

2: DP24 - SINGLE SITE EXCEPTION POLICY & COMMENTS ON DRAFT SPD									
Rep No	ID	Issue Ref	Contact Name	Company / Organisation	Settlement	Topic	Summary of Representation	Changes sought to the Pre-Submission Plan	MDC response
068	6136	1	Steve Sage			Self Build	Dwelling size limits are too restrictive given most small house designs are 130-140m. Policy should make clear where exceptions might be allowed to the size limit.	Clarification on exceptions to 100sq m limit.	A change to the plan is proposed to restrict the size of homes granted permission under policy DP24 to 140sqm, rather than 100sqm, to allow additional flexibility. A revision to the SPD is proposed to make clear that permitted development rights to extend a property will be removed, and permission only granted where the household can demonstrate a need. This is to ensure the property remains modest in scale and affordable. Change to the plan ad SPD proposed.
068	6136	2	Steve Sage			Self Build	LPP2 should make provision for serviced plots which are not restricted by the size limits and for those who want to self build but are not in housing need.	Make provision for unrestricted self build plots for people not in housing need.	A change to the plan is proposed to set out the ways in which the Council will support self build. This includes the allocation of site FR7 for self build. Change to the plan proposed.
068	6136	3	Steve Sage			Self Build	Housing need criteria should be removed as para 2.1 suggests homeowners must dispose of their property to qualify as in need	Clarify sections 2.1 and 2.2	Revision to the draft SPD are proposed to clarify what is meant by housing need, being a household with no independent home, in unsuitable accommodation or other reason accepted by the Council, and with income less than £80000. It is proposed to remove reference to downsizers to avoid confusion where the household is already an owner occupier. Downsizers would need to demonstrate that their current home is unsuitable to their needs and they are unable to buy a suitable home within a 5km radius, excluding settlements over 3000 population. Change to the SPD proposed.

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068	6136	4	Steve Sage			Self Build	The restriction in re-sale price will mean that self-builders cannot afford to pay market value for building plots. Measures should be introduced to ensure the price of self build plots is lowered.	Regulate the price of building plots	A change is proposed to the plan to make clear that DP24 provides a mechanism for applicants with a connection to the rural parts of the District to build their own affordable home and that these plots will need to be offered at a discount. Change to the plan proposed.
068	6136	5	Steve Sage			Self Build	Measures should be in place to prevent plots with planning permission for self build being changed to unrestricted open market housing if the plot is not sold as self build.	Include measures to prevent plots with planning permission for self build being sold for open market housing.	A revision to the SPD makes clear the circumstances in which planning permission will be given for a self build home under policy DP24 and that this will be specific to the applicants, who must meet the criteria. It also sets out the circumstances in which home may be re-sold to someone without a local connection. The home will remain affordable in perpetuity. Change to the SPD proposed.
068	6136	6	Steve Sage			Self Build	The single biggest issue for self builders is the cost and scarcity of plots and the plan does not address this, making it unsound.	Make provision to control the price of plots, and restrict sale value to 60% in the same way as the re-sale value of the home is restricted.	A change is proposed to the plan to set out the ways in which the Council will support self build. It makes clear that DP24 provides a mechanism for applicants with a connection to the rural parts of the District to build their own affordable home and that these plots will need to be offered at a discount. Change to the plan proposed.
068	6136	7	Steve Sage			Self Build	The plan does not distinguish between people in housing need, who need an affordable home, and people with a local connection who have a right to build.	Make provision for self builders who are not in housing need.	A change to the plan is proposed to set out the ways in which the Council will support self build and to clarify that the purpose of DP24 is to meet a specific need to deliver rural affordable housing for those that cannot otherwise afford to live in areas where they have a strong local connection. Change to the plan proposed.
078	473	5	Brian Luker	N/A	district	self build	a definition of local is needed, and clear protocol for measuring 5km	clarify meaning of local and define way of measuring 5km	A change is proposed to clarify that towns are excluded from the "local area" specified in the policy. The policy should be amend to read "within 5km of the proposed site (excluding major settlements)". Proposed change to the plan.

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078	473	6	Brian Luker	N/A	district	self build	reference should be made to SDP as well as VDS and PP at para 4.2	refer to SPD at 4.2	Refer to SPD and Neighbourhood Plans at para 4.2 of the SPD. Change proposed to the SPD.
066	96		Cranborne Chase AONB	N/A		Self Build, AONB	AONB Objects to potential impact of policy in rural areas		A change to the plan is proposed to make clear that the open countryside and the AONB in particular should be protected. Change to the plan proposed.
084	6146	5	Sally Gregson	N/A	district	self build	a definition of local is needed, and clear protocol for measuring 5km	clarify meaning of local and define way of measuring 5km	A change is proposed to clarify that towns are excluded from the "local area" specified in the policy. The policy should be amended to read "within 5km of the proposed site (excluding major settlements)". Proposed change to the plan.
084	6146	6	Sally Gregson	N/A	district	self build	reference should be made to SDP as well as VDS and PP at para 4.2	refer to SPD at 4.2	Refer to SPD and Neighbourhood Plans at para 4.2 of the SPD. Change proposed to the SPD.
259	2097	12	Rick Swan	Frome Civic Society	Frome	self build	policy limits self build to those without the means to buy within 5km and limits the future value of the property. It will be difficult to argue what is custom build and co-housing within the policy.	re write policy DP24	the policy is clear that it applies to both self build and custom build, and the associated text defines those terms. Co-housing is a different form of housing and is not covered by this policy. No change to the plan.
391	6367	4	Linda Oliver	mdc	district	self build	Support the self build policy which will benefit many small hamlets and provide an opportunity for affordable dwellings for local people. It is key that properties remain affordable in perpetuity and that the local connection and housing need criteria are maintained.	none	Support is noted.

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421	6391	7	Tony Shepherd	WSM Parish Council	WSM	self build	Confuses the issues of affordable housing and self build. Preferable to strengthen provision for affordable housing rather than build on greenfield. Rural environment and AONB should be protected. Affordable houses should remain affordable in perpetuity. Clarity of definition of self build and custom build is needed otherwise it is a charter to build on green countryside.	Clarify definitions of custom and self build and the relationship to affordable housing.	A change to the plan is proposed to clarify that the purpose of DP24 is to meet a specific need to deliver rural affordable housing for those that cannot otherwise afford to live in areas where they have a strong local connection. Self-build provides a mechanism for applicants to build their own affordable home and that plots will need to be offered at a discount. Change to the plan proposed.
429	6397	1	Sally Buxton	Cadogan Financial Ltd	district	self build	Object to the size limits of 100sqm for the dwelling and 0.1ha of the plot, and to the inclusion of a garage within the 100sqm floor space limit.	expand size limits and allow garages outside the floor space limits	A change to the plan is proposed to restrict the size of dwellings to 140 sqm rather than 100sqm. Proposed change to the plan.
429	6397	2	Sally Buxton	Cadogan Financial Ltd	district	self build	Object to limits on resale values and limiting occupation to those with a local housing need. This will ensure that building does not take place limiting the development of rural communities.	remove restriction on resale values	The policy is intended to allow a form of affordable housing that meets local need. It is central to the policy aims that homes remain affordable in perpetuity and meet local need. No change to the plan.
429	6397	3	Sally Buxton	Cadogan Financial Ltd	district	self build	The documents appear to conflict with each other. SPD refers to people building within their own grounds to downsize, whilst the policy refers to only those in housing need being eligible.	Clarify policy between the SPD and DP24	Proposed change to SPD para 2.1, to remove reference to downsizing. This will avoid any confusion that the policy is restricted to those in housing need. There may still be instances where an existing home does not meet the needs of the occupants but this is covered in para 2.3. Change to SPD proposed.
429	6397	4	Sally Buxton	Cadogan Financial Ltd	district	self build	The options for self building are not set out clearly.	Clarify the self build policy	An amended draft SPD clarifies the policy. Change to the SPD proposed.

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543	6482	3	Liz Payne	CPRE	district	self build	The policy could hold loop holes. The policy is complex and there are serious doubts about it's implementation.	reconsider policy	NPPF supports development that will enhance or maintain the vitality of rural communities. This policy contributes to that aim and introduces an additional form of affordable housing. No change to the plan.
544	6483	10	Land value Alliances		district	self build	Welcome the removal of requirement to provide self build plots on larger residential sites.	none	Support is noted.
559	6494	1	Andrew Knight	Berkley Parish Council	Berkley Parish	self build	Support the principle of an exception policy allowing individual social housing.	redraft policy content	Support is noted.
559	6494	2	Andrew Knight	Berkley Parish Council	Berkley Parish	self build	Guidelines are drawn too tightly. Individual personal circumstances would be better interpreted by Planning Officers at the time of an application. Clauses are too off putting for potential applicants. Local views should be given more weight in the process.	redraft policy content	Planning should be a plan led system. Policy decisions cannot routinely be based on personal circumstances. Amendments are proposed to the policy in response to comments that the size restriction is too small and the % reduction on market value when the property is re-sold is too high. Change to the plan and SDP proposed.
580	6509	4	Helen Marshall	Rodney Stoke Parish Council	Draycott and Rodney Stoke	self build	Policy has no clarity and has contradictory statements, with confusion between self build and affordable housing and large schemes and one off plots. There should be clear definitions of self and custom build. The appropriateness of the site to the wider community should be defined. Supplementary document should be part of the policy, not addended. The document invited ribbon development and planning creep.	redraft policy content	The policy is clear that it is intended as a form of affordable housing. Self and custom build are defined in the text and in national guidance. The policy is sufficient to guide development decisions, but the SPD is an appropriate means of providing additional detail about implementation. No change to the plan.
585	111	1	Cindy Carter	Mendip Hills AONB Partnership	Mendip Hills	self build	unclear how DP4, mendips landscapes will be considered	redraft policy content	A change to the plan is proposed to make clear that the open countryside and the AONB in particular should be protected. Policy DP4 will continue to apply. Change to the plan proposed.

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585	111	2	Cindy Carter	Mendip Hills AONB Partnership	Mendip Hills	self build	unclear how any exceptions to the requirements to dwelling size will be assessed.	redraft policy content	The policy does not set criteria for exceptions to the dwelling size limit. This could be determined through the planning application process if necessary. No change to the plan.
593	1797	1	Sharon Jenkins	Natural England	district	self build	draw attention to natural environment in respect of biodiversity, landscape, protected species and Sa/HRA regs. No specific comments to make on DP24 or the SPG.	none	no response needed.
694	6580	3	Vicki Watts	Cranmore Parish Council	Cranmore	self build	What would happen if no one wanted to buy a property which had been built under this policy?	Clarify what happens if no-one wants to buy a dwelling built under this policy.	The SPD makes provision for a "cascade" to widen those eligible to buy if necessary, to ensure that a property does not lie empty. Change to the SPD is proposed to clarify the steps in the "cascade". Change to the SPD proposed.
710	3092	17	Jane Llewellyn	Frome Town Council	Frome	self build	Include town locations in the policy. The wording "adjoining rural settlements" indicates that the policy only applies in rural areas.	include opportunities for self build in the towns.	The policy is only intended to apply in rural areas. Changes are proposed to make clear that the policy does not apply in towns. Change to the plan proposed.
626	6537	3	Paul Chadwick	Lamyatt Parish Council	Lamyatt	self build	Do not consider it is workable to maintain a 60% discount on market value in perpetuity and so maintain the role of these exception sites as a form of affordable housing. Would be better delivered through a housing association or community land trust.	re-draft policy DP24	A change is proposed to the plan to remove reference to the specific % restriction on re-sale value in the policy. However this is included in the SPD, where it is proposed to specify a reduction to 80% of open market value , in line with other forms of rural exception site. Change to the plan and SPD proposed.
529	6469	1	Allan Nicklin	public	Leigh On Mendip	object to self build policy	Self build policy is too financially restrictive	redraft self build policy	A change is proposed to the plan to remove reference to the specific % restriction on re-sale value in the policy. However this is included in the SPD, where it is proposed to specify a reduction to 80% of open market value , in line with other forms of rural exception site. Change to the plan and SPD proposed.

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640	1387	7	Don Longhurst	n/a	district	self build	Why would anyone want to go down this route rather than just apply for planning in the normal way. The 60% rule is very restrictive. It is discriminatory and may be illegal if tested in the courts.		The use of a legal agreement is accepted as standard practice in association with exception sites. The 'recycling' of market value if the property is sold ensures that the reason for the exception is maintained in perpetuity
631	1765	3	Daniel Weaver	Barratt Homes	district	self build	Support the self build policy in that it does not set prescriptive requirements for large residential sites.		Support is noted.
333	1786	8	Amy Shepherd	Somerset County Council	all	acoustic impacts	Identify PPG on planning and noise in the context of DP24 and self build SPD	introduce consideration of noise particularly where residential development is to be designed to coexist with traffic impacts or existing commercial land uses.	Policy DP8 of LPP1 provides guidance on environmental protection. This will apply to self build as well as other forms of development and there is no need to repeat it in LPP2. No change to the plan.
333	1786	7	Amy Shepherd	Somerset County Council		acoustic impacts	consider potential for conflict between DP24 and self build SPD, particularly where self build land has been provided on land associated with commercial or farming activity. Nuisance associated with these uses may be tolerated by an initial occupant, this may not be the case if the occupancy changes.	consider potential for conflict between DP24 and SPD. Ensure that planning provides for good levels of amenity and safeguards allow coexistence of land users.	Policy DP8 of LPP1 provides guidance on environmental protection. This will apply to self build as well as other forms of development and there is no need to repeat it in LPP2. No change to the plan.