

SETTLEMENT: DRAYCOTT										
Prefix	Rep No	ID	Issue Ref	Contact Name	Company / Organisat	Policy	Matter	Issue Summary	Changes sought to the Pre-Submission Plan	MDC Response
PSPT2	001	1866	1	Mr J E Locke	N/A	DR1	Housing Allocation	Other sites around the village would be better, but have not been put forward by landowners	allocate a different site	In order to ensure that housing need is met the council must ensure that allocated sites are genuinely available. MDC has therefore concentrated on sites put forward by the landowner. <b>No change to the plan.</b>
PSPT2	002	1866	2	Mr J E Locke	N/A	DR1	Housing Allocation	Access to the site is difficult and there are no routes from the A37 that do not have problems. Access onto the A37 is also problematic.	Specify access routes	Highways advice is that whilst the routes along Back Lane, Westfield Lane and Latches Lane are constrained, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve access. <b>Change proposed.</b>
PSPT2	001	1866	3	Mr J E Locke	N/A	DR1	Housing Allocation	The density envisaged is too high.	reduce density	Indicative densities were set out in the Local Plan part 1 for the District as a whole. Any scheme will need to be designed to fit local circumstances. <b>No change to the plan.</b>
PSPT2	001	1866	4	Mr J E Locke	N/A	DR1	Housing Allocation	Need could be met in Sedgemoor.	delete site	The residual requirement is for homes in Draycott. The Council has a duty to co-operate with neighbouring councils and this has been fulfilled. <b>No change to the plan.</b>
PSPT2	001	1866	5	Mr J E Locke	N/A	DR1	Housing Allocation	Bungalows should be specified on the site to reduce the impact on adjoining buildings.	specify bungalows	Designs will be assessed at planning application stage. <b>No change to the plan.</b>
PSPT2	001	1866	6	Mr J E Locke	N/A	DR1	Housing Allocation	Households with children require a secondary school as well as a primary school, so the need would be better met in Cheddar.	delete site	The residual requirement is for homes in Draycott. The Council has a duty to co-operate with neighbouring councils and this has been fulfilled. <b>No change to the plan.</b>
PSPT2	117	1860	1	Anthony Sheldon	N/A	DR1	Housing Allocation	Request to re-include strip of land north east of Westfield House and 2 bungalows on Cross Farm Road.	include 2 bungalows on Cross Farm Road in site DR1	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. <b>Change proposed.</b>

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PSPT2	126	2040	1	Neil Wyatt	N/A	DR1	Housing Allocation	All the proposed access routes to the site are difficult and dangerous, because they utilise narrow lanes and because the junctions with the A371 are dangerous. Pedestrian access will also be difficult and dangerous.	Delete DR1	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. Suitable pedestrian access should be provided and it is proposed to modify the plan to include a requirement to provided links to the existing network of footpaths and pavements, to facilitate pedestrian access to core facilities in the village. <b>Change proposed.</b>
PSPT2	127	6184	1	Daphne Wyatt	N/A	DR1	Housing Allocation	All the proposed access routes to the site are difficult and dangerous, because they utilise narrow lanes and because the junctions with the A371 are dangerous. Pedestrian access will also be difficult and dangerous.	Delete DR1	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. Suitable pedestrian access should be provided and it is proposed to modify the plan to include a requirement to provided links to the existing network of footpaths and pavements, to facilitate pedestrian access to core facilities in the village. <b>Change proposed.</b>
PSPT2	145	4042	1	Gillian Crease	N/A	DR1	Housing Allocation	Too much traffic will be generated in surrounding lanes	Delete DR1	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. <b>Change proposed.</b>

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PSPT2	197	2089	1	Katie and Adam Clark	N/A	DR1	Housing Allocation	Pedestrian access should be created for the whole village through the development site to the village school and playing fields. The lanes are very dangerous for pedestrians and this will get worse.	ensure pedestrian access to facilities through the site	Suitable pedestrian access should be provided and it is proposed to modify the plan to include a requirement to provided links to the existing network of footpaths and pavements, to facilitate pedestrian access to core facilities in the village. These links should include convenient and safe access to the playing field/hall, school and village core. These pedestrian links would be available for other residents of the village passing through the site. <b>Change proposed.</b>
PSPT2	197	2089	2	Katie and Adam Clark	N/A	DR1	Housing Allocation	Question the soundness of the approach which says that the impact of traffic on the lanes will be carefully considered, but there is no possible way of resolving access.	demonstrate how the traffic issue can be resolved.	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. <b>Change proposed.</b>
PSPT2	236	1812	1	A Vincent	N/A	DR1	Housing Allocation	Increased traffic on the lanes around the site will cause congestion on these very narrow lanes, and there will be danger for pedestrians with no footpath, especially for children walking to the school	delete DR1	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. Suitable pedestrian access should be provided and it is proposed to modify the plan to include a requirement to provided links to the existing network of footpaths and pavements, to facilitate pedestrian access to core facilities in the village. <b>Change proposed.</b>
PSPT2	236	1812	2	A Vincent	N/A	DR1	Housing Allocation	local facilities are over stretched, including doctors and secondary schools in Cheddar.	Delete DR1	The planning system should be plan led. 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. LPP2 has identified a need for 33 homes in Draycott to deliver the strategy set out in LPP1. <b>No change to the plan.</b>

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PSPT2	236	1812	3	A Vincent	N/A	DR1	Housing Allocation	Design of any scheme should be carefully considered.	Delete DR1	The policy includes requirements to minimise the visual impact and safeguard the amenity of neighbouring residential properties. <b>No change to the plan.</b>
PSPT2	281	4039	1	J Always	N/A	DR1	Housing Allocation	Using Westfield Lane and Latches Lane is a more sensible arrangement for access, which reduces the need for vehicle access at the point where pedestrians cross the very busy road.	none	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. Suitable pedestrian access should be provided and it is proposed to modify the plan to include a requirement to provided links to the existing network of footpaths and pavements, to facilitate pedestrian access to core facilities in the village. <b>Change proposed.</b>
PSPT2	293	5083	1	Katherine Barnes	N/A	DR1	Housing Allocation	Access to the site is difficult and there are no routes from the A37 that do not have problems. Access onto the A37 is also problematic, especially as the site would be high density.	Delete dR1	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. <b>Change proposed.</b>
PSPT2	293	5083	2	Katherine Barnes	N/A	DR1	Housing Allocation	The site at Lewes Meadow is a better site, with better access and although smaller would make a valuable contribution to village housing, easing pressures elsewhere.	allocate Lewes meadows	A site at Lewes Meadows was put forward by the landowner. However the site is smaller and not able to accommodate the residual housing requirement and would have a greater landscape impact on the edge of the AONB. In a plan led system the allocated site is preferable. <b>No change to the plan.</b>
PSPT2	293	5083	3	Katherine Barnes	N/A	DR1	Housing Allocation	Land in Rodney Stoke should be considered and brownfield land should be sought.	consider land in Rodney Stoke for housing.	Rodney Stoke has not been defined as a primary or secondary village and is therefore regarded as an area unsuitable for development other than that allowed by policy CP4 of LPP1. LPP1 sets out the overall strategy for growth and was adopted in 2014. LPP2 allocates land to deliver the strategy set out in LPP1. <b>No change to the plan.</b>

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PSPT2	311	3097	1	Jane and Dornford Roberts	N/A	DR1	Housing Allocation	Traffic impacts and the limitations of the road network have not been properly assessed and could severely limit the number of dwellings that can be built on the site.	Delete DR1	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. <b>Change proposed.</b>
PSPT2	311	3097	2	Jane and Dornford Roberts	N/A	DR1	Housing Allocation	Land between Eastville Lane and Wells road on the south eastern boundary of the village could provide a better site.	Delete DR1	A site at Lewes Meadows was put forward by the landowner. However the site is smaller and not able to accommodate the residual housing requirement and would have a greater landscape impact on the edge of the AONB. In a plan led system the allocated site is preferable. <b>No change to the plan.</b>
PSPT2	311	3097	3	Jane and Dornford Roberts	N/A	DR1	Housing Allocation	33 homes could only be delivered on the site by developing at high density, which would not be in keeping with the surrounding residential area.	Delete DR1	The policy includes requirements to minimise the visual impact and safeguard the amenity of neighbouring residential properties. Indicative densities were set out in the Local Plan part 1 for the District as a whole. Any scheme will need to be designed to fit local circumstances. <b>No change to the plan.</b>
PSPT2	311	3097	4	Jane and Dornford Roberts	N/A	DR1	Housing Allocation	Development would worsen surface water flooding in Westfield Lane.	Delete DR1	Site is in Flood Zone 1 where the risk is low and at low risk of surface water flooding. NPPF guidance indicates that any development should ensure that flood risk is not increased elsewhere. <b>No change to the plan.</b>
PSPT2	311	3097	5	Jane and Dornford Roberts	N/A	DR1	Housing Allocation	Site is not realistic to meet the villages housing requirements, and insufficient research has been carried out.	Delete DR1	Research appropriate to the preparation of a Local Plan has been carried out and indicates that a satisfactory scheme can be achieved on the site. Detailed design of a scheme is a matter for a planning application. <b>No change to the plan.</b>
PSPT2	324	4028	1	B C and R E James	N/A	DR1	Housing Allocation	37 houses cannot be achieved on a site of this size	Delete DR1	Indicative densities were set out in the Local Plan part 1 for the District as a whole. Any scheme will need to be designed to fit local circumstances. <b>No change to the plan.</b>

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PSPT2	324	4028	2	B C and R E James	N/A	DR1	Housing Allocation	Traffic will be increased and dangerous if using Farm Cross Road to access the A371	Delete DR1	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. <b>Change proposed.</b>
PSPT2	324	4028	3	B C and R E James	N/A	DR1	Housing Allocation	Lewes meadow would be a better site	Delete DR1	A site at Lewes Meadows was put forward by the landowner. However the site is smaller and not able to accommodate the residual housing requirement and would have a greater landscape impact on the edge of the AONB. In a plan led system the allocated site is preferable. <b>No change to the plan.</b>
PSPT2	324	4028	4	B C and R E James	N/A	DR1	Housing Allocation	Rodney Stoke should be included	Delete DR1	Rodney Stoke has not been defined as a primary or secondary village and is therefore regarded as an area unsuitable for development other than that allowed by policy CP4 of LPP1. LPP1 sets out the overall strategy for growth and was adopted in 2014. LPP2 allocates land to deliver the strategy set out in LPP1. <b>No change to the plan.</b>
PSPT2	328	6321	1	Philip Hodgekin, Greenslade Taylor Hunt	Diocese of Bath and Wells	LGSDRAY001	lgs	The land is field used by tenants of the Diocese. The tenants have exclusive use of the land. The land adjoins public highway and that makes it unsuitable for designation. The parcel of land is small and benefits only a small number of people in the area and is not of particular significance to the community.	delete LGSDRAY001	The site is important to the setting of the church and contributes to the tranquillity and beauty of this part of the village. It is appropriately designated as LGS. <b>No change to the plan.</b>
PSPT2	342	6332	2	Matthew, Mark and Craig Sweeting	N/A	DR1	housing allocation	Wish site DRAY022 to be considered separately from the larger site, with access from Westfield Lane using access taken from the driveway for the bungalow. Wish to develop for 4 or 6 quality houses. Do not wish to sell the site to a developer of the larger area.	Consider site DRAY022 separately from DRAY004a.	Land ownership is unaffected by the allocation and a scheme could be developed separately on this part of the site provided that it complied with the policy requirements, including the comprehensive masterplanning of the whole site and the provision of safe access and pedestrian links. <b>Change to the plan for other reasons.</b>

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PSPT2	349	6338	1	Gillian Dury	N/A	DR1	Housing Allocation	Concerned that 2 bungalows may be demolished to gain access to the site via Cross Farm Road. This would put additional traffic onto a dangerous junction and affect the safety of school children walking to school. The number of houses should be limited if this access is to be used.	limit number of homes on DR1 if access is to be via Cross Farm Road.	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. Suitable pedestrian access should be provided and it is proposed to modify the plan to include a requirement to provided links to the existing network of footpaths and pavements, to facilitate pedestrian access to core facilities in the village. <b>Change proposed.</b>
PSPT2	357	1906	1	Susan Wall	N/A	DR1	Housing Allocation	There is no plan as to how safe access can be achieved. The lanes are very narrow and congested and mostly single track. The junction of Latches Lane with the A371 is a 5 way junction and very difficult. Children walk along this lane to school.	delete DR1	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. Suitable pedestrian access should be provided and it is proposed to modify the plan to include a requirement to provided links to the existing network of footpaths and pavements, to facilitate pedestrian access to core facilities in the village. <b>Change proposed.</b>
PSPT2	357	1906	2	Susan Wall	N/A	DR1	Housing Allocation	There is no explanation as to why land at Eastville Lane has not been allocated, and this could be a better site.	delete DR1	A site at Lewes Meadows was put forward by the landowner. However the site is smaller and not able to accommodate the residual housing requirement and would have a greater landscape impact on the edge of the AONB. In a plan led system the allocated site is preferable. <b>No change to the plan.</b>

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PSPT2	357	1906	3	Susan Wall	N/A	DR1	Housing Allocation	None of the sites accessed from Westfield Lane are suitable.	delete DR1	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. <b>Change proposed.</b>
PSPT2	432	1918	1	John and Jill Walsh	N/A	DR1	Housing Allocation	Support the idea of local affordable housing and have little problem with the land proposed	none	Support is noted.
PSPT2	432	1918	2	John and Jill Walsh	N/A	DR1	Housing Allocation	object to the lack of transparency on how the land will be accessed. Westfield lane is the worst option. Latches Lane is very narrow and unsafe for children walking to school. An access to the north from the A371 would be preferable	reassess means of access to DR1	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. Suitable pedestrian access should be provided and it is proposed to modify the plan to include a requirement to provided links to the existing network of footpaths and pavements, to facilitate pedestrian access to core facilities in the village. <b>Change proposed.</b>

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PSPT2	480	6434	1	D J Russell	N/A	DR1	Housing Allocation	Parents use Cross Farm Road to park when going to school and use of the access for the site would be dangerous. There is also parking at the recreation ground by people using the village hall, which causes congestion. Builders traffic would also increase traffic on a substandard road.	Delete DR1	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. Suitable pedestrian access should be provided and it is proposed to modify the plan to include a requirement to provide links to the existing network of footpaths and pavements, to facilitate pedestrian access to core facilities in the village. It would be expected that construction traffic is managed. <b>Change proposed.</b>
PSPT2	514	2010	1	Sylvie Barham	N/A	DR1	Housing Allocation	The site can only be accessed by demolishing properties either in Cross Farm Road or Westfield Lane. This would make the people currently renting these properties homeless.	Delete DR1	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. The current rental arrangements for the properties are outside the scope of the local plan. <b>Change proposed.</b>
PSPT2	514	2010	2	Sylvie Barham	N/A	DR1	Housing Allocation	It is believed that there is a no building covenant on part of the land, which could make it uneconomic or unusable.	Delete DR1	The land has been put forward for development with the consent of the owner. <b>No change to the plan.</b>
PSPT2	514	2010	3	Sylvie Barham	N/A	DR1	Housing Allocation	Smaller houses are needed, to allow for downsizers and young people.	Delete DR1	Policy DP14 of LPP1 aims to ensure an appropriate mix of house sizes and types. <b>No change to the plan.</b>

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PSPT2	514	2010	4	Sylvie Barham	N/A	DR1	Housing Allocation	Access onto Cross farm Road would be problematic. The road is used for parking at the school, church and recreation ground and is congested already. The access is difficult.	Delete DR1	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. Suitable pedestrian access should be provided and it is proposed to modify the plan to include a requirement to provided links to the existing network of footpaths and pavements, to facilitate pedestrian access to core facilities in the village. <b>Change proposed.</b>
PSPT2	514	2010	5	Sylvie Barham	N/A	DR1	Housing Allocation	Westfield Lane and Latches lane are very narrow and already hazardous and is used by heavy farm traffic. The junction is poor. It is also used by children walking to school.	Delete DR1	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. Suitable pedestrian access should be provided and it is proposed to modify the plan to include a requirement to provided links to the existing network of footpaths and pavements, to facilitate pedestrian access to core facilities in the village. <b>Change proposed.</b>

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PSPT2	514	2010	6	Sylvie Barham	N/A	development limits	Development limits	Development limit should be extended at Reeves Close and around both Draycott and Rodney Stoke to allow development to come forward.	Extend development limits	A site is required to ensure that the requirement for 37 homes is met. This is in excess of what might be expected to come forward from infilling and minor alterations to the development limits. Rodney Stoke has not been defined as a primary or secondary village and is therefore regarded as an area unsuitable for development other than that allowed by policy CP4 of LPP1. LPP1 sets out the overall strategy for growth and was adopted in 2014. LPP2 allocates land to deliver the strategy set out in LPP1 and therefore an allocation is sought in Draycott. <b>No change to the plan.</b>
PSPT2	514	2010	7	Sylvie Barham	N/A	housing allocation omission	housing allocation omission	Lew's Meadow would be a better site, with existing infrastructure connections and better access.	Allocate land at Lew's Meadow.	A site at Lewes Meadows was put forward by the landowner. However the site is smaller and not able to accommodate the residual housing requirement and would have a greater landscape impact on the edge of the AONB. In a plan led system the allocated site is preferable. <b>No change to the plan.</b>
PSPT2	514	2010	8	Sylvie Barham	N/A	parking	parking	Any homes built should have 2 or 3 parking spaces.	include parking requirements	Somerset County Council have published parking standards that are a material consideration in development management decisions. <b>No change to the plan.</b>
PSPT2	514	2010	9	Sylvie Barham	N/A	LGS	LGS omission	Designate LGS at the landscaped area top left of Cross Farm Road surrounded by a stone wall, and the grassed area between the pavement and the road on cross Farm Road.	designate additional LGS	This area has been assessed, and whilst it is undoubtedly of value to local amenity it does not have the level of significance that would justify designation as LGS. <b>No change to the plan.</b>
PSPT2	514	2010	10	Sylvie Barham	N/A	housing policy	status of Rodney Stoke	Rodney Stoke should not be a secondary settlement as it has a need for more housing	allocate housing land in Rodney Stoke	Rodney Stoke has not been defined as a primary or secondary village and is therefore regarded as an area unsuitable for development other than that allowed by policy CP4 of LPP1. LPP1 sets out the overall strategy for growth and was adopted in 2014. LPP2 allocates land to deliver the strategy set out in LPP1. <b>No change to the plan.</b>
PSPT2	550	8038	1	Caroline Ladd	agent Andrew Peston, Greenslade Taylor Hunt	11.12	housing allocations	Support the designation of Draycott as a primary village and the housing requirement. Support allocation of land off Westfield lane in principle, but not DR1	Delete DR1 and allocate land to the west instead	Land has been put forward south and west of Westfield lane, HELAA references DRAY019 and DRAY021. Land to the south and west of Westfield lane is not well related to the village, would result in landscape impacts and is not appropriate for designation. <b>No change to the plan.</b>

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PSPT2	550	8038	1	Caroline Ladd	agent Andrew Peston, Greenslade Taylor Hunt	DR1	housing allocation	Access will require the demolition of a property on Westfield lane but provision of a suitable access to include turning radii, footpaths and visibility splays will require land in third party ownership, raising concerns about the deliverability of the site. Site will also have a significant impact on surrounding residential areas and has wildlife interest as hedgerows are used as commuting corridors by bats.	Delete DR1 and allocate land to the west instead	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. A Habitat Regulations Assessment has been carried out and a requirement for suitable mitigation measures for bats included in the policy. <b>Change proposed.</b>
PSPT2	550	8038	2	Caroline Ladd	agent Andrew Peston, Greenslade Taylor Hunt	housing allocation omission	housing allocation omission	Site has extensive site frontage to Westfield Lane so there are no access constraints, site is part brownfield land, site will not impact landscape or visual amenity, there are no heritage assets or other protected areas, the land does not offer significant ecological value, is not at risk of flooding and does not suffer surface water flooding.	Delete DR1 and allocate land to the west instead	Land has been put forward south and west of Westfield lane, HELAA references DRAY019 and DRAY021. Land to the south and west of Westfield lane is not well related to the village, would result in landscape impacts and is not appropriate for designation. <b>No change to the plan.</b>
PSPT2	580	6509	1	Helen Marshall	Rodney Stoke Parish Council	lgs	lgs omission	land at Sealey Close, land at the Bottom of Wet Lane, The Card memorial and Pump at the bottom of The Batch are all spaces of local importance and should be designated LGS	Designate land at Sealey Close, land at the Bottom of Wet Lane, The War memorial and Pump at the bottom of The Batch as LGSs.	Land at Sealey Close, the war memorial and the pump are features valued by local people. However they do not meet the criteria for designation as LGS. The war memorial and pump cannot be regarded as areas of open space, and the land at Sealey Close is not of such significance as to justify designation. The triangle of land at the bottom of Wet Lane is an important feature of the local street scene and is a focal point in views along Bay Lane and Brook Bank. It contributes to the beauty and tranquillity of this part of Draycott and should be designated as LGS. <b>Change proposed.</b>
PSPT2	580	6509	2	Helen Marshall	Rodney Stoke Parish Council	DR1	housing allocation	Set a level of affordable housing at the outset, which is non negotiable. Not enough small and affordable housing would be generated to meet the needs of residents. A range of house types is needed.	increase affordable housing requirement on DR1	Policy DR1 includes provision for affordable housing in accordance with policy set out in LPP1. Policy DP14 of LPP1 provides guidance on housing mix and type. <b>No change to the plan.</b>

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PSPT2	580	6509	3	Helen Marshall	Rodney Stoke Parish Council	DR1	housing allocation	Residents of the homes that are to be knocked down may lose their homes if they are not in a position to buy.	Delete DR1	The site has been put forward by the owners as part of the HELAA process. <b>No change to the plan.</b>
PSPT2	580	6509	4	Helen Marshall	Rodney Stoke Parish Council	DR1	housing allocation	access to the site needs to be clarified, and considerations should include Cross farm Road and the implications for the junction with the A371. Pedestrian links should also be considered.	Delete DR1	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. Suitable pedestrian access should be provided and it is proposed to modify the plan to include a requirement to provide links to the existing network of footpaths and pavements, to facilitate pedestrian access to core facilities in the village. <b>Change proposed.</b>
PSPT2	580	6509	5	Helen Marshall	Rodney Stoke Parish Council	DR1	housing allocation	Parking must be provided as on street parking is heavily constrained and would become dangerous if increased.	Delete DR1	Somerset County Council have published parking standards that are a material consideration in development management decisions. <b>No change to the plan.</b>
PSPT2	580	6509	6	Helen Marshall	Rodney Stoke Parish Council	DR1	housing allocation	The sewage system is at capacity.	Delete DR1	Wessex Water consider there is spare capacity on the sewage network to accommodate the development. <b>No change to the plan.</b>
PSPT2	580	6509	7	Helen Marshall	Rodney Stoke Parish Council	DR1	housing allocation	Consultation at the pre-submission stage was too short and insufficient.	Delete DR1	Consultation met the requirements set out in planning guidance. <b>No change to the plan.</b>
PSPT2	585	111	1	Cindy Carter	AONB partnership	DR1	housing allocation	include the wording "views from and towards the Mendip Hills AONB should be protected particularly when considering the appropriate scale of development, layout, design (including lighting) and landscaping. The impact of development on the protected landscape and the special qualities of the Mendip Hills AONB would need to be carefully considered and supported by appropriate and acceptable mitigation measures".	Add requested wording to the policy to safeguard the AONB	The site will add to the bulk of the village in views from the AONB. The policy includes provision to ensure that the visual impact of any development is minimised. However, the impact on the AONB should be highlighted in this location. Include reference to the AONB in policy DR1. <b>Change proposed.</b>

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PSPT2	624	1820	1	A Bazley	agent, Ben Lewis, Renplan Consulting Ltd	DRAY018	housing allocation omission	Site at DR1 is not able to meet needs in Draycott. The number of homes that can be accommodated on the site has been overestimated and additional housing now needs to be provided. Lews Meadow should not have been dismissed as an option, either as a site sequentially preferable to DR1 or as a supplementary allocation. The site could accommodate 10-15 dwellings and could provide starter homes.	Allocate land at Lews Meadow for housing.	Site DR1 can provide the residual requirement for the village and policy requirements include the provision of affordable housing. Both sites have been assessed as part of the preparation of the Local Plan and in a plan led system site DR1 is preferable. <b>No change to the plan.</b>
PSPT2	624	1820	2	A Bazley	agent, Ben Lewis, Renplan Consulting Ltd	DRAY018	housing allocation omission	Access to the site from the north is agreed to be poor, but is a lawful access. Improvements could be made within any scheme, or access from the north stopped up, and access taken from the south. Access here would be safe and could provide pedestrian links to the village facilities.	Allocate land at Lews Meadow for housing.	A site at Lewes Meadows was put forward by the landowner. However the site is smaller and not able to accommodate the residual housing requirement and would have a greater landscape impact on the edge of the AONB. In a plan led system the allocated site is preferable. Access to this site direct from the A37 would not be feasible. <b>No change to the plan.</b>
PSPT2	624	1820	3	A Bazley	agent, Ben Lewis, Renplan Consulting Ltd	DRAY018	housing allocation omission	The site is proposed for affordable and starter homes, and lends itself to smaller homes due to its narrow width.	Allocate land at Lews Meadow for housing.	A site at Lewes Meadows was put forward by the landowner. However the site is smaller and not able to accommodate the residual housing requirement and would have a greater landscape impact on the edge of the AONB. In a plan led system the allocated site is preferable. Site DR1 is required to provide affordable housing consistent with other policies in the plan. <b>No change to the plan.</b>

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PSPT2	624	1820	4	A Bazley	agent, Ben Lewis, Renplan Consulting Ltd	DRAY018	housing allocation omission	Site DR1 has significant local opposition and is not deliverable or suitable. It is land locked, there are access difficulties it is not large enough to provide the 37 dwelling quoted, more than 37 dwellings may be needed in any case, there are no pedestrian footways, it would be necessary to demolish houses to gain access and this would create unsatisfactory back land development and people want affordable and starter homes for young people.	Allocate land at Lews Meadow for housing.	The planning system should be plan led. LPP2 has identified a need for 33 homes in Draycott to deliver the strategy set out in LPP1. Indicative densities were set out in the LPP1 for the District as a whole and show that the residual requirement can be accommodated on site DR1, although any scheme will need to be designed to fit local circumstances. Highways advice is that an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. Policy requirements include the provision of affordable housing. DR1 as proposed to be modified will provide a deliverable and suitable scheme to meet the level of need set out in LPP1.
PSPT2	700	6585	1	Neil Fellowes	N/A	DR1	housing allocation	Site should be accessed via Latches Lane, which could be widened using land at the village hall and would provide a better and safer access	Specify access to DR1 via and improved latches Lane.	Highways advice is that the routes along Back Lane, Westfield Lane and Latches Lane are constrained. However, an acceptable access could be taken through Cross Farm Road, and a satisfactory access onto the A37 could be achieved. It is proposed to modify the plan to include two bungalows which have been put forward by the landowner within the site in order to achieve an acceptable access. <b>Change proposed.</b>
PSPT2	716	2010	2	Sylvie Barham	sent on behalf of "Draycott Village"	consultation process	consultation process	The time allowed and information supplied for consultation did not allow people to comment easily. The plan was not adequately advertised. Late changes were made to the proposals, when the landowner reinstated a proposal to demolish bungalows in Cross Farm Road and adequate time was not given to respond to this late change.	Process is not valid due to inadequate consultation.	Consultation met the requirements set out in planning guidance. Any modifications to the pre-submission draft will be the subject of further consultation. <b>No change to the plan.</b>
PSPT2	580	6509	1	Helen Marshall	n/a	DP16	recreation area	Rev Cobley playing fields is not protected and accords with DP16	Designate Rev Cobley playing fields as DP16	The playing field is designated as recreation area under policy DP16. <b>No change to the plan.</b>