

1:DISTRICT-WIDE REPRESENTATIONS									
Rep No	ID	issue ref	Extra Docs	Contact Name	Company / Organisation	Matter	Issue summary	Changes sought to the Pre-Submission Plan	MDC response
084	6146	1	No	Sally Gregson	N/A	housing numbers	The villages are shown to be 25% over the required housing numbers, and no more should be allocated unless there is support from within the village in question.	Reduce allocations in villages	The spatial strategy indicates that there should be a proportionate approach to growth in the primary and secondary villages. A number of villages have seen significant additional development which reflects the impact of a period where the Council did not have a five year housing supply. The Plan approach is that further growth in these villages through site allocations does not reflect the adopted spatial strategy. The plan does not identify allocations in villages which have already fulfilled the requirements set out in LPP1. Sites have been allocated where proportionate growth has not already taken place. <b>No change to the plan.</b>
272	6043	1	No	James Croucher	Lochailort investments ltd	housing numbers	Plan does not make sufficient provision to meet OAN. LPP1 established minimum target equivalent to 420 homes pa. This is significantly below the OAN of 490 pa. LPP2 provides a suitable mechanism for allocating this growth in accordance with general principles set out in LPP1. There is no reason to delay increasing housing numbers. Plan is no consistent with national policy.	Allocate additional development in accordance with existing settlement hierarchy.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
355	1882	1	yes	Mr and Mrs Bishop	Wright Consult LLP	housing numbers	Councils are required to meet OAN. The latest SHMA indicates a range of 411-491 dwelling per annum are required. Mendip are not heeding advice to cater for more than 420 dwelling p.a. Mendip's current plan results in a 17% year on year deficit, rising to 22% if a 5% buffer is allowed for. the five year supply will fall to 4.5years.	Increase housing numbers to 491 pa	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>

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355	1882	2	yes	Mr and mrs Bishop	Wright Consult LLP	housing delivery	Site are being allocated that are not developable or deliverable or where the landowner does not support the development. Example of Avalon Motors is given, where development value is insufficient to allow development of the frontage, which is required for access to the rear part of the site.	Reassess the 5 year land supply	All sites allocated have been put forward by landowners either as part of a call for sites, or during the plan process. They have been assessed for suitability and deliverability as part of plan preparation. <b>No change to the plan.</b>
355	1882	3	yes	Mr and mrs Bishop	Wright Consult LLP	housing numbers	Sites within development limits have been allocated, but then an allowance is made for windfall. This leads to double counting of sites.	Reassess the 5 year land supply	The allowance made for windfall takes account of the allocations made within development limits. Additional development opportunities may be expected to come forward. There is no scope for double counting. <b>No change to the plan.</b>
355	1882	4	yes	Mr and mrs Bishop	Wright Consult LLP	housing numbers	Holiday lets in C3 use should not be counted towards the housing supply figures.	exclude holiday lets from housing supply figures.	Holiday lets are not counted towards the housing supply figures. <b>No change to the plan.</b>
355	1882	5	yes	Mr and mrs Bishop	Wright Consult LLP	housing numbers	Reliance on larger sites has led to longer delivery times and inability to demonstrate a 5 year supply in other authority areas. More small sites should be allocated.	allocate more small sites.	A variety of site types and sizes are allocated, and it is acknowledged that additional sites will come forward as windfall and infilling. <b>No change to the plan.</b>
390	6366	1	No	Bovis Homes ltd	agent, Walsingham Planning	housing numbers	LPP2 allows for an uplift in housing numbers from LPP1, based on the Oct 2016 SHMA. However, the figure planned for of 490 dwellings pa is the highest level of OAN based on demographic predictions. The SHMA also includes an OAN based on assessments of past trends and economic forecasts of 674 dwellings pa. the decision to use the demographic based OAN is not justified. the plan does not seek to meet the OAN and is not therefore positively prepared or sound.	Include acknowledgment in the text of the Oct 2016 SHMA as the most up to date evidence in respect of housing number. Increase housing numbers to 674 dwelling pa, resulting in an overall requirement of 13445 dwellings for the plan period. Identify additional housing allocations to achieve this housing requirement.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>

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396	120	1	No	Paul Davis	Persimmon Homes Severn Valley	housing numbers	The updated SHMA, Oct 2016, suggests a higher level of development, at the upper end of the range 411-491 dwellings pa. This would produce an overall requirement of 11293. Table 3 indicates that only 10488 are deliverable. Even with FGAs included the figure is still not met. Needs are not being met. The plan has not responded to the new OAN.	An overall housing figure in the range of 8140 - 20,440 dwellings is suggested,	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
396	120	3	No	Paul Davis	Persimmon Homes Severn Valley	housing numbers	It is one of the function of Part 2 to ensure that the housing numbers set out in Part 1 are delivered. It fails to so this because it relies on all the identified numbers coming forward to meet a housing number which is still below the overall requirement, and relies on housing coming forward from Neighbourhood Plans, rural exception sites, self and custom build, redevelopment and windfall. Most of these are not within the control of Local Plan strategy and numbers are based on assumptions and estimates.	An overall housing figure in the range of 8140 - 20,440 dwellings is suggested,	A change is proposed to replace and update Table 3 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. <b>Proposed change.</b>
396	120	4	No	Paul Davis	Persimmon Homes Severn Valley	housing numbers	Housing White Paper proposes a standard methodology for calculating OAN, which will be implemented before the Local Plan Review is submitted, so is relevant now. The estimated OAHN for Mendip is 588 dwelling pa, compared to the local plan figure of 420 pa - a 40% increase. Additional upward adjustments are needed for economic growth, vacancy rates, housing needs and market signals.	An overall housing figure in the range of 8140 - 20,440 dwellings is suggested,	The revised NPPF published since pre-submission consultation has clarified there will be a transition period. <b>No change to the plan.</b>
396	120	5	No	Paul Davis	Persimmon Homes Severn Valley	housing numbers	A bigger flexibility allowance needs to be made. A non implementation figure of 10-20%, and a lapse rate of 15-20% are suggested from recent DCLG data. A 20% addition to the overall housing requirement was suggested by the Local Plan Expert group report.	An overall housing figure in the range of 8140 - 20,440 dwellings is suggested,	The revised NPPF has now clarified how the starting point for plan making is to be calculated. This will be addressed in the next review of the core strategy. <b>No change to the Plan</b>

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396	120	6	No	Paul Davis	Persimmon Homes Severn Valley	housing numbers	An overall housing figure in the range of 8140 - 20,440 dwellings is suggested,	An overall housing figure in the range of 8140 - 20,440 dwellings is suggested,	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
396	120	7	No	Paul Davis	Persimmon Homes Severn Valley	housing numbers	The plan is not considered sound because it does not meet the full OAN contained in the up to date SHMA (Oct 2016) and it is not consistent with national policy set out in the NPPF.	An overall housing figure in the range of 8140 - 20,440 dwellings is suggested,	The approach of the Part II plan is to build in a significant uplift in delivery by focusing on allocations in the main towns, thereby aligning with the adopted strategy. <b>No change to the plan</b>
397	6372	6	No	Peter Roberts	Barton Willmore on behalf of Curo	housing numbers	Standardised methodology published for consultation on sept 2017 would result in an increased housing need of 588 pa for Mendip. The most recent SHMA identified a need for 411-498 pa. Both are higher than the 420 pa identified by LLP1. MDC should be looking to deliver more homes than is currently being proposed to meet its housing need. The OHAN and SHMA are the most up to date evidence base and should form the basis of the local plan.	Plan to deliver beyond minimum housing requirement in accordance with the most up to date evidence.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. No change to the plan.
462	6420	9	yes	Roger Hutton and Pat Bridgeman	agent, Wright Consult LLP	housing numbers	2016 SHMA suggests a range of housing numbers between 411-491 pa, and recommends that higher end of the range. This is the most up to date evidence based. Mendip are not taking this approach, and this will lead to a 17% year on year deficit in housing provision, falling short of OAN.	allocate BUT018 for housing	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
462	6420	10	yes	Roger Hutton and Pat Bridgeman	agent, Wright Consult LLP	housing numbers	A 5% buffer is required, and this has not been included.	allocate BUT018 for housing	The Council publish an annual position statement on five year housing land supply. The calculation clearly includes a 5% buffer.

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462	6420	11	yes	Roger Hutton and Pat Bridgeman	agent, Wright Consult LLP	housing numbers	Mendip only has a 4.8 year housing land supply because it is only catering for 420 homes pa, rather than the higher figure suggested in the 2016 SHMA. There is no 5% buffer included, which would reduce the supply to 4.5 years.	allocate BUT018 for housing	The revised NPPF confirms that the adopted plan requirement is the basis for five year supply when the Plan is less than five years from adoption. The SHMA figure is untested and ranges from 411 - 500 homes per year
462	6420	12	yes	Roger Hutton and Pat Bridgeman	agent, Wright Consult LLP	housing numbers	In the 10 years between 2006 and 2016 6 years exceeded delivery of 420 homes per annum. This indicates that there is demand for a higher level of growth.	allocate BUT018 for housing	Annual completions vary depending on the number of sites in the development process and has limited bearing on the assessing demand.
462	6420	13	yes	Roger Hutton and Pat Bridgeman	agent, Wright Consult LLP	housing numbers	The Council is allocating sites that are not developable or deliverable, including some that do not have the support of the landowner e.g.' Avalon Motors.	allocate BUT018 for housing	All sites allocated have been put forward by landowners either as part of a call for sites, or during the plan process. They have been assessed for suitability and deliverability as part of plan preparation. No change to the plan.
462	6420	14	yes	Roger Hutton and Pat Bridgeman	agent, Wright Consult LLP	housing numbers	Housing delivery should not rely on windfalls.	allocate BUT018 for housing	A change is proposed to make clear that whilst the Council expect around 1100 homes to come forward from windfall, this is not included in Table 3, which shows provision from planned growth totalling 10987 homes. <b>No change to the plan</b>
462	6420	15	yes	Roger Hutton and Pat Bridgeman	agent, Wright Consult LLP	housing numbers	Tourist accommodation is being counted against the 5 year housing supply.	allocate BUT018 for housing	Holiday lets are not counted towards the housing supply figures. <b>No change to the plan.</b>
462	6420	16	yes	Roger Hutton and Pat Bridgeman	agent, Wright Consult LLP	housing numbers	Large sites in market towns tend to underperform in terms of housing delivery and timescale and the plan should not rely on such sites. South Somerset are an example of under delivery due to over reliance on large sites. A range of small sites should be allocated.	allocate BUT018 for housing	A variety of site types and sizes are allocated, and it is acknowledged that additional sites will come forward as windfall and infilling. <b>No change to the plan.</b>
544	6483	3	No	Land Value Alliances	agents, Alex Bullock, Pegasus Group	housing numbers	Plan for 2921 dwelling across the District's settlements, rather than the 746 planned for, to take account of the new standardised OAN methodology. Applying the distribution strategy, this would allow for an additional 536 in Frome, 247 in Glastonbury, 288 in Street, 288 in Shepton, 365 in wells and 488 in the villages and rural areas. There are shortfalls across all settlement categories. The Council should make allocations more than these figures to allow a buffer. There is additional capacity within the villages.	Allocate additional land for housing in the villages to ensure new standardised OAN is met.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>

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557	3077	2	No	Church Comissioners	agent, Jennifer Mitter, Lichfields	housing numbers	A 16% uplift is proposed above part 1 numbers in the light of the most recent SHMA. Given that government changes to the calculation of OAN will result int a 40% uplift in numbers, this response is insufficient.	undertake a single local plan review that meets the new OAN in full	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
557	3077	3	No	Church Comissioners	agent, Jennifer Mitter, Lichfields	housing numbers	The impacts on the spatial strategy of the proposed 16% uplift are untested and any changes to housing requirement will need a full review of the plan. The plan does not reflect the adopted spatial strategy, will only offer a mid point in meeting OAN and is not justified in terms of the spatial strategy.	undertake a single local plan review that meets the new OAN in full	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
557	3077	4	No	Church Comissioners	agent, Jennifer Mitter, Lichfields	housing numbers	SHMA is flawed and is supressing the actual need. It does not fully consider jobs/housing alignment, it does not include local economic factors and unemployment, it does not consider Hinckley Point, it does not consider suppressed household formation, it does not recognise signals of market pressure, it does not consider the impact of affordable housing on FOAN.	undertake a single local plan review that meets the new OAN in full	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>

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557	3077	5	No	Church Comissioners	agent, Jennifer Mitter, Lichfields	housing numbers	LLP1 is the basis for the housing strategy and is out of date in the light of national evidence. There is a need for a much higher housing requirement. This is best considered through a Single Local Plan Review.	undertake a single local plan review that meets the new OAN in full	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
562	3077	2	No	Church Comissioners	agent, Jennifer Mitter, Lichfields	housing numbers	A 16% uplift is proposed above part 1 numbers in the light of the most recent SHMA. Given that government changes to the calculation of OAN will result in a 40% uplift in numbers, this response is insufficient.	undertake a single local plan review that meets the new OAN in full	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF
562	3077	3	No	Church Comissioners	agent, Jennifer Mitter, Lichfields	housing numbers	The impacts on the spatial strategy of the proposed 16% uplift are untested and any changes to housing requirement will need a full review of the plan. The plan does not reflect the adopted spatial strategy, will only offer a mid point in meeting OAN and is not justified in terms of the spatial strategy.	undertake a single local plan review that meets the new OAN in full	The council has endorsed consultation and submission of Local Plan Part II . Since consultation, legislation and the revised NPPF will require a full review after Local Plan Part II in any case . . <b>No change to the plan.</b>
562	3077	4	No	Church Comissioners	agent, Jennifer Mitter, Lichfields	housing numbers	SHMA is flawed and is suppressing the actual need. It does not fully consider jobs/housing alignment, it does not include local economic factors and unemployment, it does not consider Hinckley Point, it does not consider suppressed household formation, it does not recognise signals of market pressure, it does not consider the impact of affordable housing on FOAN.	undertake a single local plan review that meets the new OAN in full	The Council consider the SHMA to be sufficiently robust to test delivery outcomes from sites allocated in Local Plan Part II . <b>No change to the plan.</b>
562	3077	5	No	Church Comissioners	agent, Jennifer Mitter, Lichfields	housing numbers	LLP1 is the basis for the housing strategy and is out of date in the light of national evidence. There is a need for a much higher housing requirement. This is best considered through a Single Local Plan Review.	undertake a single local plan review that meets the new OAN in full	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently

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587	1513	1	No	The Silvey Family	agent, A Penna, Origin3	housing numbers	The part 2 plan will only have 12 years to run and its evidence base dates to the early 2000s and is out of date.	Carry out a single plan review	LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth. An evidence base was prepared to inform preparation of LPP1. LPP2 sets out non-strategic policies to deliver the strategy. The evidence base has been updated where necessary to deliver LPP2. The overall approach set out in LPP1 does not form part of this plan making process. The evidence base will be updated as necessary to inform the preparation of a future review of LPP1. <b>No change to the plan.</b>
587	1513	2	No	The Silvey Family	agent, A Penna, Origin4	housing numbers	Part 2 revises the strategy for delivery of housing, referring to an updated SHMA. These revisions are fundamental to the evidence base and significant revision of part 1. It is unclear how they will be tested through the part 2 process and are more appropriately addressed by a proper review of part 1.	Carry out a single plan review	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
587	1513	3	No	The Silvey Family	agent, A Penna, Origin5	housing numbers	A very significant proportion of housing needs set out in part 1 has already been addressed. The part 2 process will just confirm that housing needs has already been met, and is not a valid process. There will be a significant shortfall in housing in the later years of the plan.	Carry out a single plan review	Section 3 of the plan sets out a number of objectives beyond meeting the part I requirement. <b>No change to the plan.</b>
587	1513	4	No	The Silvey Family	agent, A Penna, Origin6	housing numbers	Lack of delivery of housing overall will have an effect on delivery of affordable housing. Only a handful of affordable homes will be delivered in rural areas.	Carry out a single plan review	A review of the part I plan will follow on from Local Plan Part II. The plan includes measures to promote exception sites to deliver housing to meet local need. <b>No change to the plan</b>

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587	1513	5	No	The Silvey Family	agent, A Penna, Origin7	housing numbers	Local plan part 1 sets a housing figure significantly below OAN and does not allow a 5% allowance for vacancies, concealed households and second homes. Full OAN +5% would result in 12,200 pa 2006-2028 or 11350 2011-2031.	Scale of housing should be increased significantly to ensure a continuous supply.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
587	1513	6	No	The Silvey Family	agent, A Penna, Origin8	housing numbers	Scale of supply should be reviewed in the rural area particularly to ensure the needs of those communities will be met.	Carry out a single plan review	The spatial strategy indicates that there should be a proportionate approach to growth in the primary and secondary villages. A number of villages have seen significant additional development which reflects the impact of a period where the Council did not have a five year housing supply. The Plan approach is that further growth in these villages through site allocations does not reflect the adopted spatial strategy. The plan does not identifying allocations in villages which have already fulfilled the requirements set out in LPP1. Sites have been allocated where proportionate growth has not already taken place. <b>No change to the plan.</b>
587	1513	7	No	The Silvey Family	agent, A Penna, Origin9	housing numbers	Most recent information published by DCLG indicates 588 dwelling pas for mendip. Part 1 housing figure is significantly out of date and figure used for part 2 is a significant under estimate. The part 2 approach is not sound, being based on an out of date part 1.	Carry out a single plan review	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
587	1513	8	No	The Silvey Family	agent, A Penna, Origin10	housing numbers	Part 2 set out that there are some villages where in principle the development needs will not be assessed or accommodated. This is contrary to NPPF guidance to	Carry out a single plan review	The spatial strategy indicates that there should be a proportionate approach to growth in the primary and secondary villages. A number of villages have seen

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604	6525	1	No	David Wilson Homes	agent, Colin Danks, Peter Brett Associates	housing numbers	overall supports production of a part 2 plan even though part 1 plan is considered to be out of date due to changes in evidence base, SMHA and new OAN methodology. Continuation with Part 2 helps to bring certainty for the development industry and enables allocated sites to be brought forward to assist delivery of housing.	none	Support in noted.
604	6525	2	No	David Wilson Homes	agent, Colin Danks, Peter Brett Associates	housing numbers	Part 2 plan is able to allocate more land than indicated by part 1 and there is clear evidence that the need is greater, provided both by the most recent SMHA and further by the	Allocate additional land to meet need set out in the most recent	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need
604	6525	3	No	David Wilson Homes	agent, Colin Danks, Peter Brett Associates	housing numbers	Text within the plan should reflect the most recent evidence and the uplift indicated from part 1. Recognise that the level of sites allocated only addresses minimum requirements and the role of Future Growth Areas. FGA cannot be regarded as part of the supply as further plan making work is required before they can come forward.	Recognise that land allocated is only just above minimum and include text regarding the need to release FGA or allocate further sites if necessary.	Changes to the plan are proposed to allocate land at WL5, previously an FGA. Consequential changes to Table 1 Site Allocations in Mendip Towns are proposed, which include a modest allowance of 95 homes from the FGA in Street, following work to establish detailed site boundaries. <b>Proposed changes to the plan.</b>
606	1726	3	No	Waddeton Park Ltd	agent, James Durant, Tetlow King	housing numbers	Part 1 inspector considered that the plan provision was insufficient and that housing numbers should be phrased as minima. Since then Government has published its draft new standardised methodology for calculating housing needs. This indicates a need for 3360 more homes in Mendip or a 40% increase.	Allocate land at White Post for housing	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. <b>No change to the plan.</b>
608	6527	4	No	Strategic Land partnerships and Fussel Farms	agent, James Durant, Tetlow King	housing numbers	Part 1 inspector considered that the plan provision was insufficient and that housing numbers should be phrased as minima. Since then Government has published its draft new standardised methodology for calculating housing needs. This indicates a need for 3360 more homes in Mendip or a 40%	Allocate land at Browns Ground and Barbaras Field for housing	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently
614	6530	7	No	Landray land Representatives	agent, Tristan Dewhurst, Lichfields	housing numbers	SHMA form 2016 indicates an uplift in housing numbers to 490pa. the standardised methodology indicates a greater increase to 588pa. LPP2 does not give the appropriate context to respond to this new evidence. A comprehensive plan review is needed to robustly plan for housing need.	Carry out a single plan review based on new housing evidence.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently

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624	1820	2	No	A Bazley	agent, Ben Lewis, Renplan Consultin ltd	housing numbers	Most up to date SHMA study indicates an uplift in housing numbers is needed above the Part 1 minima of 411pa. The SHMA should be taken as the most up to date tool for identifying housing need. LPP2 does not use its evidence base to ensure the full OAN is met and the plan is therefore unsound. Continuing to work to a figure of 411 pa creates a deficit and suggests that the Council cannot demonstrate a 5 year housing supply.	Allocate additional land at Lews Meadow, Draycott for housing	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
627	3061	1	No	Richard House	Gladman Development ltd	housing numbers	A five year supply of housing could be achieved in the first 5 years of the plan, but this would be marginal at only 5.1 years supply in year 5. In the final 2 years of the plan a 5 years supply would not be achieved. The plan fails to achieve a 5 year supply for years 6 and beyond and is therefore unsound.	Allocate additional sites deliverable in the medium term to ensure a rolling 5 year supply of housing is maintained.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
627	3061	2	No	Richard House	Gladman Development ltd	housing numbers	Council has not applied a 5% buffer to its housing supply calculation as recommended by the NPPF. Additional sites should be allocated.	Allocate sites to ensure a rolling 5 year supply of housing is maintained with a 5% buffer to allow for choice and competition in the market.	The councils five year supply calculation includes a 5% buffer and legislation/revised NPPF now includes five year plan reviews. <b>No change to the plan</b>
627	3061	5	No	Richard House	Gladman Development ltd	housing numbers	Housing growth is based on the latest SHMA, with a target of 490 dwellings pa. It would be more appropriate to test the growth proposed against the Governments proposed standardised methodology for OAN. This would require 588 dwelling pa.	Allocate additional sites for housing	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. <b>No change to the plan.</b>

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627	3061	6	No	Richard House	Gladman Development Ltd	housing numbers	Government consultation makes it clear that the standardised methodology does not take into account anticipated employment growth. LPP1 has a strategic objective to deliver employment growth. The Heart of the West o England LEP is of the view that Mendip has the preconditins to deliver the highest level of employment growth to 2030 across the whole of Devon and Somerset. Housing provision should reflect economic ambitions and a higher level of growth, as indicated in the governemnt standardised methodology, should be sought.	Allocate additional sites for housing	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. <b>No change to the plan.</b>
628	6538	1	No	Redrow Homes	agent, Andrew Cockett, Lichfields	housing numbers	Latest SHMA underestimates housing need amd wil perpetuate undersupply of housing. The single plan review will be subject to governments standardised methodology for calculating OAN. This suggests a housing need 40% above LPP1 and 20% above the SHMA, providing evidence of upward pressure on the housing requirement. The Council should therrefore move directly to a single local plan review.	Move directly to a single local plan review based on stadardised methodoogy requirement.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
628	6538	2	No	Redrow Homes	agent, Andrew Cockett, Lichfields	housing numbers	Application of the requiemnt for 490 dwelings pa derived from the SHMA over the period 2014-2029 is insufficient to address emerging need.	Increase supply to meet emerging need in full	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. <b>No change to the plan.</b>
628	6538	3	No	Redrow Homes	agent, Andrew Cockett, Lichfields	housing numbers	The latest SHMA and the amendment to the target should be acknowledged as "significant new evidence". The 5 year supply should be assessed against 490 dwellings pa, not the LLP1 figure of 420pa. Once introduced the standardised methodology figure should be used for the purpose of assessing the 5 year supply. The current approach falsely inflates the 5 year supply position.	Revise the way in which the 5 year supply is calculated using the SHMA figure of 490 dwelings pa or the standardised methodology figures.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>

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628	6538	4	No	Redrow Homes	agent, Andrew Cockett, Lichfields	housing numbers	The total supply of 11200 provides for just 515 above the revised target of 10685. This does not provide a sufficient buffer against any barriers to delivery.	Increase supply to allow for non delivery of homes in the trajectory.	Given the need for a review following adoption of this plan, sufficient allocations have been made. The Proposed changes also do not include 'windfall'. No change to the plan.
628	6538	5	No	Redrow Homes	agent, Andrew Cockett, Lichfields	housing numbers	Whilst there is an imperative to increase delivery if the case of past undersupply. It is inappropriate to discount any past over provision from the future supply. In mendip 211 dwellings were supplied over the requirement prescribed by LPP1 between 2006 and 2017. These should not be counted against the future supply. The requirement is a minimum, not a precise target and past over supply cannot therefore be "banked". This would lead to a sharp reduction in future housing delivery and be at odds with the NPPF objective of boosting the supply of housing, meaning that the needs of future populations are not met.	Recalculate housing requirement without including 211 dwellings delivered additional to the LPP1 requirement 2006-2017.	The published annual statement of five year supply no longer includes an allowance for previous oversupply in the early years of the plan period. In the longer term, the revised NPPF and legislation require plan reviews every five years. <b>No change to the plan</b>
628	6538	6	No	Redrow Homes	agent, Andrew Cockett, Lichfields	housing numbers	The 5 year land supply is being falsely inflated by using the LPP1 figure. Taking the SHMA figure of 490 dpa results in a 5 year land supply figure of 5.85 years. Applying the standardised methodology results in a figure of 4.88 years.	Recalculate the 5 years housing land supply using the SHMA figure or the standardised methodology figure.	This was tested at appeal in 2018 with the inspector confirming at the plan requirement of 420 dwellings per year is the correct basis for calculating five year supply. <b>No change to the plan</b>
628	6538	7	No	Redrow Homes	agent, Andrew Cockett, Lichfields	housing numbers	Some figures and base dates are not consistent in the trajectory tables.	Clarify the figures and base dates used in the trajectory.	The provisional housing trajectory available at the time of consultation has been updated.
628	6538	8	No	Redrow Homes	agent, Andrew Cockett, Lichfields	housing numbers	SHMA does not fully consider the alignment of jobs and housing and analysis of past employment trends is inadequate. National level economic activity data has been applied and there is no information regarding the unemployment rates applied. Hinckley point has not been fully considered. Concealed households, and suppressed household formation has not properly been adjusted for. The uplift applied of 8 dwellings is inadequate. there is a failure to recognise signs of market pressure, including rising average house prices and worsening affordability ratio. the implications of affordable housing need on FOAN have not been considered. Assumptions made on current affordable housing need appear to suppress this need. Calculation relies solely on housing waiting lists and underestimates overcrowding, concealed and unsuitably housed households. Annualised backlog need for affordable housing should be calculated over 5 years, not 25 years.	Increase housing supply by allocating additional sites.	The findings in the SHMA represent the most up-to-date evidence on housing need. They have not been tested through an examination process and do not replace the adopted plan requirement set out in LPP1. The SHMA concludes that OAN can be considered as reasonable and justified within a range of 411 – 491 dwellings p.a. and recommends that, as a starting point, a level towards the higher end of the range would be more robust. This takes into account sensitivity testing using alternative assumptions in the projections and a better alignment of housing with job growth. The role of re-examining housing requirements is best considered through a single Local Plan Review to follow Local Plan Part II. <b>No change to the plan.</b>

Rep No	ID	issue ref	Extra Docs	Contact Name	Company / Organisation	Matter	Issue summary	Changes sought to the Pre-Submission Plan	MDC response
629	6538	1	No	Redrow Homes	agent, Andrew Cockett, Lichfields	housing numbers	Latest SHMA underestimates housing need and will perpetuate undersupply of housing. The single plan review will be subject to government's standardised methodology for calculating OAN. This suggests a housing need 40% above LPP1 and 20% above the SHMA, providing evidence of upward pressure on the housing requirement. The Council should therefore move directly to a single local plan review.	Move directly to a single local plan review based on standardised methodology requirement.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
629	6538	2	No	Redrow Homes	agent, Andrew Cockett, Lichfields	housing numbers	Application of the requirement for 490 dwellings pa derived from the SHMA over the period 2014-2029 is insufficient to address emerging need.	Increase supply to meet emerging need in full	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
629	6538	3	No	Redrow Homes	agent, Andrew Cockett, Lichfields	housing numbers	The latest SHMA and the amendment to the target should be acknowledged as "significant new evidence". The 5 year supply should be assessed against 490 dwellings pa, not the LLP1 figure of 420pa. Once introduced the standardised methodology figure should be used for the purpose of assessing the 5 year supply. The current approach falsely inflates the 5 year supply position.	Revise the way in which the 5 year supply is calculated using the SHMA figure of 490 dwellings pa or the standardised methodology figures.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
629	6538	4	No	Redrow Homes	agent, Andrew Cockett, Lichfields	housing numbers	The total supply of 11200 provides for just 515 above the revised target of 10685. This does not provide a sufficient buffer against any barriers to delivery.	Increase supply to allow for non delivery of homes in the trajectory.	Revisions in proposed changes focus on planned growth rather than windfall. The revised NPPF will address this the Housing Delivery Test. <b>Change to the plan for other reasons</b>

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629	6538	5	No	Redrow Homes	agent, Andrew Cockett, Lichfields	housing numbers	Whilst there is an imperative to increase delivery if the case of past undersupply. It is inappropriate to discount any past over provision from the future supply. In mendip 211 dwellings were supplied over the requirement prescribed by LPP1 between 2006 and 2017. These should not be counted against the future supply. The requirement is a minimum, not a precise target and past over supply cannot therefore be "banked". This would lead to a sharp reduction in future housing delivery and be at odds with the NPPF objective of boosting the supply of housing, meaning that the needs of future populations are not met.	Recalculate housing requirement without including 211 dwellings delivered additional to the LPP1 requirement 2006-2017.	See response to rep 628
629	6538	6	No	Redrow Homes	agent, Andrew Cockett, Lichfields	housing numbers	The 5 year land supply is being falsely inflated by using the LPP1 figure. Taking the SHMA figure of 490 dpa results in a 5 year land supply figure of 5.85 years. Applying the standardised methodology results in a figure of 4.88 years.	Recalculate the 5 years housing land supply using the SHMA figure or the standardised methodology figure.	Neither the standard methodology or the SHMA apply to this Part II Plan. <b>No change to the plan</b>
629	6538	7	No	Redrow Homes	agent, Andrew Cockett, Lichfields	housing numbers	Some figures and base dates are not consistent in the trajectory tables.	Clarify the figures and base dates used in the trajectory.	Housing Trajectory has been updated since the pre-submission plan
629	6538	8	No	Redrow Homes	agent, Andrew Cockett, Lichfields	housing numbers	SHMA does not fully consider the alignment of jobs and housing and analysis of past employment trends is inadequate. National level economic activity data has been applied and there is no information regarding the unemployment rates applied. Hinckley point has not been fully considered. Concealed households, and suppressed household formation has not properly been adjusted for. The uplift applied of 8 dwellings is inadequate. there is a failure to recognise signs of market pressure, including rising average house prices and worsening affordability ratio. the implications of affordable housing need on FOAN have not been considered. Assumptions made on current affordable housing need appear to suppress this need. Calculation relies solely on housing waiting lists and underestimates overcrowding, concealed and unsuitably housed households. Annualised backlog need for affordable housing should be calculated over 5 years, not 25 years.	Increase housing supply by allocating additional sites.	The findings in the SHMA represent the most up-to-date evidence on housing need. They have not been tested through an examination process and do not replace the adopted plan requirement set out in LPP1. The SHMA concludes that OAN can be considered as reasonable and justified within a range of 411 – 491 dwellings p.a. and recommends that, as a starting point, a level towards the higher end of the range would be more robust. This takes into account sensitivity testing using alternative assumptions in the projections and a better alignment of housing with job growth. The role of re-examining housing requirements is best considered through a single Local Plan Review to follow Local Plan Part II. <b>No change to the plan.</b>

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631	1765	2	No	Daniel Waever	Baratt Homes	housing numbers	The Council should, based on the latest evidence, be delivering a housing figure significantly higher than the minimum requirement as defined by LPP2 CP2	More housing should be delivered with additional land allocated across settlements.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. <b>No change to the plan.</b>
632	1751	4	No	Clive Pulteney	Johnstone land Company Ltd	housing numbers	The plan does not take account of the new standardised methodology and there is potential for significant undersupply. The standardised methodology places a cap where the LPA has an up to date plan but Mendip still needs to allocate an additional 67 dwelling pa. LPP2 offers the most suitable way forward to identify further sites and this would be a sound approach.	Increase the allocation of housing sites within LPP2, including Chapelfields, Oakhill.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
655	6554	5	No	Curo	agent, Laura Powell, Barton Wilmore	housing numbers	MDC should be looking to deliver and plan for more homes than currently proposed. The new standardised methodology would result in a need for 588 pa, the SHMA identifies a need for 411-498pa, all of which are higher than the 420 established by LPP1. The plan should be based on the most up to date evidence and the SHMA and OHAN provide the most up to date evidence..	Increase the number of homes provided for and allocate NRAD003.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>

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272	6043	2	No	James Croucher	Lochailort investments ltd	spatial distribution	The concept that some villages have already fulfilled the requirement is incorrect. LPP1 expresses housing requirements as minimum and not as maximum or absolute requirements. The more recent and increased OAN must be planned for. Primary and secondary villages should continue to be candidates for housing allocations.	delete 3.37 - 3.39 and associated principles.	The spatial strategy indicates that there should be a proportionate approach to growth in the primary and secondary villages. A number of villages have seen significant additional development which reflects the impact of a period where the Council did not have a five year housing supply. The Plan approach is that further growth in these villages through site allocations does not reflect the adopted spatial strategy. The plan does not identify allocations in villages which have already fulfilled the requirements set out in LPP1. Sites have been allocated where proportionate growth has not already taken place. <b>No change to the plan.</b>
390	6366	2	No	Bovis Homes ltd	agent, Walsingham Planning	spatial distribution	Approach of not allocating sites in villages that have already fulfilled the requirement set out in LPP1 is flawed. Provision should not be artificially constrained and housing requirements are set out as minima. If the housing requirement is based on 13445 dwellings being required additional site will be needed in villages.	Allocate additional sites in villages.	LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. <b>No change to the plan.</b>
395	6371	1	No	Mr and mrs Finch	n/a	spatial distribution	Support focus on towns for housing rather than villages, which reflects local road infrastructure and poor public transport.	none	Support is noted.
543	6482	1	No	Liz Payne	CPRE	spatial distribution	Support emphasis on development in the towns and acknowledgement that smaller settlements will not be expected to accommodate more than the part 1 requirement	None	Support is noted.
544	6483	1	No	Land Value Alliances	agents, Alex Bullock, Pegasus Group	spatial distribution	Provision made in rural areas is less than the full projected need but more than the locally arising need. The rural areas could take more growth, but has been limited following consultation with Parish Councils. Planned growth is not based on a scientific approach to the capacity of each settlement and there is additional capacity in village locations.	Increase housing numbers in rural areas.	LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth. The spatial strategy indicates that there should be a proportionate approach to growth in the primary and secondary villages. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. <b>No change to the plan.</b>

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544	6483	2	No	Land Value Alliances	agents, Alex Bullock, Pegasus Group+G62:Q76	housing numbers	New methodology for calculating OAN has been published in a government consultation. This outlines an indicative assessment of housing in Mendip of 588 dwelling per annum 2016-2026. This is significantly higher than the plan target of 420 per annum. This new methodology has not been adopted. Current delivery rates are around 455 dwellings per annum. A more flexible approach to housing allocations and a step change in delivery rates is needed to meet the new forecast. By not undertaking a fuller review of the plan the Council is not taking a positive and proactive approach and is creating problems by making the district less affordable and constraining affordable housing delivery.	Adopt the new standardised OAN methodology.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
608	6527	6	No	Strategic Land partnerships and Fussel Farms	agent, James Durant, Tetlow King	spatial distribution	Local Plan Part 1 distributed housing to villages based on a 15% uplift. The local plan inspector suggested that these figures should be applied flexibly. Figures are not being applied flexibly and in villages where the figure is exceeded it is taken that there is no need for a further allocation without assessment of the potential of sites or the relative merits of sites elsewhere in the rural area.	allocate additional site in Rode.	The spatial strategy indicates that there should be a proportionate approach to growth in the primary and secondary villages. A number of villages have seen significant additional development which reflects the impact of a period where the Council did not have a five year housing supply. The Plan approach is that further growth in these villages through site allocations does not reflect the adopted spatial strategy. The plan does not identifying allocations in villages which have already fulfilled the requirements set out in LPP1. Sites have been allocated where proportionate growth has not already taken place. No change to the plan.
608	6527	7	No	Strategic Land partnerships and Fussel Farms	agent, James Durant, Tetlow King	spatial distribution	A 40% uplift will be required in housing numbers and this makes it imperative that sites are considered on a scientific basis to allocate sustainable and deliverable sites in the right locations. Sites that are not plausible are allocated in constrained villages while other villages are limited by the arbitrary use of a 15% uplift by the Local Plan Part 1 distribution. The plan is unsound and the level of growth required will not be delivered.	allocate additional site in Rode.	The spatial strategy indicates that there should be a proportionate approach to growth in the primary and secondary villages. A number of villages have seen significant additional development which reflects the impact of a period where the Council did not have a five year housing supply. The Plan approach is that further growth in these villages through site allocations does not reflect the adopted spatial strategy. The plan does not identifying allocations in villages which have already fulfilled the requirements set out in LPP1. Sites have been allocated where proportionate growth has not already taken place. <b>No change to the plan.</b>

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627	3061	4	No	Richard House	Gladman Development Ltd	spatial distribution	Strategy focusses on the towns and larger villages. Level of growth in villages has been higher than minimum requirements set out in LPP1. Distribution of growth is broadly in accordance with the spatial strategy. The towns represent sustainable locations for development but the low levels of growth allocated in Principle Villages is unjustified and contrary to national planning advice. Allocations in locations where the market is delivering would be appropriate.	Allocate additional sites in villages and rural areas.	LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. <b>No change to the plan.</b>
632	1751	2	No	Clive Pulteney	Johnstone land Company Ltd	spatial distribution	Site selection methodology excludes those settlements where the minimum housing requirement has been met. This is inconsistent with the spatial strategy set out in LPP1 and makes the plan unsound.	Adopt a more flexible approach to site allocations in settlements where the minimum LPP1 requirement has been met. Allocate land at Chapelfields, Oakhill	The spatial strategy indicates that there should be a proportionate approach to growth in the primary and secondary villages. A number of villages have seen significant additional development which reflects the impact of a period where the Council did not have a five year housing supply. The Plan approach is that further growth in these villages through site allocations does not reflect the adopted spatial strategy. The plan does not identify allocations in villages which have already fulfilled the requirements set out in LPP1. Sites have been allocated where proportionate growth has not already taken place. No change to the plan.
129	662	1	No	Hannah Bevans	National Grid	DTC	no comments	none	noted
228	1582	1	No	Chris Garcia	heart of the south west LEP	DTC	The plan supports the strategy set out in LPP1 setting out housing and employment requirements. Objectives include diversification and strengthening of the local economy and providing new homes to complement economic growth, enhancing the local environment and infrastructure investment. LEP support these aspirations which are in close alignment with LEP strategies.	none	support is noted
333	1786	3	No	Amy Shepherd	Somerset County Council	minerals safeguarding	Various site allocations need to consider strategic "county" matters as contained within the Somerset waste Core Strategy and the Somerset Minerals Plan. Both plans form part of the "development plan". The Minerals Plan identifies Mineral Safeguarding Areas. Active engagement is needed with SCC on minerals matters.	engage with the minerals planning authority to discuss further	The Mineral Plan forms part of the development plan and there is no need to repeat it's policies here. Issues are discussed in the site specific sections where they relate to allocations. <b>No change to the plan.</b>

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333	1786	4	No	Amy Shepherd	Somerset County Council	waste	The Waste Core strategy includes policies to ensure the opportunities to minimise waste in design and construction are not missed, the adequate space and facilities for waste separation, temporary storage and collection of waste are allowed for and waste recycling and collection are facilitated within any design process, including access for collection vehicles.	engage with the waste planning authority to discuss further	The Waste Plan is part of the Development plan and there is no need to repeat it's policies here. <b>No change to the plan.</b>
333	1786	5	No	Amy Shepherd	Somerset County Council	acoustic issues	consider tranquillity and a policy wording to protect it, both in relation to LGS designations and the impact of development.	introduce consideration of tranquillity	LPP1 policy DP8 provides adequate guidance on noise. There is no need to repeat it in LPP2. Where there are particular issues with noise on an allocated site, this is specified in the allocation policy. Tranquillity is one of the assessment criteria for LGS designation. <b>No change to the plan.</b>
333	1786	6	No	Amy Shepherd	Somerset County Council	acoustic issues	consider the vibration impacts of minerals and commercial land uses	introduce consideration of vibration	The Somerset Minerals Plan provides guidance on vibration from mineral operations. <b>No change to the plan.</b>
333	1786	9	No	Amy Shepherd	Somerset County Council	acoustic issues	Replace amenity consideration with reference to part 1 policies DP7 and DP8 in all site specific policies listed in sections 10 and 11. Policies should consider protecting new residents from existing uses as well as safeguarding the amenity of existing residents.	re-word policies in sections 10 and 11	Policies DP7 and DP8 will apply to any planning application. The site specific requirements highlight particular issues for individual sites. There is no need to refer to policies in LPP1. <b>No change to the plan.</b>
333	1786	10	No	Amy Shepherd	Somerset County Council	acoustic issues	Add a description of environmental impacts affecting selected site is Sections 10 and 11. Currently there is no reference to existing site conditions, including issues such as noise, vibration, odour and artificial glare.	add description of environmental impacts to site policies	Where it is likely that environmental issues will arise this is highlighted in the site allocation policies. If additional issues arise as a result of more detailed work to prepare development schemes these will be covered by the wider policy framework set out in LPP2, LPP1 and national planning guidance. There is no need to repeat this in site allocation policies. <b>No change to the plan.</b>
333	1786	11	No	Amy Shepherd	Somerset County Council	acoustic issues	Need detailed consideration of potential planning conflicts with mineral or waste development or reserved areas. Potential for conflict is not identified at any stage in the plan. Whilst it may be possible to mitigate noise, vibration from blast activity is difficult to mitigate without sufficient separation.	consider conflicts with mineral and waste	The Minerals and Waste Plans form part of the development plan and there is no need to repeat their policies here. Issues are discussed in the site specific sections where they relate to allocations. <b>No change to the plan.</b>
333	1786	12	No	Amy Shepherd	Somerset County Council	acoustic issues	Support DP25 in so far as it will only support development which addresses the impacts created and protects sensitivities to existing impacts introduced by it, including the potential for planning conditions to safeguard this coexistence.	none	Support is noted.

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379	1798	1	No	Ross Simmonds	Historic England	historic environment	A robust evidence base should be applied and further evidence is likely to be required to inform the principle of development and key design principles. This will help to inform a robust plan that protects and where appropriate enhances the historic environment and identifies land where development would be inappropriate because of its historic significance.	Add to evidence base to ensure historic environment is fully considered in establishing the principle of development and key design principles.	Where there is evidence of a potential impact on the historic environment this is noted in sites specific policies. LPP1 includes Development Policy 3 concerning Heritage Conservation which sets out a requirement to preserve and enhance the District's heritage assets. There is no need for additional policy. <b>No change to the plan.</b>
386	450	1	No	Melanie Lindsley	Coal Authority	land stability	Note that the LPA has downloaded data provided by the Coal Authority on land stability issues. Assume all sites proposed for allocation have been assessed for land stability in respect of mining legacy risks.	none	All sites have been assessed against the data provided by the Coal Authority, as part of the SA process. <b>No change to the plan.</b>
386	450	2	No	Melanie Lindsley	Coal Authority	coal resources	Allocations do not appear to have been assessed against data provided on surface coal resources to ensure any risk of sterilisation of mineral resources is identified.	assess allocations against data provided by the coal authority on surface coal resources and identify as noted criteria within the site allocation policies.	All sites have been assessed against the data provided by the Coal Authority, as part of the SA process. <b>No change to the plan.</b>
391	6367	5	No	Linda Oliver	mdc	Gypsies and travellers	Policy DP15 of LLP1 set out a need for gypsy and traveller pitches and anticipated drafting of a SPD. National policy has changed since the LLP1 was published and now refers to very strictly controlling pitches in the open countryside. It also makes clear that those who no longer travel are not to be included in the policies. When will the new policy be delivered and is it to be included in LLP2?	Clarify whether policy on Gypsy and Traveller accommodation is to be included in LLP2 and if not where and when it will be published.	The Council intends to prepare a separate plan identifying sites to meet the needs of the Gypsy and Traveller community. Options for these sites do not form part of this document. <b>No change to the plan.</b>
396	120	2	No	Paul Davis	Persimmon Homes Severn Valley	Plan review	Deferring re-examination of the housing numbers until the Local Plan Review will extend the process and introduce further delays. Delaying meeting housing needs is contrary to government guidance.	An overall housing figure in the range of 8140 - 20,440 dwellings is suggested,	The scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The Council can demonstrate a five year supply of housing land and the adopted plan remains up to date. <b>No change to the plan.</b>
396	120	8	No	Paul Davis	Persimmon Homes Severn Valley	greenbelt	NPPF para 87 says that development should not be approved <i>except in very special circumstances</i> . The policy should include an exceptions test, especially as NPPF para 78 refers to managing development within a LGS as being consistent with green belt.	include an exceptions test in policy DP26	It is not necessary to repeat policy set out in NPPF in the plan. <b>No change to the plan.</b>

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420	6390	1	No	Liz Pickering	Education and Skills Funding Agency	education	Modifications required to refer to the IDP. The IDP makes clear to developers what their responsibilities will be and the specific school projects they must contribute to through land or contributions. Recommend stronger links to the evidence base that will be used to justify contributions.	Make reference to IDP in paragraphs on infrastructure under settlement headings.	The Plan sets out requirements in site specific policies, whereas the IDP is not a formal document and may be revised. <b>No change to the plan</b>
420	6390	2	No	Liz Pickering	Education and Skills Funding Agency	education	Additional land for schools should be safeguarded as a result of LLP2 allocations and there will be an additional need for schools as a result of additional allocations. Such land should be provided free to SCC.	Include safeguarding of land for school in allocation policies.	Noted - 3 sites have been secured in s106 agreements on strategic sites and 1 is specified in policy.
420	6390	3	No	Liz Pickering	Education and Skills Funding Agency	education	Welcomes detailed information on schools in the IDP and clear requirements for education contributions	none	Support is noted.
420	6390	8	No	Liz Pickering	Education and Skills Funding Agency	education	Plan should be effective to be considered sound and there is a need to ensure that school contributions are sufficient to deliver the school places needed to meet the increased demand generated by developments. Support the use of S106 agreements as the most effective method of securing developer contributions.	none	Support for the use of S106 agreements is noted. <b>No change to the plan.</b>
427	6395	1	No	Anne Halpin	SWT	biodiversity	Support careful consideration of biodiversity and landscape in site selection process and efforts to choose sites which will result in least damage and to mitigate to counter any damage.	none	Support is noted.
427	6395	2	No	Anne Halpin	SWT	biodiversity	Rewrite para 20 of the HRA to make clear that one of the concerns is <i>lowered</i> nesting success.	rewrite para 20 of HRA	Support noted. - The HRA has been substantially revised and this para has not been retained
527	1931	1	No	Gary Parsons	Sport England	sport provision	Do not consider the plan to be sound in the absence of a robust and up to date assessment of the need for sport. Recommend Sport England publication "Assessing Needs and Opportunities For Sports Provision" and the drafting of a playing pitch strategy. Para 5.7 mentions future work , but gives no timeframe to lend certainty.	Carry out assessment of the needs and opportunities for sport provision and a playing pitch strategy.	LPP1 sets out strategic policies for the management of development, including policy DP16, Open Space and Green Infrastructure. The overall approach set out in LPP1 does not form part of this plan making process and there is no need to revisit the topics covered by DP16. A comprehensive assessment of sporting need would be better addressed alongside a comprehensive review of Local Plan Part I. <b>No change to the plan.</b>

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527	1931	2	No	Gary Parsons	Sport England	sport provision	new guidance has been published on Active Design which will have synergy with the plan. The guidance aims to support active lifestyles through the design and layout of settlements.	Include reference to guidance on Active Design.	LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. Active design principles are addressed in LPP2 in that opportunities to walk, cycle, access to community facilities and open space are assessed as part of the site selection process. An overall strategy for active design would be better addressed alongside a comprehensive review of Local Plan Part I. <b>No change to the plan.</b>
527	1931	3	No	Gary Parsons	Sport England	sport provision	Resource "Use Our Schools" has been published to help communities make better use of sports facilities at schools. Opportunities for joint provision should be considered.	Consider opportunities to extend use of school facilities and refer to guidance.	This is outside the scope of the local Plan. <b>No change to the plan.</b>
539	6478	1	no	Steve Hellier	Highways England	strategic highways network	Highways agency looks after the Strategic Road network. There are 2 stretches of strategic road affected by development in the in the District, being the A36 at the Beckington bypass and the A303 which is outside the District. A section of the A303 between the B3081 and Marsh, directly south of the District is scheduled to be improved. Developments in Frome has the potential to affect the A36 and development in Shepton has the potential to impact the A303. Highways England's prime consideration is the continues safe operation of its network.		Comments are noted and this information will be added to the IDP
539	6478	2	No	Steve Hellier	Highways England	strategic highways network	An assessment of cumulative impact has not been provided. Needed to ensure additional trips generated as a result of development can be safely accommodated. Assessment should form part of the transport evidence base. If additional trips cannot be accommodated, phasing and mitigation will need to be discussed with Highways England.	Carry out assessment of cumulative transport impact on the strategic road network.	This objection relates to the overall scale of development in Frome and Shepton Mallet. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. Assessment of the impacts on the wider road network would be appropriate as part of the future Single Plan Review. <b>No change to the plan.</b>

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539	6478	4	No	Steve Hellier	Highways England	strategic highways network	Pre submission plan does not contain the evidence base that would enable Highways England to advise the inspector that there is sufficient information for the plan to be compliant with the NPPF.	Work with Highways England to develop a satisfactory evidence base.	This objection relates to the overall scale of development in Frome and Shepton Mallet. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. Assessment of the impacts on the wider road network would be appropriate as part of the future Single Plan Review. <b>No change to the plan.</b>
543	6482	2	No	Liz Payne	CPRE	recreation	There are inconsistencies in the use of LGS policies on recreation fields and some have been designated and some have not.	clarify use of DP16 and LGS	Where playing fields meet the criteria for designation as Local Green Space they are designated. Not all playing fields meet the criteria, and these are designated as DP16 to safeguard their value as recreation space. <b>No change to the plan.</b>
546	6485	1	No	Lisa Bullock	Network Rail	railway infrastructure	The impact of proposals on railway infrastructure should be considered in viability testing any allocated sites as the cost of mitigating any impacts may affect viability and deliverability.	Include consideration of impact on the rail infrastructure in site assessments and viability work.	Where sites are affected by rail infrastructure issues mitigation measures to ensure no increased risk at these level crossings could be included in the masterplanning process. This should be dealt with at a later stage in the planning process. <b>No change to the plan.</b>
546	6485	2	No	Lisa Bullock	Network Rail	railway infrastructure	Sites which would increase traffic using level crossings should be refused unless it can be demonstrated that safety will not be compromised or the risk can be mitigated. There are level crossings at Blatchbridge and near the River Frome. Any increased use will increase the risk at these crossings.	Include consideration of railway infrastructure and risk at 2 level crossings.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. Mitigation measures to ensure no increased risk at these level crossings could be included in the masterplan process. The issue is better dealt with at a later stage in the planning process. <b>No change to the plan.</b>
603	6524	1	No	Catherine Brabner-Evans	Woodland Trust	woodland	In the context of high levels of housing growth, it is essential to consider the protection of woods and trees, particularly irreplaceable ancient woodland, and any opportunities for woodland creation. There are important swathes of ancient woodland in Mendip which would benefit from woodland creation to extend, buffer and protect them and to promote biodiversity and connectivity.	Include consideration of woodlands, trees and ancient woodlands.	Ancient woodland and biodiversity have been considered within the SA process and as a result on HRA. <b>No change to the plan.</b>

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603	6524	2	No	Catherine Brabner-Evans	Woodland Trust	woodland	Mendip has higher than average amounts of ancient woodlands. LPP1 policy DP1 is inadequate to protect ancient woodlands and a statement should be included in LPP2 on ancient woodland protection. Ancient woodlands are irreplaceable. Taunton Deane Site allocations plan 2016 includes a good example.	Plan should make explicit reference to the protection of ancient woodland and of ancient and veteran trees outside woods, by stating that developemnt affecting ancient woodland should only be considered in exceptional circumstances.	Ancient woodland and biodiversity have been considered within the SA process and as a result on HRA. LPP1 includes policy DP5, biodiversity and ecological networks. <b>No change to the plan.</b>
603	6524	3	No	Catherine Brabner-Evans	Woodland Trust	biodiversity	Plan should have an ambition to achieve net gain for biodiversity across all of its proposed development sites.	Include requirement for net gain for biodiversity across all development sites.	HRA has been carried out for all sites, and ecological mitigation measures specified where necessary. <b>No change to the plan.</b>
603	6524	7	No	Catherine Brabner-Evans	Woodland Trust	woodland	levels of development envisaged create the opportunity for environmental growth and a range of green infrastructure should be prioritised including target to increase tree canopy cover across the area.	Include commitment to expect developers to provide trees as part of any developments or regeneration scheme. /adopt Woodland Trusts Woodland access standard.	HRA has been carried out for all sites, and ecological mitigation measures specified where necessary. LPP1 sets out policy DP5, which aims to protect, enhance and restore ecological networks through the planning process. <b>No change to the plan.</b>
608	6527	5	No	Strategic Land partnerships and Fussel Farms	agent, James Durant, Tetlow King	housing for older people	At national and local level there is an identified need to plan for an ageing population. SHMA and Housing Needs Assessment both indicate an increase in the population aged over 75. Local Plan Part 2 does not address this need through policy or allocations. As this land use attracts lower land values to traditional residential development, specific allocations would be required. The absence of any allocations to accommodate the needs of older people makes the plan ineffective in meeting the needs of an ageing population. The strategic objectives of the plan will not be met and the plan is unsound.	Allocate site at Browns Ground and Barbaras Field in Rode to include specialist care accommodation for older people.	A refreshed Somerset Housing Strategy is in preparation which will provide a basis for developing a policy response to housing need for specific groups – particularly the need for older-age households. It is considered there is sufficient flexibility within adopted Local Plan Part I policy for any revised Council's approach to be set out in Supplementary Planning Documents. If specific development management policies are required these will be included in the single plan review.
693	1979	8	No	Wookey Parish Council	Wookey Parish Council	education	Concerned that S106/CIL cannot contribute to schools, as stated in Section 11, if the development has already taken place, been agreed or no further sites are being allocated.		Somerset CC has made a substantial capital provision to fund new county schools over the next decade (even with recent cuts). Close working with the education team will seek to maximise contributions wherever possible.

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625	6536	1	No	Peter Evans	Bath and Wells Diocese	church LGSs	Many of church premises are in complex or in unregistered ownership. Not all are owned by the Diocese. The parochial Church Council and the incumbents should be consulted.	consult with church incumbents and parochial Church Councils	The Council has consulted which incumbents and church councils wherever possible. <b>No change to the plan.</b>
627	3061	3	No	Richard House	Gladman Development Ltd	affordable housing	There will be a shortfall of 233 affordable homes based on plan figures but it is considered that the actual shortfall will be greater. Delivery assumes that 40% in Wells and 30% elsewhere will be achieved on all sites. This is unrealistic	Allocate additional site capable of delivering significant affordable housing.	2500 homes is an indicative target. The plan provides for an uplift in planned growth which will be reflected in increased affordable delivery. There will also be affordable delivery on windfall and exception sites. <b>No</b>
632	1751	1	No	Clive Pulteney	Johnstone land Company Ltd	Plan review	Supports preparation of LPP2 as an opportunity to identify and allocate additional site for housing to meet requirements set out in LPP1.	none	Support is noted.
632	1751	3	No	Clive Pulteney	Johnstone land Company Ltd	housing numbers	Additional development sites should be allocated to deliver affordable housing in sustainable locations, meeting both affordable and private need.	Allocate site at Chapelfields, Oakhill to facilitate delivery of affordable housing.	See response above
638	110	1	No	Tom Clarke	Theatres Trust	cultural policy	Plan does not acknowledge the role of community and cultural facilities and does not set out any strategic policy to deliver cultural or community infrastructure. Plan is therefore unsound and does not reflect paras 17, 70 and 156 of NPPF.	Plan should provide explicit protection for arts and culture. Policy should protect support and enhance cultural facilities and activities, including theatres, cinemas, pubs and community spaces, and libraries.	LPP1 includes policies DP17, Safeguarding Community Facilities and DP19, Development Contributions. These policies together safeguard local community facilities such as meeting spaces and pubs and, where requirements are fairly and directly related to development, provide opportunity to secure contributions. LPP1 sets out the strategic policies for the distribution of development taking into account the availability of community infrastructure. There is no need to repeat policy set out in LPP1. <b>No change to the plan.</b>
687	6574	1	No	Richard Bull	Environment Agency	environment	EA welcomes the identification of key environmental features and constraints and advisory text regarding flood risk, drainage, landscape, ecology and ground contamination.		Support is noted

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687	6574	2	No	Richard Bull	Environment Agency	environment	Would welcome the inclusion of advisory text regarding the need to protect ground and surface water resources and the adoption of specific pollution prevention measures. Risks from historic contamination should be identified and mitigated. Development proposals should be accompanied by an assessment of risk. Where sites are on former landfills a robust remediation strategy will be needed. Use of inappropriate non mains foul drainage systems within source protection areas must be avoided. Any such proposal will require a non mains drainage assessment at DM stage. Use of SUDS scheme may not be appropriate where there is contamination. Any substantive construction in source protection zone 1 may need a detailed assessment to ensure construction does not represent a risk to potable abstraction.		Site assessments carried out as part of the SA have identified sites where contamination is known to exist. In these cases the policies include requirements to mitigate any risk. The SA also notes where sites are within groundwater source protection areas or have a risk of surface water flooding. Where issues have been identified on allocated sites mitigation is required. Policy DP8 of LPP1 provides guidance on safeguarding water resources and land quality.. <b>No change to the plan.</b>
692	6579	1	No	Curtis Lakin	mdc	air quality	Council needs to be mindful of strategies to reduce air pollution levels. Frome is most sensitive to air quality impacts. Air Quality Management Strategy acknowledges the issue of cumulative impact, which is particularly difficult. Local plan should consider impact of a number of smaller developments on air quality as well as impact of larger developments, impact of point sources of air pollution, ways in which development in areas at potential risk would not give rise to unacceptable risks from air pollution, including measures for offsetting, supporting measures in the air quality action plan or a low emissions strategy.	Include consideration of air quality in relation to development proposals and cumulative impacts.	Site assessments carried out as part of the SA included air quality and no issues were identified on allocated sites. Policy DP8 of LPP1 provides guidance on safeguarding air quality. <b>No change to the plan.</b>
701	117	1	No	Tony Thomson	n/a	Gypsies and travellers	LPP1 identifies a need for gypsy and traveller accommodations and a site allocations document was promised at the LPP1 inquiry. This has not been prepared.	publish Site allocations document for Gypsies and Travellers	The Council intends to prepare a separate plan identifying sites to meet the needs of the Gypsy and Traveller community. Options for these sites do not form part of this document. <b>No change to the plan</b>
701	117	2	No	Tony Thomson	n/a	Gypsies and travellers	The need for new pitches has not been addressed and traditional stopping places are being lost as land values increase.	Make provision for gypsies and traveller sites	A separate development plan document identifying sites the Gypsy and Traveller (GT) community is planned and there are ongoing initiatives to explore provision of sites through other means. Options for GT sites do not form part of this document. <b>No change to the plan</b>
701	117	3	No	Tony Thomson	n/a	Gypsies and travellers	Other Councils have introduced policies requiring CIL contributions towards provision off site for larger estates. The plan does not make provision either for use of CIL or S106.	Introduce policy requiring CIL or S106 contributions for gypsy and traveller accommodation.	S106 contributions would require evidence and specific sites identified. Options for these sites do not form part of this document. <b>No change to the plan</b>
704	6588	1	No	Graham Quick	North Somerset Council	DTC	North Somerset Council has no comments to make	none	Noted

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706	6589	1	No	Peter Travis	FAVBUG, buses UK and Railfuture	public transport	Increased housing numbers will mean more congested and polluted roads. A strategy to reduce car usage through public transport use is needed. Public transport through routes, linking towns, routes for new estates, co-ordination between rail and bus and extended timings are all needed. S106 monies should be used for these purposes.	Include strategy for improving public transport	The SA assesses the accessibility of each site by sustainable means and where improvements are necessary this is required in allocation policies. The use of S106 will need to be determined as part of the planning application process. Policy DP9 of LPP1 addresses the transport impact of development and requires that proposals demonstrate how they will improve or maximise the use of sustainable transport. It is not necessary to repeat this in LPP2. <b>No change to the plan.</b>
706	6589	2	No	Peter Travis	FAVBUG, buses UK and Railfuture	public transport	Villages are taking 21% of new housing and need improved bus services. Weekend and evening services are not optional, but now form part of the working week. They should be regarded as being part of the work environment. S106 monies should be used to provide these services.	Include the need for improved bus services and consider the use of S106 monies to provide	The LPP2 SA assesses the accessibility of allocated sites by sustainable means, including a journey to work bus service. However, journey to work is assessed as 9am - 5pm. The use of S106 will need to be determined as part of the planning application process. <b>No change to the plan.</b>