

SETTLEMENT: MIDSOMER NORTON AND RADSTOCK									
Rep No	ID	Issue Ref	Contact Name	Company / Organisation	Policy	Matter	Issue Summary	Changes sought to the Pre-Submission Plan	MDC Response
251	8034	1	Lesley Welch	Westfield Parish Council	3.34	housing allocations at Westfield, MSN and Radstock	Supports approach of not allocating land on the edge of Westfield, MSN or Radstock as the are is neither suitable or sustainable.	none	Support is noted.
253	3048	1	Clive Stilwell	Midsomer Norton Town Council	3.34	housing allocations at Westfield, MSN and Radstock	Supports the plans assessment that land on the edge of MSN should not be allocated.	none	Support is noted.
397	6372	1	Peter Roberts	Barton Wilmore on behalf of Curo	housing allocation omission	housing allocations at Westfield, MSN and Radstock, omission site	Local authorities have a duty to co-operate to maximise the effectiveness of local plan preparation. Mendip will need to demonstrate that they have complied with this in order to demonstrate soundness. The site at Underhill provides the opportunity to promote cross boundary working and address needs for affordable housing in both Mendip and Banes.	Allocate land at Underhill Lane for housing.	The Council acknowledge there is an opportunity to bring forward an affordable housing scheme on this site. There have been discussions between housing enablers of Mendip and BaNES on how this site might address affordable need in Midsomer Norton and Mendip. While the Council support continued discussions on this basis (possibly as an exception site) it is premature to make a formal allocation in Local Plan Part II <b>No change to Plan</b>
397	6372	2	Peter Roberts	Barton Wilmore on behalf of Curo	housing allocation omission	housing allocations at Westfield, MSN and Radstock, omission site	Site is sustainable and is within cycle and walking distance of a range of facilities in MSN. It is deliverable with no technical constraints.	allocate land at Underhill Lane for housing.	See above
397	6372	3	Peter Roberts	Barton Wilmore on behalf of Curo	3.33	housing allocations at Westfield, MSN and Radstock, omission site	The Inspector in LPP1 inquiry identified an additional 505 dwellings to be provided for in the north/north east of the District, primarily adjacent to the towns of Radstock and MSN. LPP2 states that the 505 dwellings have been provided for through non plan commitments across the District and does not consider the role of Radstock and MSN. The LPP1 inspector considered that the failure to consider the role of Radstock and MSN made the plan unjustified and unsound. LPP2 has not fulfilled the obligation to consider the role of Radstock and MSN. MSN has not been considered as a reasonable alternative for provision of housing.	allocate land at Underhill Lane for housing.	Local Plan Part 1 was adopted with modifications as a sound Plan. The promotion of land on the edge of Midsomer Norton is a matter of ongoing consideration under the Duty to Co-operate with BaNES. The principle of extending the built edge into Mendip is not currently supported or agreed by BanES. It does not align with the adopted BaNES spatial strategy, placemaking plan or emerging/made neighbourhood Plans. While there are acknowledged links in terms of services/jobs between north Mendip and BaNES, this does not justify allocations of land without joint agreement and undermines a Plan-led approach between the two authorities. <b>No change to the plan.</b>

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397	6372	4	Peter Roberts	Barton Wilmore on behalf of Curo	3.34	housing allocations at Westfield, MSN and Radstock, omission site	para 3.34 suggests that the West of England Joint Spatial Strategy considers MSN not to be a sustainable location for growth. This is misleading. This is a strategic document, which identifies strategic sites at Whitchurch and Keynsham. However, it does not consider MSN to be an unsustainable location, and recognises the role of the Somer Valley Enterprise Zone. Banes are consulting on options for the area and 2 out of 3 options include development at MSN	Acknowledge that the debate is ongoing at neighbouring authorities regarding future levels of development in MSN.	The written text at para 3.34 will be revised to clarify the position of the JSP and future discussions over non-strategic growth. <b>Proposed Change to Plan</b>
397	6372	5	Peter Roberts	Barton Wilmore on behalf of Curo	affordable housing	housing allocations at Westfield, MSN and Radstock, omission site	Delivery of affordable housing is below target. The site could deliver in excess of the 30% required by policy DP11. The land is under the control of Curo, an affordable housing provider active in Mendip and Banes.	allocate land at Underhill Lane for housing and discuss affordable element.	See responses above
567	6497	1	Taylor Wimpey	agent, Lawrence Turner, Barton Willmore	housing allocation omission	housing allocation at MSN	Seeks allocation of land for 20 homes, open space and a cemetery in association with a larger scheme proposed to BANES with a capacity of 100-120 homes. Town Council has requested additional open space and facilities are provided and these are proposed on land within Mendip. A cemetery is also proposed to meet the needs of MSN. MDC has a legal duty to co-operate on cross boundary issues.	allocate land at Chilcompton Road, MSN in association with BANES.	This is a site better addressed through the review of sites to meet non-strategic growth as part of the the BaNES Local Plan. <b>No change to Plan.</b>
567	6497	2	Taylor Wimpey	agent, Lawrence Turner, Barton Willmore	housing allocation omission	housing allocation at MSN	Part 1 inspectors report indicated that MDC should allocated additional housing to the north east of the District, primarily adjacent to Radstock and MSN. An additional requirement of 505 dwellings was identified. Part 2 does not allocate any growth in this area. Reasonable alternatives of providing for growth in MSN rather than the Mendip towns have not been considered and the plan is therefore unsound.	allocate land at Chilcompton Road, MSN in association with BANES.	Local Plan Part I indicates (in para 4.7) that land promoted on the edge of the district near Westfield, Midsomer Norton and Radstock could be identified to meet housing need in Mendip. No land is allocated in these locations as there are sufficient sites in Mendip settlements which are better places to fulfil the district's housing and employment needs. <b>No change to the plan.</b>
567	6497	3	Taylor Wimpey	agent, Lawrence Turner, Barton Willmore	housing allocation omission	housing allocation at MSN	Part 2 says that the West of England Joint Spatial Strategy does not consider MSN a sustainable location for development. This is misleading. The JSP identifies strategic location for growth elsewhere but does not indicate that MSN is an unsustainable location for growth. BANEs future work could well identify MSN as suitable for non-strategic growth. the debate on the status of MSN is still ongoing.	allocate land at Chilcompton Road, MSN in association with BANES.	The written text at para 3.34 will be revised to clarify the position of the JSP and future discussions over non-strategic growth. <b>Proposed Change to Plan</b>
567	6497	4	Taylor Wimpey	agent, Lawrence Turner, Barton Willmore	housing allocation omission	housing allocation at MSN	There is a shortfall in provision of affordable homes, and the site could help to deliver affordable homes in excess of the required 30%.	allocate land at Chilcompton Road, MSN in association with BANES.	See responses above

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567	6497	5	Taylor Wimpey	agent, Lawrence Turner, Barton Willmore	housing allocation omission	housing allocation at MSN	The new standardised methodology for calculating OAN will increase the number of homes to be provided in Mendip to 588pa. MDC should look to deliver and plan for more homes, above minimum requirement.	allocate land at Chilcompton Road, MSN in association with BANES.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. <b>No change to the plan.</b>
567	6497	6	Taylor Wimpey	agent, Lawrence Turner, Barton Willmore	housing allocation omission	housing allocation at MSN	Site is sustainable and is within cycle and walking distance of a range of facilities in MSN. It is deliverable and represents a logical extension to MSN.	allocate land at Chilcompton Road, MSN in association with BANES.	Whether this site is a sustainable extension to Midsomer Norton is a matter to be agreed jointly with BaNES. <b>No change to Plan</b>
606	1726	1	Waddeton Park ltd	agent, James Durant, Tetlow King	housing allocation omission NRAD001 M	housing allocation at MSN	Site does not have any technical issues, is well connected, within walking distance of the town centre and is the most appropriate option for an extension to MSN.	allocate land at White Post for housing	The promotion of land on the edge of Westfield is a matter of ongoing consideration under the Duty to Co-operate with BaNES. The principle of extending the built edge into Mendip is not currently supported or agreed by BaNES. It does not align with the adopted BaNES spatial strategy, placemaking plan or emerging/made neighbourhood Plans. While there are acknowledged links in terms of services/ jobs between north Mendip and BaNES, this does not justify allocations of land without joint agreement and undermines a Plan-led approach between the two authorities. <b>No change to the plan.</b>
606	1726	2	Waddeton Park ltd	agent, James Durant, Tetlow King	housing allocation omission NRAD001 M	housing allocation at MSN	MSN and Radstock have close functional links with northern Mendip and offer services and facilities. The plan strategy seeks to direct development other most sustainable locations. This site is more sustainable than any of the villages and it is perverse not to recognise the role of MSN to Mendip due to the district boundary. Failure to allocate this site, whilst allocating sites in less sustainable villages is not in accordance with the plan strategy. the plan is unsound as it has not considered all reasonable alternatives.	allocate land at White Post for housing	Mendip has a clear adopted spatial strategy to support its towns and villages. <b>No change to Plan</b>
606	1726	4	Waddeton Park ltd	agent, James Durant, Tetlow King	housing allocation omission NRAD001 M	housing allocation at MSN	MSN and surrounding area is within the Bath Functional market area. Commuting for work from Mendip to banes has increased since 2001. West of England JSP sets out overall housing need to 2036. There is likely to be economic benefit in increasing connectivity with the Somer Valley enterprise zone.	allocate land at White Post for housing	See responses above relating to the principle of development

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606	1726	5	Waddeton Park Ltd	agent, James Durant, Tetlow King	housing allocation omission NRAD001 M	housing allocation at MSN	There is a duty to co-operate and this site could meet need both in BANES and Mendip. BANES are consulting on a new Local Plan. There is potential for the Somer Valley to meet housing need and the potential is being investigated by BANES.	allocate land at White Post for housing	The written text at para 3.34 will be revised to clarify the position of the JSP and future discussions over non-strategic growth. <b>Proposed Change to Plan</b>
606	1726	6	Waddeton Park Ltd	agent, James Durant, Tetlow King	housing allocation omission NRAD001 M	housing allocation at MSN	Statement that JSP does not consider the Somer Valley a sustainable location for housing growth is flawed and unjustified. There is no evidence that there are sufficient sites in Mendip which are better placed to fulfil the district housing and employment needs.	allocate land at White Post for housing	Local Plan Part I indicates (in para 4.7) that land promoted on the edge of the district near Westfield, Midsomer Norton and Radstock could be identified to meet housing need in Mendip. No land is allocated in these locations as there are sufficient sites in Mendip settlements which are better places to fulfil the district's housing and employment needs. . <b>No change to the plan.</b>
606	1726	7	Waddeton Park Ltd	agent, James Durant, Tetlow King	housing allocation omission NRAD001 M	housing allocation at MSN	Site could deliver 30% affordable housing		See responses above on principle of development
614	6530	1	Landray Land Representatives	agent, Tristan Dewhurst, Lichfields	housing allocation omission, Westfield	housing allocation at Westfield	local plan part 1 inspector highlighted that Part 1 did not acknowledge the possibility of considering sites on the edge of MSN to meet need in Mendip. The Duty to Co-operate is acknowledged, but the role of MSN in meeting needs in Mendip is not acknowledged. All settlements can play a role in meeting housing needs and no settlements should be ruled out by a blanket policy restriction. Opportunities for housing at MSN will form an essential component of a balanced portfolio of sites across the District.	Allocate site at Westfield for housing.	The promotion of land on the edge of Westfield is a matter of ongoing consideration under the Duty to Co-operate with BaNES. The principle of extending the built edge into Mendip is not currently supported or agreed by BaNES. It does not align with the adopted BaNES spatial strategy, placemaking plan or emerging/made neighbourhood Plans. While there are acknowledged links in terms of services/ jobs between north Mendip and BaNES, this does not justify allocations of land without joint agreement and undermines a Plan-led approach between the two authorities. <b>No change to the plan.</b>
614	6530	2	Landray Land Representatives	agent, Tristan Dewhurst, Lichfields	housing allocation omission, Westfield	housing allocation at Westfield	The latest SHMA indicates an uplift in housing numbers, as does the standardised methodology. BANES are consulting on issues and options for a local plan review, and identify a minimum growth of 700 homes and it is likely some of this growth will be in MSN.	Allocate site at Westfield for housing.	Land is allocated in Local Plan Part II in the main Mendip towns . It is considered these locations are better places to fulfil the district's housing and employment needs. Both Mendip and BaNES will be undertaking reviews of their local Plan but the council does not support the option of making
614	6530	3	Landray Land Representatives	agent, Tristan Dewhurst, Lichfields	3.34	growth in MSN	Para 3.34 states that MSN has been discounted as a location for development. There is insufficient explanation and justification of this decision and the plan is no positively prepared or justified in discounting MSN.	Allocate site at Westfield for housing.	The written text at para 3.34 will be revised to clarify the position of the JSP and future discussions over non-strategic growth. <b>Proposed Change to Plan</b>

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614	6530	4	Landray Land Representatives	agent, Tristan Dewhurst, Lichfields	SA	growth in MSN	There has not been a full assessment of the potential for sites to be allocated around MSN through the sustainability appraisal. Site has not been given full and proper consideration due to the decision to discount MSN as a location for growth.	Allocate site at Westfield for housing.	see responses above on the principle of development which in turn justify the councils approach to not assessing these sites in Local plan Part SA. <b>No change to plan</b>
614	6530	5	Landray Land Representatives	agent, Tristan Dewhurst, Lichfields	duty to coOperate	Duty to Cooperate	Cross boundary issues should not be considered a constraint or a disadvantage to allocating housing.	Allocate site at Westfield for housing.	The Council approach to the duty to co-operate and cross boundary issues is set out in a separate statement. <b>No change to the plan.</b>
614	6530	6	Landray Land Representatives	agent, Tristan Dewhurst, Lichfields	3.34	joint west of England spatial strategy	The JSP makes provision for non strategic growth of 700 dwellings across BANES. BANES issues and options consultation highlights MSN and the Somer Valley as a potentially suitable location for growth. The JSP does not conclude that MSN is an unsuitable location for growth and the Somer Valley has also been designated as an Enterprise Zone. statements in para 3;34 are inaccurate and misleading.	Correct para 3.34 and acknowledge MSN as a location for growth. Allocate site at Westfield for housing.	The written text at para 3.34 will be revised to clarify the position of the JSP and future discussions over non-strategic growth. <b>Proposed Change to Plan</b>
614	6530	8	Landray Land Representatives	agent, Tristan Dewhurst, Lichfields	NRAD005	housing allocation omission	site relates well to the urban fabric and any landscape impacts can be fully mitigates by landscape planting. Site is 1.9km from the town centre and there are local bus stops and local facilities. Highways and education contributions would be required but these do not preclude development. Site is viable, deliverable and suitable.	allocate site for housing at Westfield for 150 units.	See responses to the principle of development above
655	6554	1	Curo	agent, Laura Powell, Barton Willmore	NRAD003	housing allocation omission	Banes is currently carrying out an Issues and Options consultation and some of the options point to MSN being a sustainable location for housing growth. LPAs have a legal duty to co-operate on cross boundary issues. Site can deliver needed housing including affordable housing in a sustainable location. Site borders residential development in MSN and is within walking and cycling distance of amenities in MSN.	allocate site for housing at Underhill Lane NRAD003	See responses to 397-6372 above
655	6554	2	Curo	agent, Laura Powell, Barton Willmore	NRAD003	housing allocation omission	Statement that the JSP does not consider MSN a sustainable location for additional housing growth is misleading. This plan identifies a strategic framework for growth across the west of England. It indicates that the majority of homes should go in Keynsham and Whitchurch, but it does not indicate that MSN is an unsustainable location. It also recognises the Somer Valley and the enterprise zone. BANES are currently consulting on Issus and options for allocating 700 dwellings and 2 or their 3 options would include growth at MSN.	allocate site for housing at Underhill Lane NRAD003	The written text at para 3.34 will be revised to clarify the position of the JSP and future discussions over non-strategic growth. <b>Proposed Change to Plan</b>

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655	6554	3	Curo	agent, Laura Powell, Barton Willmore	NRAD003	housing allocation omission	LPP1 was considered unsound and unjustified as it did not consider the role of MSN and Radstock in meeting Mendip's housing need. LPP2 has not considered or assessed site on the edge on MSN or Radstock. The plan has to consider reasonable alternatives and is not justified or sound.	allocate site for housing at Underhill Lane NRAD003	Local Plan Part 1 was adopted with modifications as a sound Plan. The promotion of land on the edge of Midsomer Norton is a matter of ongoing consideration under the Duty to Co-operate with BaNES. The Part II Plan identifies sites focusing on the principal towns which can deliver above adopted plan requirements. <b>No change to Plan</b>
655	6554	4	Curo	agent, Laura Powell, Barton Willmore	NRAD003	housing allocation omission	Affordable housing delivery is falling short of the LPP1 target. The site could deliver affordable homes, in excess of the 30% required by policy DP11. the land is owned by Curo, and active affordable homes provider.	allocate site for housing at Underhill Lane NRAD003	See response to 397-6372-1