

SETTLEMENT: RODE										
Prefix	Rep No	ID	Issue Ref	Contact Name	Company / Organisation	Policy	Matter	Issue Summary	Changes sought to the Pre-Submission Plan	MDC Response
PSPT2	608	6527	1	Strategic Land partnerships and Fussel Farms	agent, James Durant, Tetlow King	housing allocation omission	housing allocation omission	Site should be developed for accommodation for the elderly and market housing and enable Browns Ground to become formalised open space with allotments, an orchard, a play area and footpaths.	allocate site for housing	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 not identified a need to identify specific allocations of land in Rode to deliver the strategy set out in LPP1. No change to the plan.
PSPT2	608	6527	2	Strategic Land partnerships and Fussel Farms	agent, James Durant, Tetlow King	LGSRODE003	LGS	Allocation of the site for housing would enable the space designated as LGS in the neighbourhood plan to be formalised as open space, with play area, allotments, orchard and footpaths.	allocate site for housing	Planning obligations should only be used to make a development acceptable in planning terms that would not otherwise be acceptable. Whilst the provision of formalised open space, play areas and other facilities may be required to mitigate the impact of an otherwise acceptable development, this site is not in accordance with the principles set out in LPP1 for the scale and distribution of development. No change to the plan.
PSPT2	608	6527	3	Strategic Land partnerships and Fussel Farms	agent, James Durant, Tetlow King	LGSRODE003	LGS	This LGS was designated by the Neighbourhood Plan and this is subject to a lower level of scrutiny than the Local Plan. The site has not been reassessed as part of the local plan process. Where there is a conflict between plans the most recent will take precedence. The land is private agricultural land and is not predominantly used for leisure and recreation. Not all the land is demonstrably special or holds significance for the local community and there is no evidence in support of this. The proposed designation impinges of the landowners ability to develop the land in future either for housing or for	Delete LGS designation.	The Neighbourhood Plan is a formal part of the development plan and has the same status as the Local Plan. However, the LGS designation has been assessed and consultations carried out as part of the Local Plan process pre-dating the "making" of Rode Neighbourhood Plan. The site meets the criteria for designation as LGS. No change to the plan.
PSPT2	608	6527	8	Strategic Land partnerships and Fussel Farms	agent, James Durant, Tetlow King	housing allocation omission	housing allocation omission	Levels of development higher than the residual requirement in villages are acceptable if there are good reasons to justify it. This site is sustainable, deliverable and it would enable the formalisation of local green space, and it would address an identified need for older persons accommodation.	allocate site for housing	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 has not identified a need to identify specific allocations of land in Rode to deliver the strategy set out in LPP1. No change to the plan.

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PSPT2	608	6527	9	Strategic Land partnerships and Fussel Farms	agent, James Durant, Tetlow King	development limits	housing allocation omission	The development limits is in 4 sections and these should be linked together to form one area.	allocate site for housing	Rode is made up of several cluster of development with agricultural land between. This reflects its historic pattern of development and it is appropriate to define development limits accordingly. No change to the plan.
PSPT2	608	6527	10	Strategic Land partnerships and Fussel Farms	agent, James Durant, Tetlow King	housing allocation omission	housing allocation omission	An improved bus service would be more likely if the site were allocated.	allocate site for housing	Whilst transport and facilities are important in villages there is no evidence to suggest that additional development would make a bus service viable. No change to the plan.
PSPT2	608	6527	11	Strategic Land partnerships and Fussel Farms	agent, James Durant, Tetlow King	housing allocation omission	housing allocation omission	Ponds could be provided to assist the removal of surface water that ponds in Church lane during heavy rainfall.	allocate site for housing	Planning obligations should only be used to make a development acceptable in planning terms that would not otherwise be acceptable. Whilst the provision of surface water mitigation measures may be required to mitigate the impact of an otherwise acceptable development, this site is not in accordance with the principles set out in LPP1 for the scale and distribution of development. No change to the plan.