

SETTLEMENT: NUNNEY											
Prefix	Rep No	ID	Issue Ref	Contact Name	Company / Organisation	Policy	Matter	Issue Summary	Changes sought to the Pre-Submission Plan	MDC Response	
PSPT2	036	6115	1	Nunney Parish Council	Nunney Parish Council	LGSNUN003	LGS	Supports.	None	Support is noted.	
PSPT2	185	6226	1	S LeStrange	n/a	Housing omission site	Housing omission site	Site at Catch Paddock, adjoining NUN1 at Pookfield Road and Catch Road is put forward for development. Map provided.	Allocate site at Catch Paddock	The draft allocation will meet the adopted spatial strategy and has more capacity to provide infrastructure, sustainable transport options and affordable housing. <b>No change to the plan.</b>	
PSPT2	291	6289	1	T K Warwick	n/a	NN1	allocation site	53 homes on land above Nunney will be potentially catastrophic as runoff will increase flooding problems already experienced in the historic core of the village.	Delete NN1	All major greenfield sites are required to submit a drainage strategy. This must show how surface water run-off can be managed within the site and that foul drainage can be accommodated, These strategies are required by the policy and must be agreed at application stage with the environment agency, Wessex water or other bodies. <b>No change to the plan.</b>	
PSPT2	291	6289	2	T K Warwick	n/a	NN1	allocation site	Traffic through the village will cause problems and lorry traffic has started using the village roads and causing problems in recent years.	Delete NN1	The site will be required to submit a traffic impact assessment. <b>No change to the plan.</b>	
PSPT2	291	6289	3	T K Warwick	n/a	NN1	allocation site	The sewerage system is old and not well maintained throughout the village.	Delete NN1	all major greenfield sites are required to submit a drainage strategy. This must show how surface water run-off can be managed within the site and that foul drainage can be accommodated, These strategies are required by the policy and must be agreed at application stage with the environment agency, Wessex water or other bodies. <b>No change to the plan.</b>	
PSPT2	291	6289	4	T K Warwick	n/a	NN1	allocation site	More trees are needed.	Include provision for more trees	Trees and hedges are dealt with under Policy DP1 of the Local Plan Part I. Policy NN1 also highlights the need for soft landscaping, including the use of trees and hedges, to minimise the visual impact of development. <b>No change to the plan.</b>	
PSPT2	291	6289	5	T K Warwick	n/a	NN1	allocation site	What is the cost of maintaining affordable housing compared to the impact of environmental damage?	Clarify role of affordable housing	LPP1 sets out the level of development required in the village, with LPP2 seeking sites to implement this. LPP1 identifies a need for affordable housing. <b>No change to the plan.</b>	

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PSPT2	333	1786	13	Amy Shepherd	Somerset County Council	NN1	allocation site	The proximity of the A361 may bring about conflicts with Noise Action Planning objectives identified in para 6.73 of MDLPP1. Public Health Outcomes Framework published in 2017 would require consideration of health related indicators which may be significant for new housing. Noise indicators are derived from noise mapping and there is a risk that new housing in exposed parts of this site could be in	Clarify noise impacts on this site	Any proposal would be required to provide noise mitigation measures as specified by the Council. The allocation contains sufficient land for this to be taken into account in determining the developable area of the site. <b>No change to the plan.</b>
PSPT2	394	6370	1	David and Lucy Simon	n/a	NN1	allocation site	Past excavation of the site has caused problems with the water table at Castle Green, causing surface water flooding of properties.	Delete NN1	Whilst the site is in a very low risk area in terms of surface water flooding, the policy makes it clear that there should be appropriate drainage provision, taking into account the site's proximity to an area of high risk and concerns raised by local residents about the impact on existing development. <b>No change to the plan.</b>
PSPT2	394	6370	2	David and Lucy Simon	n/a	NN1	allocation site	Site will affect the character of the village and is unnecessary.	Delete NN1	LPP1 sets out the level of development required in the village, with LPP2 seeking sites to implement this. The policy includes measures to ensure the character of the village will not be lost including using local materials and styles, minimising visual impact and having consideration towards building height and site layout. <b>No change to the plan.</b>
PSPT2	394	6370	3	David and Lucy Simon	n/a	NN1	allocation site	55 homes is too many in proportion to the size of the village resulting in the loss of village character.	Delete NN1	LPP1 sets out the level of development required in the village, with LPP2 seeking sites to implement this. The policy includes measures to ensure the character of the village will not be lost including using local materials and styles, minimising visual impact and having consideration towards building height and site layout. <b>Change to the plan for other reasons.</b>
PSPT2	394	6370	4	David and Lucy Simon	n/a	NN1	allocation site	Increased numbers would increase traffic and pollution in the centre of the village.	Delete NN1	All major development is required to submit a traffic impact assessment. It would be for the highway authority to advise whether the issue of quarry traffic should be included. <b>Change to the plan for other reasons.</b>
PSPT2	394	6370	5	David and Lucy Simon	n/a	NN1	allocation site	The land is historic parish land and should remain so.	Delete NN1	The land has been put forward for development with the consent of the owner. It is not in a conservation area and archaeological investigations have been carried out. <b>No change to the plan.</b>

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PSPT2	394	6370	6	David and Lucy Simon	n/a	NN1	allocation site	The management of affordable housing to allow the maximum number of people to benefit from it when they need it may be the real issue, not building more cheap housing.	Delete NN1	The Council works with a preferred list of Housing Associations who own and manage rented 'affordable housing' where required on a development site. Length of tenure is subject to national housing policies. <b>No change to the plan.</b>
PSPT2	524	6468	1	Andrew Taylor and Helen Pinder-Taylor	n/a	LGSNUN001	LGS	This area is a private garden and it cannot be right that private gardens become LGS. Part of the area is a walled garden which is enclosed and cannot be seen. The other part can only be seen because thick trees were recently removed.	Delete LGSNUN001	The section of garden to the south of the site makes a significant contribution to the character of the centre of Nunney and is designated for its beauty and tranquillity. However, the site is crossed by a high wall, and the area north of the wall does not make a significant contribution to the public realm. This area could be removed from the designation without impact on the value of the LGS. <b>Change proposed.</b>
PSPT2	524	6468	2	Andrew Taylor and Helen Pinder-Taylor	n/a	LGSNUN002	LGS	Area is covered in thick wild woodland. The LGS criteria say that trees should not be covered by LGS. There is no "open space" as it is all trees.	Delete LGSNUN002	Neither the NPPF nor Mendip's own methodology set out in the LGS Background Paper preclude the designation of sites containing trees. The designation is not designed to replicate Tree Preservation Orders, but these have a different purpose and do not represent duplication. This area is not in any case covered by a TPO. The area is important to the street scene in the centre of Nunney and when the village is viewed from footpaths to the north west. It forms a back drop to the village cross and is part of the setting of the castle. The site is appropriately designated for its beauty and tranquillity. <b>No change to the plan.</b>
PSPT2	524	6468	3	Andrew Taylor and Helen Pinder-Taylor	n/a	LGS	LGS omission	This field overlooks the side of the castle and is important to its setting. The castle is visited by 1000's of people every year. It is probably the site of the civil war cannon that breached the castle wall.	Designate field north west of the castle as LGS	Whilst the site has some historic interest and makes a contribution to the setting of the castle and other listed buildings, its qualities as an open space are not sufficient to justify designation as a Local Green Space. It is adequately protected by its association with the scheduled ancient monument, listed buildings and location in the conservation area. <b>No change to the plan.</b>
PSPT2	631	1765	1	Daniel Weaver on behalf of Barratt Homes	Pegasus Group	NN1	allocation site	Supports housing allocation but believes the level of development on the site should be increased.	Increase level of development on NN1. Amend point 1 of the policy to 'Development of up to 70 dwellings making	Noted. The Council agree that the allocated site could accommodate a modest uplift in the number of dwellings. <b>Change proposed.</b>

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PSPT2	687	6574	18	Richard Bull	N/A	All LGS's	LGS	Whilst it is desirable to encourage public access to watercourses, it must be undertaken sympathetically with consideration for the value of the watercourse for wildlife.	Note need to protect value of watercourse as a wildlife corridor.	Local Green Space policies in Nunney do not promote access to the watercourse. LPP1 includes policies for the protection of wildlife. <b>No change to the plan.</b>