

SETTLEMENT: DITCHEAT									
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Rep No	ID	issue ref	Contact Name	Company / Organisation	Policy	Matter	Issue summary	Changes sought to the Pre-Submission Plan	MDC Response
033	6113	1	Peter J Clark	N/A	DIT008		The road between DIT008 and Ditchheat village is considered amongst the most dangerous for pedestrians in the district. There is a need to provide safe pedestrian access i.e. not along the highway before any development is considered.	Change to policy requirements	The policy includes a requirement to ensure safe pedestrian and highway access and an appropriate link to core facilities in the village. No change to the plan.
057	6129	1	Mrs Clare West	N/A	DIT008		Policy for DIT008 indicates 16 houses however MLP P1 para 4.44 recommends density of 30 dph. This would give a potential for 74 dwellings which is too many for Ditchheat. I hope that the number is limited to 16.		There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
062	6134	1	Sally Greenhalgh	N/A	DIT008		This site is for 16 houses but no developer is going to stick to this figure. A potentially large development here will destroy the very nature of Ditchheat		There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
062	6134	2	Sally Greenhalgh	N/A	DIT008		The site opens onto a lane which is already dangerous due to heavy traffic, 60 mph speed limit and blind bend.		The policy includes a requirement to ensure safe pedestrian and highway access and appropriate links to core facilities in the village. No change to the plan.

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064	6129		Mr Michael West	N/A	DIT008		Policy for DIT008 indicates 16 houses however MLP P1 para 4.44 recommends density of 30 dph. This would give a potential for 74 dwellings which is too many for Ditcheat. I hope that the number is limited to 16.		There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
072	6139		Jane Follis	N/A	DIT008		Policy for DIT008 indicates 16 houses however MLP P1 para 4.44 recommends density of 30 dph. This would give a potential for 74 dwellings which is too many for Ditcheat. I hope that the number is limited to 16.		There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
073	6140	1	Maureen S Hawes	N/A	DIT010		Site DIT010 should be allocated to provide smaller houses that would give younger people the opportunity to buy a house in Ditcheat. It has access to mains sewer, gas and safe access to village facilities.		Site has been assessed in the HRA as one where development could have a severe impact. Site is a large orchard with semi-improved/unimproved grassland, possibly of the s41 priority habitat type. Trees show extensive mistletoe present indicating its status. Apple variety is unknown but potentially of rare Somerset type. Potentially the wildlife value cannot be replaced by mitigation measures. Grass snakes potentially present, as are little owls and hedgehogs, both s41 species. Lesser horseshoe and brown long-eared bats are potentially present at low density. The site is therefore not suitable for allocation. No change to the plan.

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073	6140	2	Maureen S Hawes	N/A	DIT008		DT1 should not be over developed		There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
073	6140	3	Maureen S Hawes	N/A	DT1, DT2		Any development must be designed with sufficient parking to deter additional on street parking.		Somerset County Council's parking standards will apply. There is no need to introduce a further policy into LPP2. No change to the plan.
074	6141	1	A S Wessel	N/A	DT1		Policy for DIT008 indicates 16 houses however MLP P1 para 4.44 recommends density of 30 dph. This would give a potential for 74 dwellings which is too many for Ditcheat and the incoming population would significantly alter the character of the village. I hope that the number is limited to 16.		There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
083	1949	1	Pam Griffiths	Ditcheat Parish Council			Area marked on the map as Cricket Ground should be recorded as a LGS.	Additional LGS	The site has been assessed but does not meet the criteria for designation as LGS. It is more appropriately protected by Policy DP16 as a recreation area. Modify the plan to include the cricket ground in Policy DP16. Change proposed.

Rep No	ID	issue ref	Contact Name	Company / Organisation	Policy	Matter	Issue summary	Changes sought to the Pre-Submission Plan	MDC Response
113	6174	1	J Marsh		DT1		Policy for DIT008 indicates 16 houses however MDC recommends density of 30 dph. This would give a potential for 70+ dwellings which is too many for Ditcheat. Such development could put a severe strain on Ditcheat's resources in terms of road access, parking places, school places job opportunities, public transport etc.		There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
135	6082	1	Mr Ben Pearce	Land, Development and Planning Consultants Ltd on behalf of Mr Precey			The removal of DIT010 as an allocation results from a biodiversity screening which raises the possibility that the site is a priority habitat and development therefore has a severe potential level of impact to the habitat. An ecological report has been undertaken by LUC to determine the ecological value of the site. The evidence in the report suggests that the decision to remove DIT010 as an allocation was not justified. The report states that only the northern half of the site would still qualify as Traditional Orchard BAP Habitat and that there is some potential for some development on the southern half of the site provided certain mitigation measures are introduced.	The allocation of DIT010	Site has been assessed in the HRA as one where development could have a severe impact. Site is a large orchard with semi-improved/unimproved grassland, possibly of the s41 priority habitat type. Trees show extensive mistletoe present indicating its status. Apple variety is unknown but potentially of rare Somerset type. Potentially the wildlife value cannot be replaced by mitigation measures. Grass snakes potentially present, as are little owls and hedgehogs, both s41 species. Lesser horseshoe and brown long-eared bats are potentially present at low density. The site is therefore not suitable for allocation. No change to the plan.
227	6248	1	A Morris and M Denton	N/A	LGSDIT003	LGS boundary	The eastern portion of the site ceased to be an orchard many years ago and a new field boundary was added. The alteration would move the LGS away from the garage and outbuildings of the Manor House. Otherwise support the designation.	alteration to eastern boundary of LGSDIT003	The whole of the designated area contributes to the tranquillity and beauty of this part of Ditcheat. Views from the road can be seen across the whole depth of the site. The designation does not imply that there is public access around the house and outbuildings. No change to the plan.

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250	3016	1	I S Robson	N/A	DT1	housing allocation	Reduce the size of the site to accommodate only 16 or so houses as a larger development will be detrimental to the village.		There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
250	3016	2	I S Robson	N/A	DT2	housing allocation	Feel this site is in keeping with small growth in the village.	none	Support is noted.
250	3016	3	I S Robson	N/A	DIT010	housing allocation	Traditional orchards should not be allocated. This would set a precedent for development of other orchards in the village. It should not be viable to allow orchards to become derelict in order to secure planning permission.	none	Support is noted.
260	6269	1	Gerry Lees	N/A	DT2	housing allocation	there is a desire in the village for small scale affordable housing and this site could accommodate 12 affordable houses.	allocate DT2 for 12 affordable houses.	This is a sensitive site in a predominantly rural context. There are wildlife, heritage and access issues to be overcome. A low density of development is therefore appropriate with no more than 5 dwellings on the site. If there is a need for affordable housing this is more appropriately dealt with under policy DP12 of LPP1 (rural exception sites). No change to the plan.
260	6269	2	Gerry Lees	N/A	DIT010	housing allocation omission	Development of this site would guarantee the renewal and maintenance of 1/2ha of traditional orchard, and it could accommodate 8 affordable houses. It is serviced and deliverable.	allocate DIT010 for 8 affordable houses with renewal of the traditional orchard.	Site has been assessed in the HRA as one where development could have a severe impact. Site is a large orchard with semi improved/unimproved grassland, possibly of the s41 priority habitat type. Trees show extensive mistletoe present indicating its status. Apple variety is unknown but potentially of rare Somerset type. Potentially the wildlife value cannot be replaced by mitigation measures. Grass snake potentially present, as are little owls and hedgehogs, both s41 species. Lesser horseshoe and brown long-eared bats are potentially present at low density. The site is therefore not suitable for allocation. No change to the plan.

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260	6269	3	Gerry Lees	N/A	DT1	housing allocation	Site does not have good services and no pedestrian access. A developer is likely to push for a larger number of houses to balance out these costs. Any development will open up a larger area for future development which is more than the village needs.	delete DT1	There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
260	6269	4	Gerry Lees	N/A	DT1	housing allocation	Good agricultural land will be lost	delete DT1	The land is Agricultural Land Classification 3, but no information is available to determine whether it is grade 3A (best and most versatile) or grade 3B (not best and most versatile). Despite the loss of this small area of grade 3 land the site is considered suitable and the benefit of providing for the housing needs of Ditcheat outweighs the loss of the small area of farmland. Change to the plan for other reasons.
260	6269	5	Gerry Lees	N/A	DT1	housing allocation	wildlife will be lost	delete DT1	Grass snake has been reported on the site and barn owl nearby, but the site does not offer suitable habitat for either protected species. The HRA indicates a negligible impact on wildlife. Change to the plan for other reasons
286	6284	1	L K Stokes	N/A	housing policy	wheelchair access	More wheelchair friendly bungalows are needed in the area as have been unable to access a bungalow in the area.	include more wheelchair accessible housing	Policy DP14 of LPP1 deals with housing mix and type, and allows proposals for specialist housing to be permitted in line with the plan's overall spatial strategy where there is a identified need. No change to the plan.
304	742	1	Kevin Bird and Hayley Hyde-Andrews	agent, D2 Planning ltd	DT2		The site is deliverable and available, and all the considerations included in the policy can be overcome. Scale design and appearance remain to be discussed. Intend to submit a planning application shortly.	none	Support is noted.

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329	6322	1	S j Derby	N/A	DT1	housing allocation	The site is allocated for 16 homes, but is large enough for 70. This would be too many for a village like Ditcheat and the unique nature of the village community would be lost.	Reduce the scale of potential development at DT1	There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
348	6337	1	Martin Hillard	N/A	DT1	housing allocation	The site is allocated for 16 but is large enough for 70. this would be too large for the village to cope interims of roads, facilities and character.	Reduce the scale of potential development at DT1	There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
351	6361	1	Roger Yeoman	Ditcheat Parish Plan Steering Group	DIT010	housing allocation omission	The site would provide for small scale "affordable market housing" and guarantee the future of the adjacent orchard. Housing could be built in an area where there is only 1 standing tree. This is supported by the findings of the Parish Plan where a preference was shown for small scale sites and preservation of orchards.	Allocate DIT010 for 8 homes	Site has been assessed in the HRA as one where development could have a severe impact. Site is a large orchard with semi improved/ unimproved grassland, possibly of the s41 priority habitat type. Trees show extensive mistletoe present indicating its status. Apple variety is unknown but potentially of rare Somerset type. Potentially the wildlife value cannot be replaced by mitigation measures. Grass snake potentially present, as are little owls and hedgehogs, both s41 species. Lesser horseshoe and brown long-eared bats are potentially present at low density. the site is therefore not suitable for allocation. No change to the plan.

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351	6361	2	Roger Yeoman	Ditcheat Parish Plan Steering Group	DT1	housing allocation	The site is allocated for 16 homes but is large enough for 70. the character of Ditcheat would be lost with a development of this size. The parish Plan shows a desire for small scale sites only.	Reduce DT1 to 0.7ha for 16 houses.	There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
351	6361	3	Roger Yeoman	Ditcheat Parish Plan Steering Group	LGSDIT001	LGS	Parish Plan supports the designation of LGS	none	Support is noted.
351	6361	4	Roger Yeoman	Ditcheat Parish Plan Steering Group	LGSDIT002	LGS	Parish Plan supports the designation of LGS	none	Support is noted.
351	6361	5	Roger Yeoman	Ditcheat Parish Plan Steering Group	LGSDIT003	LGS	Parish Plan supports the designation of LGS	none	Support is noted.
351	6361	6	Roger Yeoman	Ditcheat Parish Plan Steering Group	LGSDIT004	LGS	Parish Plan supports the designation of LGS	none	Support is noted.
372	6353	1	Mr and Mrs Robinson	N/A	DT1	housing allocation	Object to potential for an additional 56 houses to be built at a later date.	Reduce the scale of potential development at DT1	There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.

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379	1798	8	Ross Simmonds	Historic England	DT1	housing allocation	site is close to a grade 2* listed church and the contribution of the site to the significance and setting of the heritage assets needs to be established to determine whether the site is appropriate for development.	Include heritage assessment in the evidence base.	Whilst a full heritage assessment has not been carried out, this site has been assessed for its suitability for allocation and this assessment does not indicate a strong link between the site and any heritage assets. There are a number of listed buildings in the village, but they are not visually linked to this site as there is an area of modern housing between. The site is not within and does not adjoin a conservation area. Policy DT1 includes requirement to minimise the visual impact of the site, respecting its local context and to appropriately consider the sites archaeological potential. Change to the plan for other reasons.
379	1798	9	Ross Simmonds	Historic England	DT1	housing allocation	site is close to a grade 2* listed church and the contribution of the site to the significance and setting of the heritage assets needs to be established to determine whether the site is appropriate for development.	Include heritage assessment in the evidence base.	An appeal against refusal of permission 2014/2264/ots was decided in August 2015 and found that the proposal for 3 houses would cause demonstrable harm to the rural character and appearance of the area and would not contribute positively to the maintenance and enhancement of local identity. The site is not suitable for allocation due to its impact on the character of the area. Change to the plan for other reasons
382	1538	1	Roger Yeoman	N/A	housing omission site DIT010	housing allocation omission	The site is a neglected orchard. The front portion proposed for development does not have nay apple trees. The site has easy access to all services. The remaining orchard could be protected as part of any scheme.	include housing allocation at DIT010	Site has been assessed in the HRA as one where development could have a severe impact. Site is a large orchard with semi improved/ unimproved grassland, possibly of the s41 priority habitat type. Trees show extensive mistletoe present indicating its status. Apple variety is unknown but potentially of rare Somerset type. Potentially the wildlife value cannot be replaced by mitigation measures. Grass snake potentially present, as are little owls and hedgehogs, both s41 species. Lesser horseshoe and brown long-eared bats are potentially present at low density. the site is therefore not suitable for allocation. No change to the plan.

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382	1538	2	Roger Yeoman	N/A	housing omission site DIT010	housing allocation omission	Development in Ditcheat is best served by several small sites and the village has a history of incremental development.	include housing allocation at DIT010	Site has been assessed in the HRA as one where development could have a severe impact. Site is a large orchard with semi improved/ unimproved grassland, possibly of the s41 priority habitat type. Trees show extensive mistletoe present indicating its status. Apple variety is unknown but potentially of rare Somerset type. Potentially the wildlife value cannot be replaced by mitigation measures. Grass snake potentially present, as are little owls and hedgehogs, both s41 species. Lesser horseshoe and brown long-eared bats are potentially present at low density. the site is therefore not suitable for allocation. No change to the plan.
382	1538	3	Roger Yeoman	N/A	DT1	housing allocation omission	The site is allocated for 16 homes but is large enough for 70. the character of Ditcheat would be lost with a development of this size. The parish Plan shows a desire for small scale sites only.	Reduce the scale of potential development at DT1	There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
382	1538	4	Roger Yeoman	N/A	LGSDIT001	lgs	support lgs designation	none	Support is noted.
382	1538	5	Roger Yeoman	N/A	LGSDIT002	lgs	support lgs designation	none	Support is noted.
382	1538	6	Roger Yeoman	N/A	LGSDIT003	lgs	support lgs designation	none	Support is noted.
382	1538	7	Roger Yeoman	N/A	LGSDIT004	lgs	support lgs designation	none	Support is noted.

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387	1949	1	P Griffiths	Ditcheat parish Council	housing omission site DIT010	housing allocation omission	Housing on the whole sit not appropriate but include a small are on the southern side for small scale development.	include housing allocation at DIT010	Site has been assessed in the HRA as one where development could have a severe impact. Site is a large orchard with semi improved/ unimproved grassland, possibly of the s41 priority habitat type. Trees show extensive mistletoe present indicating its status. Apple variety is unknown but potentially of rare Somerset type. Potentially the wildlife value cannot be replaced by mitigation measures. Grass snake potentially present, as are little owls and hedgehogs, both s41 species. Lesser horseshoe and brown long-eared bats are potentially present at low density. the site is therefore not suitable for allocation. No change to the plan.
387	1949	2	P Griffiths	Ditcheat parish Council	DT1	housing allocation omission	Support the site in principle, but wish to see the site are reduced as it much larger than required for 16 homes.	Reduce the scale of potential development at DT1	There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
387	1949	3	P Griffiths	Ditcheat parish Council	LGSDIT001	lgs	support lgs designation	none	support is noted
387	1949	4	P Griffiths	Ditcheat parish Council	LGSDIT002	lgs	support lgs designation	none	support is noted
387	1949	5	P Griffiths	Ditcheat parish Council	LGSDIT003	lgs	support lgs designation	none	support is noted
387	1949	6	P Griffiths	Ditcheat parish Council	LGSDIT004	lgs	support lgs designation	none	support is noted
387	1949	7	P Griffiths	Ditcheat parish Council	lgs	lgs	The site is used by the school as playing field and should be included as LGS	designate the cricket ground as LGS	The site has been assessed but does not meet the criteria for designation as LGS. It is more appropriately protected by policy DP16 as a recreation area. Modify the plan to include the cricket ground in policy DP16. Change proposed.

Rep No	ID	issue ref	Contact Name	Company / Organisation	Policy	Matter	Issue summary	Changes sought to the Pre-Submission Plan	MDC Response
428	6396	1	Mary and Toby Alexander	N/A	DIT010	housing allocation omission	In favour of allocation of this site as it guarantees renewal and maintenance of neglected traditional orchard.	allocate DIT010 for 8 homes	Site has been assessed in the HRA as one where development could have a severe impact. Site is a large orchard with semi improved/ unimproved grassland, possibly of the s41 priority habitat type. Trees show extensive mistletoe present indicating its status. Apple variety is unknown but potentially of rare Somerset type. Potentially the wildlife value cannot be replaced by mitigation measures. Grass snake potentially present, as are little owls and hedgehogs, both s41 species. Lesser horseshoe and brown long-eared bats are potentially present at low density. the site is therefore not suitable for allocation. No change to the plan.
428	6396	2	Mary and Toby Alexander	N/A	DIT010	housing allocation omission	site has easy access to all services and the village	allocate DIT010 for 8 homes	Site has been assessed in the HRA as one where development could have a severe impact. Site is a large orchard with semi improved/ unimproved grassland, possibly of the s41 priority habitat type. Trees show extensive mistletoe present indicating its status. Apple variety is unknown but potentially of rare Somerset type. Potentially the wildlife value cannot be replaced by mitigation measures. Grass snake potentially present, as are little owls and hedgehogs, both s41 species. Lesser horseshoe and brown long-eared bats are potentially present at low density. the site is therefore not suitable for allocation. No change to the plan.

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428	6396	3	Mary and Toby Alexander	N/A	DIT010	housing allocation omission	small scale development for 8 houses would be supported	allocate DIT010 for 8 homes	Site has been assessed in the HRA as one where development could have a severe impact. Site is a large orchard with semi improved/ unimproved grassland, possibly of the s41 priority habitat type. Trees show extensive mistletoe present indicating its status. Apple variety is unknown but potentially of rare Somerset type. Potentially the wildlife value cannot be replaced by mitigation measures. Grass snake potentially present, as are little owls and hedgehogs, both s41 species. Lesser horseshoe and brown long-eared bats are potentially present at low density. the site is therefore not suitable for allocation. No change to the plan.
428	6396	4	Mary and Toby Alexander	N/A	DIT010	housing allocation omission	There is a need for affordable housing for locals and younger families.	allocate DIT010 for 8 homes	Site has been assessed in the HRA as one where development could have a severe impact. Site is a large orchard with semi improved/ unimproved grassland, possibly of the s41 priority habitat type. Trees show extensive mistletoe present indicating its status. Apple variety is unknown but potentially of rare Somerset type. Potentially the wildlife value cannot be replaced by mitigation measures. Grass snake potentially present, as are little owls and hedgehogs, both s41 species. Lesser horseshoe and brown long-eared bats are potentially present at low density. the site is therefore not suitable for allocation. No change to the plan.

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428	6396	5	Mary and Toby Alexander	N/A	DIT010	housing allocation omission	The village has very little infrastructure.	allocate DIT010 for 8 homes	Site has been assessed in the HRA as one where development could have a severe impact. Site is a large orchard with semi improved/ unimproved grassland, possibly of the s41 priority habitat type. Trees show extensive mistletoe present indicating its status. Apple variety is unknown but potentially of rare Somerset type. Potentially the wildlife value cannot be replaced by mitigation measures. Grass snake potentially present, as are little owls and hedgehogs, both s41 species. Lesser horseshoe and brown long-eared bats are potentially present at low density. the site is therefore not suitable for allocation. No change to the plan.
450	6412	1	Michael and Jessica Leach	N/A	DT1	housing allocation omission	The area of land allocated is too large and given the need for infrastructure the site would likely be developed for more houses than is needed in the village.	delete DT1	There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
450	6412	2	Michael and Jessica Leach	N/A	DT1	housing allocation omission	Small groups of affordable houses are needed rather than one large group of houses that will likely not include affordable.	delete DT1	Policy DT1 includes a requirement to provide for affordable housing in line with other policies of the plan. The site is considered the most suitable to meet the level of housing need in the village. Small scale development may continue to come forward within the development limits as set out in plan policies. Change to the plan for other reasons.
450	6412	3	Michael and Jessica Leach	N/A	DT1	housing allocation omission	Vehicle access onto the lane would be difficult especially given the amount of heavy traffic using the road.	delete DT1	The policy includes a requirement to ensure safe pedestrian and highway access and an appropriate links to core facilities in the village. Change to the plan for other reasons.
450	6412	4	Michael and Jessica Leach	N/A	DT1	housing allocation omission	The nature of the village will not be preserved.	delete DT1	Policy DT1 includes a requirement for any development to respect it's local context. Change to the plan for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisation	Policy	Matter	Issue summary	Changes sought to the Pre-Submission Plan	MDC Response
543	6482	16	Liz Payne	CPRE	DT1	housing allocation	The size of the allocation is excessive to allow for 16 dwellings, which may lead to up to 60 homes actually being built. The size of the site should be reduced to allow for small scale development.	revise DT1	There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
556	6491	1	Jonathan Channon	N/A	DT1	housing allocation	The extra houses are not needed.	delete DT1	LPP1 sets out the level of development required in the village. LPP2 seeks sites to implement the strategy set out in LPP1. No change to the plan.
556	6491	2	Jonathan Channon	N/A	DT1	housing allocation	the school is at capacity and cannot be extended.	delete DT1	LPP1 sets out the level of development required in the village. LPP2 seeks sites to implement the strategy set out in LPP1. Policy DT1 includes a requirement for financial contributions for education to mitigate this impact of development. No change to the plan.
556	6491	3	Jonathan Channon	N/A	DT1	housing allocation	Land is used for crops	delete DT1	The land is Agricultural Land Classification 3, but no information is available to determine whether it is grade 3A (best and most versatile) or grade 3B (not best and most versatile). Despite the loss of this small area of grade 3 land the site is considered suitable and the benefit of providing for the housing needs of Ditcheat outweighs the loss of the small area of farmland. Change to the plan for other reasons.
556	6491	4	Jonathan Channon	N/A	DT1	housing allocation	Land has wildlife value.	delete DT1	Grass snake has been reported on the site and barn owl nearby, but the site does not offer suitable habitat for either protected species. The HRA indicates a negligible impact on wildlife. Change to the plan for other reasons.
556	6491	5	Jonathan Channon	N/A	DT1	housing allocation	Flood risk will be increased in neighbouring gardens.	delete DT1	Policy DT1 includes a requirement to appropriately consider the sites impact on surface water flooding which has been identified as a concern to the north of the site, across the road. Change to the plan for other reasons.

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556	6491	6	Jonathan Channon	N/A	DT1	housing allocation	Increased traffic on minor roads with tight bends is ill advised.	delete DT1	The policy includes a requirement to ensure safe pedestrian and highway access and an appropriate links to core facilities in the village. No change to the plan.
556	6491	7	Jonathan Channon	N/A	DT1	housing allocation	Development will increase noise and light pollution	delete DT1	Policy DT1 includes a requirement to minimise the visual impact of the development and respect its local context. No change to the plan.
556	6491	8	Jonathan Channon	N/A	DT1	housing allocation	Land could accommodate 70 houses, rather than the 16 stated.	delete DT1	There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
556	6491	9	Jonathan Channon	N/A	DT1	housing allocation	DIT009 and DIT010 are preferable, and if developed would decrease the numbers needed on this site to 8. A large allocation would be inappropriate for this small number of houses.	delete DT1	DIT009 and DIT010 are both unsuitable for development. No change to the plan.
556	6491	10	Jonathan Channon	N/A	DT1	housing allocation	Footpath access to the centre of the village would be needed. This cannot be provided on the roadside, but would have to go through the cricket pitch. A footpath through the cricket field would be inappropriate and lead to problems.	delete DT1	The policy includes a requirement to ensure safe pedestrian and highway access and an appropriate links to core facilities in the village. No change to the plan.
483	2076	1	Veronica Lees	N/A	DT2	housing allocation	there is a desire in the village for small scale affordable housing and this site could accommodate 12 affordable houses.	allocate DT2 for 12 affordable houses.	This is a sensitive site in a predominantly rural context. There are wildlife, heritage and access issues to be overcome. A low density of development is therefore appropriate with no more than 5 dwellings on the site. If there is a need for affordable housing this is more appropriately dealt with under policy DP12 of LPP1 (rural exception sites). No change to the plan.

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483	2076	2	Veronica Lees	N/A	DIT010	housing allocation omission	Development of this site would guarantee the renewal and maintenance of 1/2ha of traditional orchard, and it could accommodate 8 affordable houses. It is serviced and deliverable.	allocate DIT010 for 8 affordable houses with renewal of the traditional orchard.	Site has been assessed in the HRA as one where development could have a severe impact. Site is a large orchard with semi improved/unimproved grassland, possibly of the s41 priority habitat type. Trees show extensive mistletoe present indicating its status. Apple variety is unknown but potentially of rare Somerset type. Potentially the wildlife value cannot be replaced by mitigation measures. Grass snake potentially present, as are little owls and hedgehogs, both s41 species. Lesser horseshoe and brown long-eared bats are potentially present at low density. The site is therefore not suitable for allocation. No change to the plan.
483	2076	3	Veronica Lees	N/A	DT1	housing allocation	Site does not have good services and no pedestrian access. A developer is likely to push for a larger number of houses to balance out these costs. Any development will open up a larger area for future development which is more than the village needs.	delete DT1	There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
483	2076	4	Veronica Lees	N/A	DT1	housing allocation	Good agricultural land will be lost	delete DT1	The land is Agricultural Land Classification 3, but no information is available to determine whether it is grade 3A (best and most versatile) or grade 3B (not best and most versatile). Despite the loss of this small area of grade 3 land the site is considered suitable and the benefit of providing for the housing needs of Ditcheat outweighs the loss of the small area of farmland. Change to the plan for other reasons.
483	2076	5	Veronica Lees	N/A	DT1	housing allocation	wildlife will be lost	delete DT1	Grass snake has been reported on the site and barn owl nearby, but the site does not offer suitable habitat for either protected species. The HRA indicates a negligible impact on wildlife. Change to the plan for other reasons

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556	6491	11	Jonathan Channon	N/A	DT1	housing allocation	Smaller sites are wanted by the village community.	delete DT1	There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
664	4079	1	Gillian Wetherall	N/A	DT1	housing allocation	This is prime farmland	delete DT1	The land is Agricultural Land Classification 3, but no information is available to determine whether it is grade 3A (best and most versatile of Grade 3B (not best and most versatile). Despite the loss of this small area of grade 3 land the site is considered suitable and the benefit of providing for the housing needs of Ditcheat outweighs the loss of the small area of farmland. Change to the plan for other reasons.
664	4079	2	Gillian Wetherall	N/A	DT1	housing allocation	There are other sites in the village which are closer to the village boundary and more suitable.	delete DT1	Site is adjacent to the village development limits. Other site adjoining and close to the development limits have been put forward, but are unsuitable. Change to the plan for other reasons.
664	4079	3	Gillian Wetherall	N/A	DT1	housing allocation	There are no pedestrian walkways and the road is hazardous. The development will result in more traffic.	delete DT1	The policy includes a requirement to ensure safe pedestrian and highway access and an appropriate links to core facilities in the village. No change to the plan.

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664	4079	4	Gillian Wetherall	N/A	DT1	housing allocation	The primary school is at capacity.	delete DT1	LPP1 sets out the level of development required in the village. LPP2 seeks sites to implement the strategy set out in LPP1. Policy DT1 includes a requirement for contributions to be made for education. No change to the plan.
664	4079	5	Gillian Wetherall	N/A	DT1	housing allocation	The site indicated has the potential for many more than 16 homes. There are no other developments of this size in the village.	delete DT1	There is a residual requirement for 19 homes in the village. Policy DT1 allocates land for 16 homes to meet this requirement and allow some flexibility. Site DT1 is a large open field and the whole field was originally allocated to allow flexibility in the location of development. However, this could be misleading and result in pressure for a larger number of homes than required. A modification is therefore put forward to reduce the site area to that required for 16 homes only. Change proposed.
677	6567	1	A J Bowring	N/A	DT1	housing allocation	Traffic in the village will be increased	delete DT1	The policy includes a requirement to ensure safe pedestrian and highway access and an appropriate links to core facilities in the village. No change to the plan.
677	6567	2	A J Bowring	N/A	DT1	housing allocation	Development will spoil the village feel of Ditcheat.	delete DT1	LPP1 sets out the level of development required in the village. LPP2 seeks sites to implement the strategy set out in LPP1. Policy DT1 includes a requirement to respect the local context of the site. Change to the plan for other reasons.