

SETTLEMENT: WEST PENNARD										
Prefix	Rep No	ID	Issue Ref	Contact Name	Company / Organisation	Policy	Matter	Issue summary	Changes sought to the Pre-Submission Plan	MDC Response
PSPT2	204	6235	1	J. House	West Pennard Parish Council			West Pennard primary school is not over capacity. Should additional demand result in an increase in properties in West Pennard how would financial contributions for education come from proposed developments in this area?		SCC advise that the school is at capacity, and it may therefore be appropriate to require a developer contribution towards meeting education needs. However, a change to the plan is proposed to remove the allocation and to extend the development limits at the rear of Avalon instead. It is not therefore intended to include an allocation policy, and the need for a developer contribution will be assessed as part of any planning application. <b>Change to the plan for other reasons.</b>
PSPT2	204	6235	2	J. House	West Pennard Parish Council	WPEN014		Access to the A361 from East St/Laurel St is precarious. The proposed allocation constitutes back building. There is a bottleneck by the garage. The proposed is sited 'partly' within development limits. Presence of lesser horseshoe and brown eared bats - they are a protected species. Properties newly built in the village appear to be unsold - ownership of proposed requires clarification.	Delete WPEN014	Highways advice indicates that a satisfactory access can be achieved to this site, and the junction of Laurel Street with the A361 does not raise concerns. The HRA indicates some concerns, with bats and S41 butterfly species present. Mitigation would be required in any scheme. However, this is a small allocation and the area includes two existing dwellings which is not appropriate within the allocation. If the existing dwellings are removed the site area can only accommodate up to 3 homes. It would be more appropriate to allow for this scale of development by extending the development limit. An allocation is not necessary for this scale of development. A change is proposed to delete Policy WP1 and amend development limits to include the site area to allow for up to 3 dwellings. <b>Change to the plan proposed.</b>
PSPT2	204	6235	3	J. House	West Pennard Parish Council	LGSs		Whitegates and The Grange are private land.		Site is an important part of the character of this part of the settlement which contains a number of large houses with extensive gardens. The designation is not inappropriate for privately owned land. <b>No change to the plan.</b>

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PSPT2	355	1882	6	Mr and Mrs Bishop	agent, Wright Consulting	housing allocation	housing allocation omission	West Pennard has not seen high levels of development in recent years and it is appropriate to allocates sites here within the local plans overall strategy.		West Pennard had a residual requirement for 9 homes. It continues to have an identified Development Limit and therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary. It is proposed to delete allocation WP1, and to replace it with an extension to the development at the rear of Avalon which will allow for up to 3 houses. The leaves a remainder of 6 to be delivered over the plan period within the existing development limit. A further allocation in unnecessary. <b>Change to the plan for other reasons.</b>
PSPT2	355	1882	7	Mr and Mrs Bishop	agent, Wright Consulting	housing allocation	housing allocation omission	The site has been rejected on the basis that safe access cannot be achieved. This is not the case, safe access is achievable and a previously planning application (withdrawn) demonstrated this.		The planning application submitted in 2014 was withdrawn before it was determined. The access was shown on land not included within the site now put forward. Access is now proposed along a length of narrow farm access, which is unlikely to be of sufficient width. <b>No change to the plan.</b>
PSPT2	355	1882	8	Mr and Mrs Bishop	agent, Wright Consulting	housing allocation	housing allocation omission	The site could accommodate 12 dwellings and provide a financial contribution to the school. This would meet the housing requirement in West Pennard. The allocated site at WPEN1 does not meet the residual requirement. A higher requirement for housing should be being used in any case, and windfall should not be relied on for the remaining requirement.		Given the level of infilling over recent years, it is appropriate to allow for 6 homes to come forward by this means. 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>
PSPT2	355	1882	9	Mr and Mrs Bishop	agent, Wright Consulting	housing allocation	housing allocation omission	The site could provide bungalows, small houses and off road parking, which are all supported by comments from villagers The site could also provide a village green, which was identified as a need in consultation. The remained of the site could provide for the 9 houses needed to meet the villages residual requirement..		The site would have a detrimental impact on landscape character in this open location and does not have a suitable access. Need in the village can be met by an extension to development limits and infilling over the plan period. <b>No change to the plan.</b>

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PSPT2	470	6426	1	James Madigan	agent, Wright Consulting	LGSWESTPEN001	lgs	The site is bounded by high hedges on all sides and cannot be seen from the public domain on Newton Lane or the field to the rear. There are limited ecological benefits to the site. There is no case for designation of the LGS. It is not exceptional. Redevelopment would not have a detrimental impact on the street scene.	Delete LGSWESTPEN001	it is an important part of the character of this part of the settlement which contains a number of large houses with extensive gardens. <b>No change to the plan.</b>
PSPT2	470	6426	2	James Madigan	agent, Wright Consulting	LGSWESTPEN001	lgs	This is an extensive tract of land within the development limits and designation would prevent its development, which is the landowner's intention. The designation would conflict with the plan's objective of allowing windfall development to assist in delivering a 5 year land supply.	Delete LGSWESTPEN001	Site is an important part of the character of this part of the settlement which contains a number of large houses with extensive gardens. It is not an extensive tract of land. <b>No change to the plan.</b>
PSPT2	470	6426	3	James Madigan	agent, Wright Consulting	LGSWESTPEN001	lgs	There is no community support for designation as no comments have been made on the site during the consultation process.	Delete LGSWESTPEN001	Site is an important part of the character of this part of the settlement which contains a number of large houses with extensive gardens. <b>No change to the plan.</b>
PSPT2	711	6591	1	Mrs G Bannell	N/A	WPEN014	Housing Allocation	Against development of the site as a previously approved infill house near the site has resulted in illegal access and an inadequate fence, and neighbouring properties will lose their privacy and get no sunlight. Also concerned about access, traffic congestion along Laurel Street, loss of trees and wildlife, and the existing footpath.	Delete WPEN014	Highways advice indicates that a satisfactory access can be achieved to this site, and the junction of Laurel Street with the A361 does not raise concerns. This is a small allocation and the area includes two existing dwellings which is not appropriate within the allocation. If the existing dwellings are removed the site area can only accommodate up to 3 homes. It would be more appropriate to allow for this scale of development by extending the development limit. An allocation is not necessary for this scale of development. A change is proposed to delete Policy WP1 and amend development limits to include the site area to allow for up to 3 dwellings. <b>Change to the plan proposed.</b>

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PSPT2	712	6592	1	Mrs KM Leigh	N/A	WPEN014	Housing Allocation	Against development of the site as concerned about access onto Laurel Street and the impact the increased traffic will have, a previous application on the site was turned down, neighbouring properties will have their views lost and sunlight blocked, and there is a footpath running across the proposed site.	Delete WPEN014	Highways advice indicates that a satisfactory access can be achieved to this site, and the junction of Laurel Street with the A361 does not raise concerns. This is a small allocation and the area includes two existing dwellings which is not appropriate within the allocation. If the existing dwellings are removed the site area can only accommodate up to 3 homes. It would be more appropriate to allow for this scale of development by extending the development limit. An allocation is not necessary for this scale of development. A change is proposed to delete Policy WP1 and amend development limits to include the site area to allow for up to 3 dwellings. <b>Change to the plan proposed.</b>
PSPT2	713	6593	1	Mr and Mrs EJ Jones	N/A	WPEN014	Housing Allocation	Against development of the site as adjacent properties have not been informed of the plans, it is green belt land, there is a mains sewer pipe and public footpath crossing the site, concerned about access and traffic congestion, and neighbouring properties will have their views lost and future sale prices reduced as a result.	Delete WPEN014	Highways advice indicates that a satisfactory access can be achieved to this site, and the junction of Laurel Street with the A361 does not raise concerns. This is a small allocation and the area includes two existing dwellings which is not appropriate within the allocation. If the existing dwellings are removed the site area can only accommodate up to 3 homes. It would be more appropriate to allow for this scale of development by extending the development limit. An allocation is not necessary for this scale of development. A change is proposed to delete Policy WP1 and amend development limits to include the site area to allow for up to 3 dwellings. <b>Change to the plan proposed.</b>