from the A39. There are a number of access options from Brooks Road which may be suitable to accommodate initial phases of development. A masterplan will need to be supported by highways studies.</p> <p>Under Policy ST3 Development Requirements and Design Principles Delete 1st para (The site will be retained.....forward for development’ and 1st bullet point and replace with:</p> <p>Land is identified as a Future Growth Area (FGA) to enable the development of the strategic housing allocation in Local Plan Part I (CP8b) The release of land in the FGA will be dependent on a comprehensive masterplan for the adopted allocation</p> <p>Further revisions to the policy may be recommended in discussions with stakeholders. To be finalised before submission</p>			
PC42	S10 P49 & P50	Policy ST4	<p>ST4 land south of Street Business Park</p> <p>Delete the first para in the landscape and ecology section and replace with “Development of the site should seek to retain a visual break between Street and Walton from the Westway frontage”</p> <p>Under Highways The need and feasibility of second highways access from Westway connecting to</p>	Clarification to the landscape/ecology section and highways section	687-6574-11	

			Gravenchon Way should be explored as part of a comprehensive plan for the allocation.			
Shepton Mallet						
MC	S10 P51	10.4.7	Replace '700' with '713' Replace '1470 dwellings ' with '1485 dwellings (see Table 3.)' ..	Updating housing supply		
Note	S10 P52	10.4.9	Future Growth Area west of Compton Road	The recommended change indicated in the report to Cabinet to retain this area has been deleted. This simplifies the Plan and means there is only one future growth area at Street which has a clear purpose associated with the policy.		
PC43	S10 p55	Policy SM1	SM1 Land off Fosse Lane – Employment Additional text under 'Heritage' Prior to submission of any detailed development scheme , the Council will require a detailed assessment of the potential impact on archaeological assets to be agreed with English Heritage" Add new bullet point 2 A masterplan for the site will be required detailing access, layout and proposed uses together with an assessment of the impact on historic assets.	In response to objections from English Heritage to safeguard heritage assets but retain the allocation in the Plan.	379-1798-1	
Wells						
PC44	S10 p57	10.5.7	Delete 10.5.7 and replace with:	Revisions to para to reflect current residual figures and following change to policy WL5		

			Local Plan Part I sets out that Wells should deliver a minimum of 1450 homes. Existing commitments and dwellings built to date total 1,333 leaving a residual figure of 113 (see Table 3). Sites are allocated to meet the residual requirement and to maintain housing supply Land south of Elm Close is support medium to support supply in the medium term.			
PC45	S10 P58	10.5.9	Revise Last bullet point to read: “WL5 – Land off Elm Close (HELAA site WELLS084) – Housing”	To follow change to Policy WL5		
PC46	S10 P58	10.5.12	Amend “12” to “13” Add bullet point LGS WELLS 017	See page 41 and Map G19		
PC47	S10 p64 & P65	Policy WL2	Amend bullet point 2 - delete “Up to 60 dwellings...” and replace with “Up to 80 dwellings”	Land at Wells Rugby Club To reflect representations the site could be developed at a higher density without impacting on the surrounding road network.	Rep No	
PC48	S10 P65	Policy WL2	Wells Policy WL2 – land at Wells Rugby Club Rugby Ground	Policy map - correction to allocated area to reflect the land in rugby club ownership	MDC	H7
PC49	S10 P68	Policy WL5	Wells Policy WL5 Add new heading and para after Release and Timing of Development section Cemetery Extension The site should provide around 1Ha of land to enable an extension to the Wells Cemetery. This should adjoin the existing site and be located on the ridgeline. The lower parts of the allocated site are not suitable.	Clarification on Cemetery extension already highlighted in text in response to representations from Wells Council	555-91-71	

PC49	S10 P69	Policy WL5	<p>Land of Elm Close – Future Growth Area Delete “Future Growth Area” from policy title.</p> <p>Under Release and timing of development Delete 2nd and 3rd sentences and replace with “Given the level of significant short time supply and its focus in one location on the edge of the City, early development of this site is not considered necessary in the short term. The site is therefore identified for release after 2024-5”</p> <p>In line 1 of the policy text - replace “This site is designated as a “Future Growth Area”... with “The site is allocated...”</p>	Delete references to Future Growth Area in supporting text and policy which clarifies this site as an allocation from other FGA’s where developable areas need to be clarified through masterplanning work. Policy and text referring to release later in the plan period is retained.	MDC	
Section 11. Primary and Secondary Villages						
MC	S11 P1		Minor Change to page numbering on Pre-Submission Plan footer which should read Mendip Local Plan Part II: Pre-Submission Consultation – Written Statement Villages Section 11 Page 1 All following pages should be Section 11 (and not 12 as printed in Pre-Submission Plan)			
PC50	S11 p7	11.3.9	<p>Gurney Slade; extend development limits at Rock House Amend 11.3.9 to read “Change the development limits to include a new small site at the rear of Rock House to accommodate an anticipated 2 homes”.</p>	Extend development limits to include garden at Rock House. The site is already in use as domestic curtilage and if development were to come forward it would be well related to village facilities in a sustainable location and would contribute to meeting housing needs in Binegar and Gurney Slade.	330-6323-1	H8
PC51	S11 p12	11.4.2	Amend 11.4.2 to read “Local Plan Part I set a minimum housing requirement of 45 due to the smaller size of	Butleigh Hospital received planning permission for 15 homes in 2012. The hospital was quite separate from the village functionally and	338-6329-1 341-6331-1/3 457-54-2	H9

			<p>the village. The development limits are extended to include development at Butleigh Hospital, to reflect recent development of 15 homes. Completions and consents from 2006-2017 total 28 houses. Consequently there is a residual level of 17 homes to be delivered through Local Plan Part II. Due to the number of homes still to be developed it is appropriate to look for a site(s) to allocate to deliver this housing. Land at West View, Sub Road is allocated for residential development under Policy BT1.</p>	<p>visually when in operation as a hospital, and then as a disused building. However, as the buildings have been converted and in use as homes the site has merged visually and functionally with the southern edge of the village.</p> <p>It is therefore proposed to define a new development limit in the southern part of the village, including the hospital site as a detached cluster of development and including homes in Barton Road, which form a loose cluster of development adjacent to site BT1, between BT1 and the hospital. In Barton Road the character of development has gradually changed over a number of years and is now more developed and less rural in character than when development limits were initially defined.</p>	<p>465-6422-3/11 431-6398-6 454-6416-1 458-4026-2 463-6421-4 467-6424-1/4 486-2032-4 487-6437-4 494-6444-7 540-6479-1 543-6482-14 549-6487-3 571-6500-1/2 656-6555-2 695-6581-7 460-6418-3 465-6422-1/3/11 472-6428-4 487-6437-1 491-6441-1 508-1951-2 541-6480-1 544-6483-5 554-6490-1 602-6523-1 639-6544-1 670-1876-1</p>	
PC52	S11 P12	11.4.4	<p>Amend 11.4.4 with additional bullet point to read “include development previously in open countryside on Barton Road”.</p>			

PC53	S11 p14	Policy BT1	<p>Butleigh; include a bullet point in policy BT1 setting out the need for footpath links to the village core.</p> <p>Add new bullet point to policy BT1 to read “Footpath links should be provided to the village core”.</p>	<p>The text concerning policy BT1 includes reference to the need for footpath links. However, this has not been included in the policy. A bullet point should be added to the policy to make the need for footpath links clear.</p>	<p>003-6093-1 322-6317-3 338-6329-5 341-6331-4 465-6422-4 454-6416-2 457-54-1 465-6422-4 467-6424-2 472-6428-3 487-6437-2</p>	
PC54	S11 p14	Policy BT1	<p>Butleigh; include a bullet point in policy BT1 setting out the need for safe highway access</p> <p>Add new bullet point to policy BT1 to read “A safe access should be provided onto Sub Road ”</p>	<p>The text concerning policy BT1 includes reference to the need for safe access. However, this has not been included in the policy. A bullet point should be added to the policy to make the need for a safe access clear.</p>	<p>003-6093-3 322-6317-3 338-6329-5 341-6331-4 465-6422-4 454-6416-2 457-54-1 460-6418-1 463-6421-2 465-6422-4 467-6424-2 472-6428-3 487-6437-2 491-6441-3 510-6458-6 540-6479-4 541-6480-7 549-6487-7 554-6490-4 602-6523-6</p>	
PC55	S11 p14	Policy BT1	<p>Butleigh; include a bullet point in policy BT1 setting out the need for any scheme to</p>	<p>There is no evidence of subsidence other than anecdotal. However a significant number of local people have highlighted it as a potential</p>	<p>003-6093-4 322-6317-4 341-6331-6/11</p>	

			<p>safeguard against subsidence in the light of anecdotal evidence.</p> <p>Add new bullet point to policy BT1 to read “Any scheme should safeguard against creating issues with subsidence on and in the vicinity of the site”.</p>	<p>issue. A bullet point should be added to the policy to ensure that any scheme safeguards against subsidence.</p>	<p>465-6422-6 460-6418-6 463-6421-6 467-6424-6 487-6437-6 491-6441-4 494-6444-5 540-6479-6 541-6480-6 602-6523-5</p>	
PC56	S11 p14	Policy BT1	<p>Butleigh; amend BT1 to allow for a lower density development of up to 25 homes. Amend bullet point 1 of BT1 to read "Up to 25 dwellings, making provision for affordable housing in line with relevant policies."</p>	<p>Butleigh Hospital received planning permission for 15 homes in 2012. The hospital was quite separate from the village functionally and visually when in operation as a hospital, and then as a disused building. However, as the buildings have been converted and in use as homes the site has merged visually and functionally with the southern edge of the village. It is therefore proposed to define a new development limit in the southern part of the village, including the hospital site as a detached cluster of development and including homes in Barton Road, which form a loose cluster of development adjacent to site BT1, between BT1 and the hospital. Butleigh has a residual requirement of 32 homes. If development at the hospital site is included the residual requirement reduces to 17. Site BT1 is somewhat constrained to accept 32 homes, with potential issues identified around highway access, and impact on the conservation area. Local people have raised issues around amenity, landscape, flooding and subsidence. The site should be allocated for a slightly lower</p>	<p>338-6329-1</p>	

				density of development, to allow these issues to be addressed in the design of any scheme. Allocation for up to 25 homes would meet the residual requirement and allow for some development above minimum requirement. Modify the plan to allocate site BT1 for up to 25 homes and amend the development limit to include development at Butleigh Hospital and homes in Barton Road		
PC57	S11 P27	11.9.3	Croscombe; amend para 11.9.3 to read “....A further 15 homes are still to be delivered. A small site has been included within an extension to development limits at Coombeside, which could provide up to 5 new homes. The remaining 10 homes might be expected to come from infilling within the development limits”.	The residual requirement set out by LPP1 is for 15 homes in Croscombe. A small site has been included within an extension to development limits at Coombeside, which could provide up to 5 new homes. The remaining 10 homes might be expected to come from infilling within the development limits.	See below	
PC58	S11 P27	11.9.5	Croscombe; delete para 11.9.5	Site CR1 has been deleted.	See below	
PC59	S11 P27	11.9.6	Croscombe; add to para 11.9.6 “...This extension would also include site CROS014 in order to draw a logical development limit line and provide for up to 5 homes”	The residual requirement set out by LPP1 is for 15 homes in Croscombe. A small site has been included within an extension to development limits at Coombeside, which could provide up to 5 new homes. The remaining 10 homes might be expected to come from infilling within the development limits.	See below	
PC60	S11 P29	Policy CR1	Croscombe; delete site CR1: Land at Fayreway	Independent Highways advice at site CR1 is that the access put forward for the site does not have sufficient width to accommodate an adoptable carriageway. There is no indication that third party land would be available.	049-6124-1 086-6148-1/2 098-6163-1/2 124-6183-1/2 133-6190-1 136-6191-1 153-6202-1	H10

				The site does not have a satisfactory vehicle access and should be deleted.	157-6204-1/2 180-6223-1/2/3 219-6243-1 234-6251-1/2/3 254-6265-1/2 266-6276-1 276-6276-1 307-6303-1 344-6334-3 345-6335-3 365-6346-1 440-6405-1/3/4 459-6417-1 520-6464-1 542-6481-3 573-6592-1/3 698-6583-4	
PC61	S11 P31	Policy DT1	Ditcheat; reduce the size of site DT1 Reduce the site area shown in policy DT1	There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. The proposed change is to reduce the site area to that required for 16 homes only.	062-6134-1 064-6129-1 072-6139-1 073-6140-1 074-6141-1 250-3016-1 329-6322-1 348-6337-1 351-6361-2 372-6353-1 382-1538-3 387-1949-2 450-6412-1/2 543-6482-16 556-6491-8/11 664-4079-5	H11

PC62	S11 P36	11.11.3	Doubling; Amend 11.11.3 to read “Recent years have seen low levels of incremental development with completion and consent levels from 2006-2016 totaling 5 houses. Consequently there is a residual level of 10 homes to be delivered through Local Plan Part II. No suitable sites have been put forward for allocation and it might be expected that some of the total will come forward from infilling. The Council will work with the Parish Council to develop opportunities for additional housing growth to meet need in the village.”	Add clarification to para 11.11.3 and 3 that the Council will work with the Parish to look at alternative opportunities.		
PC63	S11 P36	11.11.4	Amend 11.11.4 to remove reference to site DU1.	The site presents a significant risk of sterilising an active minerals permission. Residential development (on any scale) is not compatible with quarrying activity and close proximity is likely to give rise to complaint under typical reasonable quarrying operations. As such, this puts the quarrying activity at considerable risk of sterilisation. Restrictions on quarrying operations are most likely to occur if users of a new development find cause to complain about noise.	333-1786-2	
PC64	S11 P38 & p39	Policy DU1	Doubling; Delete DU1	As above	333-1786-2	H12
Draycott						
PC65	S11 P40	11.12.3	Delete 2 nd /3 rd sentences of 11.12.3 and replace with: “A comprehensive scheme is preferable with access via Cross Farm Road. However, if this is	Additional text relation to the deliverability of the site DR1 and to provide an alternative approach if access cannot be achieved.	Ref	

			not deliverable, a limited development accessed via Westfield Lane may be considered, subject to highway assessment’.			
PC66	S11 P4x	Policy DR1	<p>Draycott; Amend the site area of DR1 to include 2 bungalows on Cross Farm Road to provide access</p> <p>Amend “Highways” section of text related to policy DR1 to read “A suitable access will need to be provided to meet highway standards on width and visibility. The farm access from Baggs Lane will not be suitable. Capacity on the routes along Back Lane and Westfield lane, and Latches lane is limited. Access should be considered via Cross Farm Road, although this will require the removal of 1 or 2 bungalows. Careful consideration of the impact of traffic on residential roads around the site and access to the A371 will be required”</p>	County and independent Highways advice is that whilst the routes along Back Lane, Westfield Lane and Latches Lane are too constrained, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows, which have been put forward by the landowner, within the site area in order to achieve access.	070-1866-2 126-2040-1 117-1860-1 127-6184-1 145-4042-1 197-2089-2 236-1812-1 281-4039-1 239-5083-1 311-3097-1 384-4028-2 357-1906-3 514-2010-1 550-8038-2 700-6585-1 349-6338-1 357-1906-1 432-1918-2 480-6434-1 514-2010-4/5 580-6509-8	H13
PC67	S11 P42	Policy DR1	<p>Draycott – Site DR1</p> <p>Add to bullet point 3 in policy DR1</p> <p>.... And the setting of the village in regard to the AONB.</p>	Add wording to policy highlighting the need to safeguard the AONB	585-111-3	
PC68	S11 P42	Policy DR1	<p>Draycott; add policy requirement 8 to DR1, to read “links to the existing network of footpaths and pavements should be provided to facilitate pedestrian access to core facilities in the village. These links should facilitate convenient and safe</p>	<p>Suitable pedestrian access should be provided. A requirement to provided links to the existing network of footpaths and pavements, to facilitate pedestrian access to core facilities in the village should be included in policy DR1</p>	126-2040-1 127-6184-1 197-2089-1 236-1812-1 281-4039-1	

			access to the playing field/hall, school and village core and should avoid increased pedestrian use of the A371 corridor wherever possible.”	These links should include convenient and safe access to the playing field/hall, school and village core.	349-6338-1 432-1918-2 480-6434-1 514-2010-4/5 580-6509-8	
PC69	S11 P44	After 11.13.2	New Para after 11.13.2 The Greencore site in Evercreech closed in 2018. This is identified as an established employment site in this Plan and should be retained and re-marketed for employment uses. Alternative uses will only be considered acceptable once its re-use for employment has been fully explored to the satisfaction of the Council. Proposals for alternative uses of the site should focus on a mixed-use scheme and come forward through a development brief to be prepared with close engagement of the Parish Council, making provision for employment uses and community facilities.	To clarify the status of the Greencore site in response to comments from Parish Council and residents and representations from former owners that the site be re-allocated for housing.	215-1825-1 332-4073-2 636-6542-4	
PC70	S11 P65	Policy NN1	Nunney NN1 Lane at Green Pits Lane Bullet Point 1 Delete “Up to 55 dwellings” and replace with “Up to 70 dwellings” Bullet Point 8 – delete (see below) Under Landscape and Ecology Delete last sentence “In combination effects with other developments affecting the SAC around Frome should be considered”	The site has the capacity to deliver an uplift in dwellings and provide buffer areas to meet habitat, noise open space and SUDs requirements. Correction – the County Ecologist has confirmed this has been already taken into account within the Habitat Regulations Assessment.	631-1765-1	

			Delete allocation SS1			H15
PC71	S11 P71	11.24.3 11.24.4	<p>Stoke St Michael; allocate land for up to 30 homes east of Frog Lane, north of the recreation ground</p> <p>Amend 11.24.3 bullet point to read “Site SSMS009 to be allocated for residential development for up to 30 homes under Policy SS1a”</p> <p>Amend 11.24.4 to read “Stoke St Michael continues to have an identified development limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary”</p>	<p>The site adjacent to the playing fields was put forward at pre-submission consultation stage. The site is better related to the village, has better access to the footpath network, making it more accessible to village facilities on foot and is larger, so is able to accommodate a higher proportion of the village's residual requirement. It represents a better option to meet the village's housing requirements within a plan led system. It is proposed to delete site SS1 and allocate site SS1a east of Frog Lane and north of the playing fields. Modify the plan to delete SS1 and allocate SS1a.</p>	<p>099-6089-1/2/3/4/5 216-6240-1/2 243-6260-1 296-6293-1 303-6300-1 498-6448-1 543-6483-18 204-6235-2 711-6591-1 712-6592-1 713-6593-1</p>	H14
PC72	After S11 P72	New Policy SS1a	<p>SS1a: Land East of Frog Lane (HELAA site SSM009)</p> <p>Context The site is on the western edge of the village and is flat agricultural land. It is adjacent to the village playing fields to the south and the primary school to the east. It is bounded on 2 sides by mature hedgerow and trees and on the third by an old breeze block wall, on the boundary with the recreation ground.</p> <p>Landscape & Ecology The site is in an area of elevated, flat and open countryside adjacent to the edge of the village. Careful design will be required to mitigate any landscape impact.</p>			

		<p>Hazel dormice are recorded on the site. Part of the SSSI St Dunstan's Well and Mells Valley SAC (designated for its importance to the greater horseshoe bat) lies approximately 250m to the west of the site. Existing hedgerows could potentially support hazel dormice. New and retained hedgerows should be protected by additional planting and a buffer of meadow grassland, and not incorporated into residential garden boundaries. Common and soprano pipistrelle, serotine, lesser horseshoe, natterer's and the rare barbastelle bats are also potentially present, commuting along the hedgerows at low density.</p> <p>Highways</p> <p>The preferred point of access is onto Frog Lane and will need to meet highways standards on width and visibility. Parts of Frog Lane are narrow. Footpath connections into the village will also need to be considered and there is potential to link into the existing footpath network converging at the Recreation Field.</p> <p>Infrastructure</p> <p>The village school is close to capacity and financial contributions may be required to extend the school (if feasible) or funding for school transport.</p> <p>Drainage</p> <p>The site lies in a zone 1 of a groundwater source protection zone</p> <p>Policy SS1a: Development Requirements and Design Principles</p> <ol style="list-style-type: none"> 1. Up to 30 dwellings, making provision for affordable housing in line with relevant policies. 2. The site should be designed sensitively to ensure no harm to the countryside setting. 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location. 4. New development should reflect the local materials and style. 5. The site should be designed to safeguard the amenity of nearby residential properties and the school. 6. Opportunities should be taken to maintain or enhance biodiversity and manage any potential impact on protected species. 7. New and retained hedgerows should be protected by additional planting and a buffer of meadow grassland, and not incorporated as residential garden boundaries, to help manage any potential impact on protected species such as hazel dormice or commuting bats. 8. Incorporate mitigation measures to minimise the impact on Groundwater
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			<p>9. The site should be designed to minimise the risk of worsening surface water flooding elsewhere in the village.</p> <p>10. Mitigation (via a financial contribution) may be required to extend the capacity of the village school.</p>			
PC73	S11 P77	11.26.4 11.26.5 11.25.6	<p>West Pennard; Delete Policy WP1 and amend development limits to include the site area to allow for up to 3 dwellings.</p> <p>Amend 11.26.4 to exclude reference to allocated site WP1.</p> <p>Amend 11.26.5 to read “West Pennard continues to have an identified development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary. An extension to the development at rear of Avalon will allow for up to 3 houses, leaving a remainder of 6 to be delivered over the plan period within the existing development boundary.</p> <p>Amend 11.26.6 with an additional point to read “...and include a small site for up to 3 dwellings at the rear of Avalon”</p>	<p>This is a small allocation and the area includes two existing dwellings which is not appropriate within the allocation. If the existing dwellings are removed the site area can only accommodate up to 3 homes. It would be more appropriate to allow for this scale of development by extending the development limit. An allocation is not necessary for this scale of development.</p>	<p>204-6235-2 711-6591-1 712-6592-1 713-6593-1</p>	H16
PC74	S11 P79	Policy WP1	Delete Policy WP1			H17
PC75	S11 P	11.27.3	Amend final bullet point to read: Replace “Land at Court House Farm....” with Land south of Roughmoor Lane.....”			
PC76	S11 P82 &	Policy WM1	Amend policy title to read	There is opportunity to link into the existing footway on the south side of the A371. A	301-6298-2 381-6360-2	

	P83		<p>“WM1 Land south of Roughmoor Lane (HELAA site WSM006)</p> <p>Amend bullet point 6, WM1 to read</p> <p>“Further investigation will be required of traffic impacts and a safe access onto the A371 will be required. Safe pedestrian links should be provided to enable access on foot to the village core”</p>	<p>requirement to provide safe pedestrian links should be added to policy WM1</p>	<p>392-6368-8 393-6369-8 471-6427-5 513-6460-1 522-6466-5 565-6362-3 576-6505-6 584-6510-2 586-6511-2 598-6521-5 699-6584-1 702-6586-2</p>	

PROPOSED CHANGES TO LOCAL GREEN SPACES AND RECREATION SITES ¹

PC77	S10 P7-8	Town Map	Frome; alter boundary of LGSFRO003 to exclude garage and hardstanding.	The garage and hardstanding face Welshmill Road and the garage back on to the part of the site with tree cover. The area is in many ways separate from the main open area and does not contribute to the special characteristics of the LGS. It can therefore be excluded without harm to the LGS. Remove the garage and hardstanding area from LGSFRO003.	493-6443-1 621-6533-1	G1
			Included in Frome section - see p13			G2
PC78	S10 P7-8	Town Map	Frome; amend LGSFRO014 to exclude the area of garden to the west of the site.	The land contributes to views out of Trinity Churchyard and a sense of openness on Goulds Ground, where open space is evident despite	009-6097-1 703-6587-1	G3

¹ This schedule also includes corrections to the supporting justifications which feature in the topic paper ‘Designations of Local Green Spaces – December 2017’

				the high wall. However, the domestic use of the garden introduces some unsightly elements and it is not of such significance to the beauty and tranquility of the area that it justifies designation as LGS and this part of the site should be deleted.		
PC79	S10 P7-8	Town Map	Frome; Amend LGSFRO008, at the Dippy to remove land in the south east corner	This section of land is of a different character to the rest of the Dippy and relates more strongly to the housing estate at the top of the hill than the valley. It has a similar character to other amenity land included within the estate that is not suitable for designation as LGS. Its contribution to the special character of the Dippy is minimal and it should be excluded from the LGS.	MDC	G4
	Change to Adopted Map		Frome; Amend DP16 area at Frome Showfield to exclude the medical centre and grounds	To update the area designated DP16 to exclude the medical centre.	MDC	G5
PC80	S10 p26 & p27	New LGS	Glastonbury; designate Cinnamon Lane play park as LGS. Amend 10.2.10 to read "LGSGLAS014; Cinnamon Lane Play area"	Site offers informal recreation and children's play in a tranquil and beautiful setting. It contributes to the character of Cinnamon Lane and the nearby Actis estate. It allows views over the levels from the upper parts of the site. Designate site as LGS	025-3012-5	G6
PC81	S10 p26 & p27	Town Map	Glastonbury; - Extension to LGS to include land above the cemetery used as a green burial ground as LGSGLAS001	Site is important in views across the cemetery and forms a green backdrop to the main area of burials. It is also a feature in its own right being in use as a green burial site. It offers a sense of tranquility appropriate to its use. Site should be designated as LGS.	025-3012-6	G7
PC82	S10 p26 & p27	New LGS	Glastonbury; designate Wearyall Hill as LGS	Site offers iconic views over Glastonbury and the levels and is itself an important feature in views from the town and land to the north. It offers informal recreation in a tranquil and beautiful setting. It contributes to the	025-3012-10	G8

				character of Glastonbury and the surrounding levels over a considerable area. Site should be designated as LGS		
PC83	S10 p26 & p27	New LGS	Glastonbury; designate triangles of land at Hamblyn Road / Leg of Mutton Road, and Rowley Road/leg of Mutton Road as LGS. Amend 10.2.10 to read “LGSGLAS013; triangles at Hamblyn Road/Leg of Mutton Road and Rowley Road/ Leg of Mutton Road”	Site offers spectacular views from Leg of Mutton Road and Rowley Road which are valued in their own right and which contribute to the character of this part of Glastonbury. The site is accessible green land and offers a sense of tranquility and the opportunity to enjoy the view. The site should be designated as LGS	025-3012-12 040-5018-1	G9
PC84	S10 P27	Town Map South	Remove LGS designation from the playing fields at Tor Leisure, LGSGLAS005 Amend 10.2.10 to delete “LGSGLAS005; Recreation Ground and Pavillion”	Whilst the site is a large area of green space it does not make a significant contribution to the street scene or character of the settlement. It does not have a “presence” when viewed from Street Road and is separated from Benedict Street by unsightly tennis courts and buildings. To the east and west it is bordered by modern estates which are designed and landscaped to be visually separate from the open area. There is a footpath across the site, and local people access it for dog walking. However, its primary purpose is a sports facility and it does not meet the criteria for designation as LGS in terms of its beauty, tranquillity, historic associations or wildlife value. The site is more appropriately protected by policy DP16 which more accurately reflects it’s value to the community as a sports facility.	MDC	G10

PC85	S10 P26	Town Map North	Glastonbury; remove LGS designation from Thorndun play area LGSGLAS008 Amend 10.2.10 to delete “LGSGLAS008; Thorndun play park”	The play area is not prominent in the public realm and is not notable for its beauty and tranquility. It does not meet the criteria for designation as LGS but its value to the community is appropriately protected by policy DP16.	MDC	G11
PC86	S10 P26	Town Map North	Glastonbury; designate Thorndun play area as DP16 Add bullet point to read “Thorndun Play Park” to para 5.6 Add map of Thorndun Play Park to section 5 of the plan.	The play area is a valuable recreation space used by the community. Designated as recreation area under policy DP16.	MDC	G12
PC87	S10 P54	Town Map East	Shepton Mallet; Remove the area of the bowls club, tennis club and allotments from the LGSSHEP005	This area adjoining the main part of Collet park does not contribute significantly to the beauty and tranquility of the locality. It is separated from the main area of park by high hedges and trees and is not part of any vista within the park. The structures associated with the tennis club and bowls club mean that any sense of openness is limited. The area does however provide a valuable recreational facility, with sports facilities and the allotments that appear well used. The area should be designated as recreation land under policy DP16.	229-635-1	G13
PC88	S10 P54	Town Map East	Shepton Mallet; designate the area of the bowls club, tennis club and allotments as DP16 Add bullet point to 5.6 to read “Bowls club, tennis club and allotment, Collet Park, Shepton mallet.	A modification is proposed to remove this area from LGSSHEP005. The area does however provide a valuable recreational facility, with sports facilities and the allotments that appear well used. The area should be designated as recreation land under policy DP16.	229-635-1	G14

			Add map to section 5 to show the bowls club, tennis club and allotments at Collette park.			
PC89	S10 P54	Town Map West	Shepton Mallet; Reduce the area of LGSSHEP002 to exclude an area at the eastern end of the site.	Part of the land indicated is an undeveloped area of hillside and an important feature of the street scene on Pike Hill. Whilst it does not have public access, it is visually important, creating a sense of openness and contributing to the tranquil rural character of the area. It is appropriately designated as part of LGSSHEP002. However, there is an area of land at the eastern end of the site that is much less prominent due to the land form. The land is not prominent in views from Pike Hill and is distinct from the land further to the west. This area could be removed from the LGS designation without harm to its value.	017-6101-1	G15
PC90	S10 P53	Town Map East	Shepton; Delete LGSSHEP009 Amend 10.4.12 to remove "LGSSHEP009 grounds of care home, Cannard's Grave Road	This site makes up the grounds of Field House. The site is not open to public access and does not make a significant contribution to the public realm. It has some value in providing a sense of ruralness on Cannard's Grave Road and a backdrop of trees to the modern estate to the east but is not of such significance that it fulfills the criteria for LGS designation and it should be deleted.	058-6130-1	G16
PC91	S10 P53	Town Map East	Shepton; Reduce area of LGS SHEP008 to exclude an area of car park	The car park and associated landscaping has been included in the designated area, but does not fulfill the criteria. The car parking area should be removed from the designation. The pond and surrounding area is a beautiful and tranquil green space, and is a significant feature in the street scene on Charlton Road and should be retained within the LGS designation.	018-6102-1	G17

PC92		New LGS	Street; designate Houndwood Green as LGS Amend 10.3.15 to read “LGSSTR016; Houndwood Green”	Site is demonstrably special for its contribution to the estate, providing informal recreation in a tranquil setting. Designate as LGS.	102-6166-1	G18
PC93		New LGS	Wells; Presbytery, Chamberlain Street Amend 10.5.12 to read “LGSWELLS017; garden at the Presbytery, Chamberlain St”	The site creates a sense of openness on Chamberlain Street and is important to the street scene. It contributes to the sense of tranquility and character of this historic part of Wells and should be designated LGS.	555-1991-9	G19
PC94	S10 P60	Town Map West	Wells; Amend the north western boundary of LGSWELLS015 to exclude a strip of garden land alongside the railway embankment.	A strip of land in use as gardens has been included alongside the railway embankment at the northern end of the western edge. This strip could be removed without detriment to the value of the LGS. Amend north western boundary of the LGS.	020-6104-1	G20
PC95	S11 P4	Village Map	Baltonsborough; Amendment to LGSBALT002 to remove the office building and land to the south	The area at the front of Orchard Neville House makes a significant contribution to the street scene and is a beautiful tranquil area. However, views are cut short by buildings within the site and the land further south does not contribute to the public realm. The site should be reduced in size to exclude land south of the buildings.	070-6138-1	G21
PC96	S11 P6	New LGS	Beckington; Include woodland as LGS at Redrow development, Beckington Add bullet point to 11.2.6 to read “LGSBECK006 land at Great Dunns Close”	The site contributes to the village street scene, allows for informal recreation and is beautiful and tranquil in its own right. It is specified as amenity space within the landscaping scheme for the adjacent development, but the established woodland has an additional value in its contribution to the wider street scene, beauty and tranquillity which make it appropriate to further protect the area through LGS designation.	709-6026-2	G22

PC97	S11 P6	Village map	Beckington; Extend LGSBECK002 to include school playing field, recreation area at rear of churchyard, Beckington as LGS	The school playing field adjacent to the churchyard is an attractive green area and has a sense of tranquillity due to its proximity to the church and churchyard and is open for informal recreation. The adjoining LGS should be extended to include this area.	709-6026-4	G23
PC98	S11 P16	Village map	Chilcompton; Alter boundary of LGSCHIL003 to exclude garden area and include "glade"	On the ground, this green space is made up of 2 sections, being a green "glade", enclosed by high rock faces with trees and a footpath alongside the river, and a level area alongside the river, thought to have been used as cress beds historically. The site as a whole is an important feature of the village in its own right. The footpaths crossing the site provide for informal recreation in a beautiful and tranquil setting. However the parts of the area immediately alongside the river bank which are in use as private gardens make a marginal contribution to the areas value for informal recreation and it is proposed to modify the plan to exclude them from the designation. However, the area to the north of the footpath contributes significantly to the areas special value.	276-6247-2 495-6445-1, 2, 3, 4	G24
PC99	S11 P16	Village map	Chilcompton; Alter boundary of LGSCHIL001 to exclude a garden and include the recreation area and play area.	To correct the boundary at LGSCHIL001 to exclude an area of private garden and include the village playing field and play area which allows for informal recreation in a tranquil and beautiful setting.	226-6247-2	G25
PC100	S11 P16	Village map	Chilcompton; Delete LGS designation at playing field. The site is already designated as DP16. Amend 11.6.6 to remove "LGSCHIL002 Recreation Ground"	Policy DP16 more accurately reflects the site's value to the village as a recreational resource	226-6247-2	G26

PC101	S11 P20		<p>Coleford; include central green at Carey's Mead as LGS</p> <p>Amend 11.7.8 to include "LGSCOLE010, central green at Carey's Mead"</p>	<p>This site is valuable as an open space at the centre of the Carey's Mead estate. It is important to the public realm and contributes a sense of tranquillity to the area. It should be designated as LGS.</p>	697-6582-6	G27
PC102	S11 P20		<p>Coleford; include play area and allotments at Goodeaves Close in policy DP16</p> <p>Add bullet point to 5.6 to read "play area and allotments at Goodeaves Close, Coleford"</p> <p>Add map of Goodeaves Close allotments and play area to section 5 of the plan.</p>	<p>The area provides a valuable recreational facility, with a childrens play area and the allotments that appear well used. The area should be designated as recreation land under policy DP16.</p>	697-6582-6	G28
PC103	S11 P20		<p>Coleford; include play area at Roman Way in policy DP16</p> <p>Add bullet point to 5.6 to read "play area at Roman Way, Coleford"</p> <p>Add map of Roman Way play area to section 5 of the plan.</p>	<p>The area provides a valuable recreational facility, with a small children's play park that appears well used. The area should be designated as recreation land under policy DP16.</p>	697-6582-6	G29
PC104	S12 P8		<p>Dinder; delete LGSDIN002</p> <p>Delete 6 from table in section 12.</p> <p>Delete map from section 12</p>	<p>The site relates more closely to the adjoining farmland and appears as part of the open countryside. The LGS designation should be delete</p>	112-6173-1	G30
PC105	S11 P32		<p>Ditcheat; Designate the cricket field as DP16</p> <p>Amend 5.6 to include additional bullet point to read "Cricket field at Ditcheat"</p> <p>Add map of Ditcheat Cricket Field to section 5 of the plan.</p>	<p>The site has does not meet the criteria for designation as LGS but is appropriately protected by policy DP16 as a recreation area.</p>	083-1949-1	G31

PC106	S11 P41		Draycott; designate triangle of land at the bottom of Wet Lane as LGS Amend 11.12.6 to include bullet point to read “LGSDRAY002 triangle at Brook Bank”	The triangle of land at the bottom of Wet Lane is an important feature of the local street scene and is a focal point in views along Bay Lane and Brook Bank. It contributes to the beauty and tranquility of this part of Draycott	580-6509-3	G32
PC107	S12 P10	Village Map	East Horrington; designated Chapel Piece as LGS Add LGSEASTH002; Chapel Piece cricket ground to table in section 12 Add map of Chapel Piece Cricket Ground to section 12	The site allows views out of the village from Chilcote Lane and from the churchyard. It has the character of a classic English village cricket ground, and is demonstrably special for its beauty and tranquility. It should be designated as LGS.	446-6408-1 163-6170-1	G33
PC108	S12 P47	Village map	Faulkland; Remove area close to 2 Pond cottages bordered by a high hedge from the LGSFAUK002	The area behind the tall hedge is not visible from public areas and does not contribute significantly to the beauty or tranquility of the area. It can therefore be removed from the designated area without detriment to the overall value of the site.	078-6302-4	G34
PC109	S12 P49	New LGS	Holcombe; Designate the Old Churchyard as LGS. Amend 11.15.7 to read “LGSHOL004; Holcombe old church”	The old church and churchyard is demonstrably special for its beauty, tranquility and historic significance and should be designated as LGS.	347-1982-14	G35
PC110	S12 P14	Village map	Lamyatt; include large verge and bank in LGLAM002	The large verge between this site and the road is a significant feature of the rural scene and contributes to the beauty and tranquility of the area.	626-6537-7	G36
PC111	S11 P62	Village map	Norton St Philip; Show the area designated pursuant to the Commons Act as village green Remove the area designated village green from LGSNSP010	To avoid duplication. A formal village green was registered in February 2018 pursuant to the Commons Act of 2006. This protects all of the attributes of the land protected by LGS designation and it is therefore unnecessary to	080-6145- 1/2/3/4/5/6/7/8 /9/10/11 391-6367-1/2/3 505-2036-1 707-6048-6	G37 G38

				include the area of the registered village green within the LGS.		
	LGS Topic Paper		Norton St Philip; Replace “water meadows” with “low lying field adjacent to the brook” in the description of LGSNSP004 in the LGS Background Paper.	The low lying area is not defined by Natural England or Historic England as water meadow, and whilst the term was not used in this context, it could introduce confusion.	223-5079-7	
PC112	S12 P17	Village map	North Wootton; Delete LGSNWOOT003	The site is a gap in an otherwise built up frontage, which lends a rural character to the settlement. However, views across the site are very local in character. The Cider Mil is an attractive traditional buildings but is not of such significance that it is a significant feature of the wider village. The site has some wildlife value and is adjacent to a traditional orchard, but the richness of its wildlife is not of such significance that it justifies designation. The site has some value but is not of such significance that it meets the criteria for designation as LGS. Remove the designation from this site.	139-6194-1	G39
PC113	S12 P64	Village map	Nunney; Amend LGSNUN001 to remove a section of the site at the northern end of the LGS	The section of garden to the south of the site makes a significant contribution to the character of the centre of Nunney and is designated for its beauty and tranquility. However, the site is crossed by a high wall, and the area north of the wall does not make a significant contribution to the public realm. This area could be removed from the designation without impact on the value of the LGS.	524-6468-1	G40
PC114	S12 P18	Village map	Pilton; Exclude area of planning permission 2017/2689 from LGSPIL008 Amend Pilton map in Section 12	Application 2017/2689 was approved in April 2018 and granted planning permission for a 2 bedroom house and garage.	215-6239-1	G41
PC115	S12 P18	Village map	Pilton; exclude garden of Cedar Cottage from LGSPIL008	LGSPILT008 is important to the layout and form of Pilton and is demonstrably special. This is a	308-6304-1	G42

			Amend Pilton map in Section 12	complex of fields and gardens, which form a block in the centre of the village and can be seen rising up from lower ground to the south. However, this garden is on the lower, southern edge of the LGS and is less prominent than the steeper hillsides to the north. it does not contribute significantly to the overall value of the green space and could be excluded without detriment to beauty and tranquility for which the LGS is designated.		
PC116	S12 P18	Village map	Pilton; Delete LGSPIL011 Delete no.44 in table of LGS designations in Section 12 Amend Pilton map in section 12	Whilst this site contributes to the rural character of Pylle Road, it is not particularly prominent in the street scene and views across the site are short range. It is on lower land, surrounded by building and boundary features. It does not have such significance in the street scene that it justifies LGS designation.	674-6564-1	G43
	LGS Topic Paper		Rodney Stoke; Remove reference to future potential of the LGSROD003 Amend LGS background paper LGSROD003	Correction - The LP2 description of the space suggests that the beauty of the space could be enhanced in future. This is not a valid reason for designation.	016-998-2	
PC117	S12 P20	Village map	Rodney Stoke; Show LGSROD002 on the proposals map Amend Rodney Stoke map in section 12	Correction - Map missing in error in Pre-Submission Plan	569-6498-1	G44
PC118	S12 P20	Village map	Rodney Stoke; designate new LGS at the triangle of land at the front of Rodney Stoke Church LGSROD004 Include site in table in section 12 Amend Rodney Stoke map in section 12	Land at the entrance to the church makes a significant contribution to the tranquility and beauty of Stoke Street and the church.	580-6509-2	G45

	LGS Topic Paper		Rodney Stoke; amend the description of LGDROD003 Amend the table in section 12 to read “50; paddock”	Correct the site description, as it is accepted the site is not a private garden with high hedges.	640-1387-4	
PC119	S12 P21		Remove the area of planning permission 2010/1546 from the LGS area at Ston Easton village playing fields LGSSTON001 Amend Ston Easton map in Section 12.	This small part of the village playing field has received planning permission for creation of an access and parking spaces for the adjoining house (2010/1546) and has been separated from the main playing field by an access road. It is not therefore functionally part of the open area and should be removed from the LGS designation.	680-6570-1	G46
PC120	S12 P23		Upton Noble; Delete LGSUPT001 Delete 53 from the table in section 12 Delete Upton Noble map from section 12	The site is a central field in the middle of Upton Noble. It does not make a substantial contribution to the public realm and its contribution to the beauty and tranquility of the locality is limited. The site has value as an open area in a rural location but does not meet the criteria for designation as LGS.	019-6103-1 268-6274-1 310-6306-1 363-6345-1 532-6471-1 678-6568-1 679-6569-1	G47
PC121	S11 P76		Walton Designate Meadow Lane play area under policy DP16 Add bullet point to 5.6 to read “Meadow Lane play area, Walton” Add map to section 5 showing Meadow Lane play area.	The play area is a valuable recreation space used by the community. Designated as recreation area under policy DP16	482-6435-14	G48
PC122	S11 P76		Designate East Mead lane allotments under policy DP16 Add bullet point to 5.6 to read “Eastmead Lane allotments, Walton”	The allotments are a valuable recreational resource. Designate the allotments as recreation space under policy DP16.	482-6435-14	G49

			Add map to section 5 showing Eastmead Lane allotments			
PC123	S11 P81		Westbury Sub Mendip; Add Toms Field as a new LGSWSM005 Add bullet point to 11.27.6 to read “Triangular field between Perch Hill and Top Road”	Designate the site for its beauty and tranquility. It is a dramatic feature of this part of the village, offering views out of the built up area across the levels. It is important to the character of this part of Westbury sub Mendip. It is also rich in wildlife.	094-6156-1	G50
PC124	S11 P81		Westbury Sub Mendip; Remove the area of planning permission 067992/002 for a single garage from LGSWSM003	A live planning permission (067992/002) dating from 1996 grants permission for a single garage on the edge of the site. The garage has been carefully designed and sited so as to maintain the value of the open space to the street scene. The area of the garage should be excluded from the LGS, but the remainder of the area should continue to be designated for its contribution to the beauty and tranquility of this rural settlement.	059-6131-1	G51
PC125	S11 P87		Wookey Hole; Exclude the area of planning permission 2015/1264/FUL from LGSWOOKH003	The area proposed as local green space has been reduced from that designated as OALS, so that the car park area is removed. The area should be further reduced to remove the area subject to planning permission 2015/1264/FUL, where holiday lodges have been built. The remaining area satisfies the criteria for designation as LGS and is a beautiful and tranquil green space at the heart of the village.	600-1774-2	G52

Section 13: Maps: Established and Future Employment Growth Sites						
PC126	S13 P3		Marston Trading Estate	Revisions to northern boundary to exclude former nursery land likely to come forward for affordable residential scheme	Add rep	E7
PC127	S13 P3		Wessex Fields, Frome	Boundary revision in response to representations to exclude superstore and food outlet	339-478-1	E6
PC128	S13 P5	New site	Kilver Court, Shepton Mallet	Considered reasonable to add this area given the clarification of the definition of established employment areas.	566-1417-1	E9
PC129	S13 P6		Dyehouse Lane Industrial Estate	Map Correction: revision to northern boundary to exclude land which falls within flood zone 3 and is not developable and outside development limits	MDC	E5
Minor	S13 P9		Dulcote Quarry	Map Clarification. Revised boundary to reflect actual employment area in the floor of the quarry	MDC	E8
PC130	S13 P12		Lintells Garage, Old Wells Road Glastonbury	Correction to remove allocated site from established employment area as shown in Pre-submission Plan and Avalon Repair Garage to the rear.	MDC	E10
PC131	S13 P24		Evercreech Junction Trading Estate Extension to southern and eastern boundaries	To reflect permissions already granted on this site	002-103-1,2 063-6135-1	E1
PC132	S13 P44		Lodge Hill Business Park, Westbury- sub-Mendip	Correction to established employment area boundary and development limit which currently excludes built part of estate	202-1013-1	E4
PC134		DP25 New Site	St Andrews Park Wells,	Additional established employment site - omitted from Pre-Submission Plan	696-976-6	E2
PC135		DP25 New	Welsh Mill Hub , Frome,	Additional established employment site - omitted from Pre-Submission Plan	710-3092-14	E3

		Site				
PC136		DP25 New Site	Glastonbury Road, Wells	Established employment sites – omitted from Pre-Submission Plan	MDC	E11
Note			Scoping work is being undertaken on a revised employment land and premises study which may result in additional established areas being identified before submission or boundary corrections			
<p>Policies Map Changes (PMC) The Council will submit a separate schedule which covers corrections and consequential changes to the adopted Local Plan Part 1 Policies Map. The schedule and colour copies of maps can be inspected in the Members room.</p>						
PMC1	S1-9 P6	1.23	Frome showfield site - revised boundary to policy DP16 to exclude Frome Health Centre	Correction - to reflect built development		G5
PMC2	S10 P5	10.1.13	Deletion of Future Housing Growth Area designation at Frome - CP6b	Justification set out in Para 10.1.13		
PMC3	S10 P42	Policy ST3	Revision to 'Green Gap' as shown on Street South Map	As shown in Pre-Submission Plan		
PMC4	S10 P52	10.4.9	Deletion of Future Housing Growth Area designation at Shepton Mallet -	Justification set out in Para 10.4.9		
PMC5	S10 P49	Policy ST4	Street Business park – Deletion of Future Growth Area designation	Consequential changes to Pre-submission plan proposal – Re-designated as a formal employment allocation in Pre-submission Plan		
PMC6	S5 P25	5.9	Deletion of Saved Policy Education sites <ul style="list-style-type: none"> • F10 North of Coalway Lane • F10 Oakfield School • S&W9 Brookside School 			

PMC7 - PMC 33	S1-9 P24	5.3	Delete from adopted policies map Frome OALSFRO010,13,14 Frome OALSFRO013 Frome OALSFRO014 Shepton Mallet OALSSHEP003,4,6 Shepton Mallet OALSSHEP0011,14,15 Street OALSSTR010 Wells OALSWELLS014 Butleigh OALSBUT003,4,5,6 Chilcompton OALSCHIL2,3,4 Evercreech OALSEVE001,5 Holcombe – OALSHOL002 Meare –OALSMEA001,2 Wookey Hole OALSWOOKH002,3	Consequential change from PC14 Sites identified as OALS/DP2 in adopted policies map designation which are not judged to meet criteria for designation as Local Green Spaces. Reasoned justification is set out in the LGS background paper.		
Other changes and updating to be made before submission						
Note			Updating housing supply and residual figures (using published 2018 data) in supporting text Amendments to ensure policy requirements use consistent wording Updating of representation numbers associated with changes			