

SETTLEMENT: STOKE ST MICHAEL										
Prefix	Rep No	ID	Issue Ref	Contact Name	Company / Organisation	Policy	Matter	Issue Summary	Changes sought to the Pre-Submission Plan	MDC Response
PSPT2	099	6089	1	Nick Tinworth	N/A	SS1	housing allocation	Object to SS1 as it does not accord with VDS policies	delete SS1	The VDS does not consider potential locations for development to meet housing need. It does however, set out a series of characteristics of this part of the village which could inform the design of any new development. However, it is proposed to delete site SS1 and replace it with site SS1a for reasons set out elsewhere. Change proposed for other reasons.
PSPT2	099	6089	2	Nick Tinworth	N/A	SS1	housing allocation	Object to SS1 as highway access is poor and there are no footpaths or pavements linking the site with the village. HGVs use Frog lane, making it dangerous for pedestrians.	delete SS1	The site adjacent to the playing fields was put forward at pre-submission consultation stage. The site is better related to the village, has better highway access and better access to the footpath network, making it more accessible to village facilities on foot. It represents a better option to meet the village's housing requirements within a plan led system. The site would still be accessed in vehicles via Frog Lane, but pedestrians would not need to use this road to access village facilities. It is proposed to delete site SS1 and allocate site SS1a east of Frog Lane and north of the playing fields. Change proposed.
PSPT2	099	6089	3	Nick Tinworth	N/A	SS1	housing allocation	Object to SS1 as it will impact the environment, including Hazel Dormice, bats resident at nearby SSSI Fairy Caves, and a listed building 140 m away.	delete SS1	Mitigation measures are suggested as part of the policy. However, it is proposed to delete SS1 for reasons set out elsewhere. Change proposed for other reasons.
PSPT2	099	6089	4	Nick Tinworth	N/A	SS1	housing allocation	Object to SS1 as it will affect nearby properties with overlooking and loss of amenity, especially if the buildings are 2 storey.	delete SS1	There is a good degree of separation between the proposed site and bungalows to the south. Impact on neighbouring homes would be a consideration in designing any scheme. However, it is proposed to delete site SS1 for reasons set out elsewhere. Change proposed for other reasons.

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PSPT2	099	6089	5	Nick Tinworth	N/A	SS1	housing allocation	An alternative site to SS1 is put forward north of the playing fields. The landowner is in agreement and the site is more accessible on foot, better related to the village, has better car access, has less environmental impact, will impact nearby properties less and is larger so could be lower density. There is an opportunity to enhance the village environment with landscaping to cover an existing concrete wall.	delete SS1, and allocate a site north of the playing fields.	The site adjacent to the playing fields was put forward at pre-submission consultation stage. The site is better related to the village, has better highway access, better access to the footpath network, making it more accessible to village facilities on foot and is larger, so is able to accommodate a higher proportion of the village's residual requirement. It represents a better option to meet the village's housing requirements within a plan led system. It is proposed to delete site SS1 and allocate site SS1a east of Frog Lane and north of the playing fields. Change proposed.
PSPT2	128	6185	1	Allan Mcleod	N/A	LGSSSM002	LGS	support	none	Support is noted.
PSPT2	216	6240	1	Paul and Alison Richards	N/A	SS1	housing allocation SS1	Site does not take on board Stoke st Michael Village design statement criteria and will impact road safety due to its position on the junction. There is no provision for pedestrian access to the village facilities and the development exceeds densities characteristic of the village.	delete SS1, and allocate a site north of the playing fields.	The site adjacent to the playing fields was put forward at pre-submission consultation stage. The site is better related to the village, has better highway access, better access to the footpath network, making it more accessible to village facilities on foot and is larger, so is able to accommodate a higher proportion of the village's residual requirement. It represents a better option to meet the village's housing requirements within a plan led system. It is proposed to delete site SS1 and allocate site SS1a east of Frog Lane and north of the playing fields. Change proposed.
PSPT2	216	6240	2	Paul and Alison Richards	N/A	SS1	housing allocation SS1	An alternative site to SS1 is put forward north of the playing fields. The site is more accessible on foot, better related to the village, has better car access, has less environmental impact and will avoid impacts on wildlife using the hedgerow.	delete SS1, and allocate a site north of the playing fields.	The site adjacent to the playing fields was put forward at pre-submission consultation stage. The site is better related to the village, has better highway access, better access to the footpath network, making it more accessible to village facilities on foot and is larger, so is able to accommodate a higher proportion of the village's residual requirement. It represents a better option to meet the village's housing requirements within a plan led system. It is proposed to delete site SS1 and allocate site SS1a east of Frog Lane and north of the playing fields. Change proposed.

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PSPT2	243	6260	1	Colin and Cicely Middle	N/A	SS1	housing allocation SS1	An alternative site is put forward north of the playing fields which would be more accessible and allow a safer road layout, especially for pedestrians. The new site could allow for footpaths and present a less congested impression.	delete SS1, and allocate a site north of the playing fields.	The site adjacent to the playing fields was put forward at pre-submission consultation stage. The site is better related to the village, has better highway access, better access to the footpath network, making it more accessible to village facilities on foot and is larger, so is able to accommodate a higher proportion of the village's residual requirement. It represents a better option to meet the village's housing requirements within a plan led system. It is proposed to delete site SS1 and allocate site SS1a east of Frog Lane and north of the playing fields. Change proposed.
PSPT2	296	6293	1	Malcolm and Glenna Martin	N/A	SS1	housing allocation SS1	Object to site SS1 as it is small for the proposed number of houses, there are no footpaths or pavements and it does not accord with the VDS. Prefer the alternative playing fields site.	delete SS1, and allocate a site north of the playing fields.	The site adjacent to the playing fields was put forward at pre-submission consultation stage. The site is better related to the village, has better highway access, better access to the footpath network, making it more accessible to village facilities on foot and is larger, so is able to accommodate a higher proportion of the village's residual requirement. It represents a better option to meet the village's housing requirements within a plan led system. It is proposed to delete site SS1 and allocate site SS1a east of Frog Lane and north of the playing fields. Change proposed.
PSPT2	303	6300	1	Paul and Kelly Baker	N/A	SS1	housing allocation SS1	Object to site SS1 which does not have a pavement and would be dangerous as the road is heavily used by HGVs. Prefer the alternative "playing field" site which is better in terms of access, environmental impact, density and visual impact.	delete SS1, and allocate a site north of the playing fields.	The site adjacent to the playing fields was put forward at pre-submission consultation stage. The site is better related to the village, has better highway access, better access to the footpath network, making it more accessible to village facilities on foot and is larger, so is able to accommodate a higher proportion of the village's residual requirement. It represents a better option to meet the village's housing requirements within a plan led system. It is proposed to delete site SS1 and allocate site SS1a east of Frog Lane and north of the playing fields. Change proposed.

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PSPT2	334	6325	1	David Eaton	Agent, Salmon Planning	SS1	development limits	16 homes remain to be delivered outside allocated sites but within development limits. Cooks Farm is accessible to the village amenities and could be included in development limits to allow a small scale housing site which could yield up to 3 houses without harming the character of the village.	extend development limits to include Cooks Farm and Cooks Mill	The site has very constrained road access, is in close proximity to the listed mill and mill cottage and is in a narrow valley close to the mill stream. Part of the site is occupied by dilapidated caravans and vehicles. It is unclear that the site could be developed without harm to the listed buildings. The site is partly within a stepping stone area for Species Rich Grassland. The site is not well related to the village and has a very rural character despite its proximity to an area of modern development. It is separated from the village core by an area of allotments and LGS. Road access is not available directly into the village but via a very narrow peripheral lane. The site is not suitable for inclusion within development limits and its character is more closely related to the countryside than the built up area of the village. No change to the plan.
PSPT2	478	6432	1	M W Francis	Agent, Wright Consult LLP	SS1	housing allocation ss1	landowner still wishes the land to be allocated. Design of any scheme could address the issues identified. The highway network would favour this site and it will be round off development and impacts on the rest of the village will be limited.	support allocation SS1	The site adjacent to the playing fields was put forward at pre-submission consultation stage. The site is better related to the village, has better access to the footpath network, making it more accessible to village facilities on foot, and is larger, so is able to accommodate a higher proportion of the village's residual requirement. It represents a better option to meet the village's housing requirements within a plan led system. It is proposed to delete site SS1 and allocate site SS1a east of Frog Lane and north of the playing fields. Change proposed.

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PSPT2	498	6448	1	Keith Holder	Stoke st Michael Parish Council	SS1	housing allocation	SS1 was considered to be the best option at the time by the parish Council. However, land north of the playing fields has now been put forward and the parish council consider that a full appraisal should be carried out to establish whether this would be a better site. The access point may be better, it does not create problems with overlooking and it is adjacent to the playing fields. Environmental mitigation for wildlife would be easier to achieve and footpath links could be created. A lower density scheme could be achieved on the site or a larger proportion of the residual housing requirement could be accommodated, up to 30 houses. The PC considers this to be a better site than SS1.	Allocate land north of the playing fields instead of SS1.	The site adjacent to the playing fields was put forward at pre-submission consultation stage. The site is better related to the village, has better highway access, better access to the footpath network, making it more accessible to village facilities on foot and is larger, so is able to accommodate a higher proportion of the village's residual requirement. It represents a better option to meet the village's housing requirements within a plan led system. It is proposed to delete site SS1 and allocate site SS1a east of Frog Lane and north of the playing fields. Change proposed.
PSPT2	543	6482	18	Liz Payne	CPRE	SS1	housing allocation	SA identifies negative impacts on landscape and the built environment and a severe negative impact on biodiversity.	delete SS1	Mitigation measures are suggested as part of the policy. However, it is proposed to delete SS1 for reasons set out elsewhere. Change proposed.
PSPT2	544	6483	7	Land Value Alliances	agent Alex Bullock, Pegasus Group	SSM007	housing allocation omission	A previous planning application demonstrated that technical consultees did not object and the site is therefore developable. I&O consultation described the site as developable and the only option. It is illogical therefore to allocate land elsewhere for less than the residual requirement. The site at Frog lane is less appropriate for development than SSM007.	Allocate SSM007 for at least 30 dwellings.	This site is in close proximity to a mineral resource and would be likely to jeopardies the ongoing viability of that resource and would be contrary to policy SMP9 of the mineral plan. There are also concerns over it's peripheral location, road access and impact on the listed buildings at Mill Lane. No change to the plan.
PSPT2	544	6483	8	Land Value Alliances	agent Alex Bullock, Pegasus Group	SS1	housing allocation	Built form will be linear and one plot deep, out of character with the built form of the village. It is on the periphery of the village, visually prominent and harmful to the local landscape. It will affect the setting of a listed building at Home House. Ecology will be affected, particularly hazel dormice and bats. There is no evidence of deliverability or that the site meets the technical demands of a developer.	delete SS1 and allocate SSM007.	Policy allocating site SS1 includes measures to mitigate the impact and ensure any scheme is designed to minimise landscape impact. However, a site which is preferable in terms of the site selection criteria has been put forward and is now put forward as site SS1a. Modify the plan to delete SS1 and allocate SS1a. Change proposed.