

LOCAL PLAN PART 2 - REGISTER OF REPRESENTATIONS									
9:SHEPTON MALLET									
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Rep No	ID	issue ref	Contact Name	Company / Organisation	Policy	Matter	Issue summary	Changes sought to the Pre-Submission Plan	MDC response
071	1024		Geoffrey Mackett	N/A	Section 10.4	Shepton Mallet Town Section	The population figure for Shepton Mallet is missing from the town section. This is inconsistent with the other towns.	Amend para 10.4.3 to include the population figure for Shepton Mallet in line with the other towns.	Minor Change Proposed.
252	1312	1	Andrew Elliott	Terence O'Rourke Ltd on behalf of Duchy of Cornwall	Paragraph 10.4.9 & Shepton Mallet Policies Map	Future Growth Area	It is accepted that housing completions in Shepton Mallet are likely to exceed the planned growth for the current period and therefore the FGA does not warrant formal allocation at this stage. One of the stated purposes of the FGAs is 'to identify logical extensions for subsequent plan periods' (para 4.25 LPP1). Masterplanning of the strategic site at Cannard's Grave Rd has not ruled out the potential for further western expansion - provision has been made in development and highway layout terms to achieve connectivity to the FGA. Although options, infrastructure & access may be reassessed in a future Single Plan Review, the deletion of the FGA is short sighted and unnecessary. The FGA policy is intended to provide flexibility not prejudge future decisions. The proposal at para 10.4.9 does not appear to be founded on a robust evidence base and therefore lacks soundness.	Retain FGA allocation in Local Plan Part 1 and amend explanation in text of 10.4.9.	Masterplanning has now clarified the extent of land needed to deliver the strategic site. The allocation of additional land is better re-assessed in the context of the Future Single Plan Review. No change to the plan.

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252	1312	2	Andrew Elliott	Terence O'Rourke Ltd on behalf of Duchy of Cornwall	Paragraph 10.4.9 & Shepton Mallet Policies Map	Future Growth Area	We note in the response of the Duchy of Cornwall with CG Fry & Son Ltd to the 2015 I&O Consultation potential was identified for all land west of the strategic application, north of Ridge Lane and extending to Lambert's Hill, to offer a comprehensive direction for growth to follow on after the strategic housing/mixed use allocation at Cannard's Grave Rd. Such an approach would provide for sequenced and coordinated growth in a clockwise direction extending from the current allocated site and south of Ridgeway. Whilst recognising that development of such a strategic proposal, including the FGA, would require a comprehensive approach and additional assessment, this does not itself provide justification for deleting the FGA currently shown on the Policies Map.		Masterplanning has now clarified the extent of land needed to deliver the strategic site. The allocation of additional land is better re-assessed in the context of the Future Single Plan Review. No change to the plan.
384	1662	1	J S Weston	N/A	10.4	affordable housing	Strategic site and windfall sites should all provide for affordable housing and social housing needs in the town.	Ensure affordable housing provision is required.	Noted - Affordable housing will be provided in accordance with DP11 of the Local Plan Part I. No change to Plan.
384	1662	2	J S Weston	N/A	10.4	biodiversity and archaeology	Ensure sufficient surveys are carried out for the proposed employment land and made available to SMTC.	Ensure biodiversity and archaeology are adequately considered.	Biodiversity and archaeology will be considered in accordance with DP3 (Heritage Conservation) and DP5 (Biodiversity and Ecological Networks) in the Local Plan Part I.
384	1662	3	J S Weston	N/A	10.4	footpath access	Ensure there is adequate footpath access between the strategic site and the employment site at Fosse Lane. The footpath from Compton Road to the Cenotaph is narrow and will be the main walkway from the site to the town centre and Tesco.	Ensure adequate footpath access between the strategic site and the new employment site and between the site and the town centre/Tesco.	Noted - footpaths will be taken into consideration at the masterplanning stage.

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544	6483	6	Land Value alliances	agent, Alex Bullock, Pegasus Group	SHEP105	housing allocation omission	The new standardised OAN methodology indicates that more housing allocations will be needed in the District and there is scope to allocate additional land in Shepton. Land south of the town is identified in Part 1 as the most appropriate direction for growth. Site off Westway Lane has no significant constraints. The Part 2 plan relies on large allocations, which can take a long time to come forward. A mix of sites should be allocated to allow flexibility and choice. Site is well related to the built form and is accessible to the town centre.	Allocate SHEP105 for housing.	Committed sites are expected to deliver a substantial uplift over LPP1 requirements in Shepton. No further allocations are therefore required.
627	3061	7	Richard House	Gladman Developments ltd	SHEP106	housing allocation omission	This site it an ideal opportunity to deliver housing - quality sustainable development to meet the District's housing needs. It is sustainably located on the edge of Shepton, with easy access to facilities. Landscape impacts would be minor and localised. Development will help to address affordability concerns.	Allocate SHEP106 for housing, for 116 units.	Committed sites are expected to deliver a substantial uplift over LPP1 requirements in Shepton. No further allocations are therefore required.

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627	3061	8	Richard House	Gladman Developments Ltd	housing policy	housing delivery	Object as the plan makes no additional allocation in Shepton on the basis the total supply identified for the town is 1470 dwellings. Housing provision set out in LPP1 is minimum and there is no reason why Shepton should not accommodate more growth. More housing is needed across the District and Shepton is a sustainable location. Job growth is forecast to be substantial and there are already more jobs that workforce. Additional housing would help attract more investment into the town centre, which is a priority. Nearly all the provision is on one large site and there is a need for further allocations to provide choice and allow for delay on the large site.	Allocate more housing sites in Shepton.	Housing figures will be reviewed in the Single Plan Review.
628	6538	9	Redrow Homes	agent, Andrew Cockett, Lichfields	housing policy	housing delivery	Housing delivery in Shepton relies on a large site at Cannard's Grave Road. This site has been delayed and will not deliver all the anticipated housing before the end of the plan period. The plan is therefore around 100 homes short of the uplifted requirement set out in LPP2. There is a need to allocated additional land.	Allocate additional land to assist with the land supply and meet identified need.	Committed sites are expected to deliver a substantial uplift over LPP1 requirements in Shepton. No further allocations are therefore required.

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628	6538	10	Redrow Homes	agent, Andrew Cockett, Lichfields	SHEP106	housing allocation omission	Site is unconstrained and received an officer recommendation for approval of a planning application in 2013 which was subsequently refused due to landscape concerns. Site has no higher sensitivity than other locations around Shepton and landscape impact is not an overriding constraint. Site is in a reasonably sustainable location and would contribute to housing land supply.	Allocate SHEP106 for housing.	Committed sites are expected to deliver a substantial uplift over LPP1 requirements in Shepton. No further allocations are therefore required.
539	6478	8	Steve Hellier	Highways England	SM1	employment allocation	Due to the size of the site and the likely catchment area for employees, trips are likely from both the north and south. This will have a potential impact on the A303/A37/A372 and A303/A359 junctions.	Assess impact on the strategic highways network.	It is noted that the Highways Agency have not objected to the impact of larger employment-related planning applications located on the A37 to date. SM1 is not an employment allocation of significance at a sub-regional scale (7.5 Ha) and is located 15 miles from the Sparkford/ Podimore junctions on the A303. The impact of this scheme is difficult to assess as there are no specific proposals and no established traffic model for Mendip area. Development of a model is being explored as part of the evidence base to test options for the Single Plan Review to follow LP2.

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017	6101		Brian Allen & Judith Ellison	N/A	LGSSHEP002	Local Green Space	The owners land is away from the main bulk of the designation and used as a smallholding. The respondents have included a diagram - Diagram B which is the area they believe should be excluded.	Delete designation or amend to exclude owners smallholding.	Part of the land indicated is an undeveloped area of hillside and an important feature of the street scene on Pike Hill. Whilst it does not have public access, it is visually important, creating a sense of openness and contributing to the tranquil rural character of the area. It is appropriately designated as part of LGSSHEP002. However, there is an area of land at the eastern end of the site that is much less prominent due to the land form. The land is not prominent in views from Pike Hill and is distinct from the land further to the west. This area could be removed from the LGS designation without harm to its value. Modify the plan to remove the eastern end of the site form LGS designation.
018	6102		D L and S M Dennett	Della Valle Architects	LGSSHEP008	Local Green Space	The area is a business park and composes a business unit and car parking. Objection to the designation as there is no public access and it is of no benefit to the community.	Delete designation from Plan.	The car park and associated landscaping has been included in the designated area, but does not fulfil the criteria. The car parking area should be removed from the designation. The pond and surrounding area is a beautiful and tranquil green space, and is a significant feature in the street scene on Charlton Road and should be retained within the LGS designation.
058	6130		Liz Buckler	N/A	LGSSHEP005	Local Green Space	The landowners would like to develop a small, discreet, exemplary, sustainable development on the land. This would include affordable property, energy efficiency, low lying buildings sensitively landscaped.	Delete designation from the Plan.	This area adjoins the main part of Collette Park and contributes significantly to the beauty and tranquillity of the locality. It is separated from the main area of park by a low stone wall and there are a number of mature trees along and near the boundary. It allows vistas out of the park across the open paddock and is important to the setting of the pond. It adds significantly to the experience of people using the park for recreation. No change to the plan

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229	635	1	Sarah Bird	Duchy of Cornwall Estate	LGSSHEP005	Local Green Space	The Duchy's land does not form part of Collet Park & does not meet the designation criteria. The Duchy land is predominantly leased to the Bowls Club and only the footpath has public access. The land is not visible from the street and on 3 edges its boundaries are a high wall, high fence or a hedge & trees. Should be noted that planning permission has already been obtained to convert one tennis court on this land into car parking (2012/1619). The bowls club have been considering new buildings to support its activities and I am concerned this designation will restrict this. There are no views into this land and the use is for formal members only with some let allotments and as such has limited wildlife value.	Removal of area outlined in red on accompanying map from designation.	This area adjoining the main part of Collet Park does not contribute significantly to the beauty and tranquillity of the locality. It is separated from the main area of park by high hedges and trees and is not part of any vista within the park. The structures associated with the tennis club and bowls club mean that any sense of openness is limited. The area does however provide a valuable recreational facility, with sports facilities and the allotments that appear well used. The area should be designated as recreation land under policy DP16.
568	1417	1	Sharpham pension Scheme and Wyvern Enterprises Ltd	agent, Terraqueous	LGSSHEP006, LGSSHEP007	Local Green Space	Automatically rolling forward OALS is not sound plan making and the site should be assessed against selection criteria.	Delete LGSSHEP006 and LGSSHEP007.	All OALS sites have been re-assessed against LGS criteria. This site meets the criteria for designation as LGS. No change to the plan.
568	1417	2	Sharpham pension Scheme and Wyvern Enterprises Ltd	agent, Terraqueous	LGSSHEP006, LGSSHEP007	Local Green Space	Sites are not demonstrably special to the community and do not serve the community. Gardens were only opened to the public in 2008 and the majority of visitors are on days out. To comply with NPPF criteria the site must be special to the local community.	Delete LGSSHEP006 and LGSSHEP007.	The site is demonstrably special and holds a particular local significance. The gardens were developed alongside the town's historic brewing industry. No change to the plan.
568	1417	3	Sharpham pension Scheme and Wyvern Enterprises Ltd	agent, Terraqueous	LGSSHEP006, LGSSHEP007	Local Green Space	The site is already protected by Conservation Area status and is within the curtilage of a listed building. It is also already protected by OALS designation. This is duplication.	Delete LGSSHEP006 and LGSSHEP007.	LGS policy will replace OALS designation. Different types of designation are intended to achieve different purposes and in cases where a site has 2 or more designations, consideration has been given to the additional local benefit gained by designation as LGS. No change to the plan.

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568	1417	4	Sharpham pension Scheme and Wyvern Enterprises Ltd	agent, Terraqueous	LGSSHEP006, LGSSHEP007	Local Green Space	Agree that the site is special, but it does not meet criteria. It is private and surrounded by walls and there are no public viewpoints.	Delete LGSSHEP006 and LGSSHEP007.	The site has public viewpoints from the public footpaths to the north and east. It is also a beautiful and tranquil location with historic associations. No change to the plan.
568	1417	5	Sharpham pension Scheme and Wyvern Enterprises Ltd	agent, Terraqueous	LGSSHEP006, LGSSHEP007	Local Green Space	Future development may be needed to finance the upkeep of the gardens. No consideration of the role of Kilver Court gardens in the local economy has been given.	Delete LGSSHEP006 and LGSSHEP007.	Development proposals that do not affect the special characteristics and openness of the LGS may be acceptable and policy for LGS sites will be consistent with green belt policy. Planning applications will be determined on their merits. No change to the plan.