

8:STREET									
Rep No	ID	issue ref	Contact Name	Company / Organisation	Policy	Matter	Issue Summary	Changes sought to the Pre-Submission	MDC Response
689	6576	1	Mr and Mrs Heavyside	N/A	Section 10.3: Street	Housing Allocation	Greenfield sites should only be developed after consideration to privacy and suitable landscaping for those that live nearby and have views of the fields.		Allocations in a local plan deal with the broad principles of development. Layout, landscaping and design and impact of amenity of neighbouring properties would be assessed at pre-application/application stage.
356	6341	3	Lee Wright on behalf of Neil Chapillon (Millfield School)	Wright Consult LLP	Section 10: Mendip Towns	Housing allocation	Allocating such a high proportion of required housing to the market towns and using larger sites is flawed. Larger sites consistently underperform in terms of housing numbers and delivery times due to them being more complex, taking longer and simply not being able to get as many houses on a given area of land today compared to the past (due to all the additional space constraints required). Will lead to Mendip failing on their 5 year housing land supply.	Allocate more smaller sites.	The sites allocated in the Plan together with existing commitments (see Housing Trajectory) provide a range of supply coming forward over the plan period. A disproportionate focus on small sites and villages would impact on their sustainability and objectives to deliver affordable housing
547	1638	1	Lachlan Robertson on behalf of Mr Hugh Clark	Carter Jonas LLP	Para 3.7	Housing requirement	The Government's consultation on a new Standard Methodology for assessing housing need determined that, in Mendip, it should be increased from the 411-491 dwellings per annum to 588 per annum. This can only be properly released through the Part II Plan.	Address new housing numbers through the Part II Plan rather than await a further Local Plan Review.	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. No change to the plan.
642	555	3 (2 in Wells)	James O'Callaghan	N/A	Para 10.3.7	Housing Allocation	The shortfall in housing should be met but not the huge uplift - will create urban sprawl, could affect the SSSI and will result in loss of habitats and countryside.		Section 3 of the Plan provides an explanation of the need for sites to provide future housing supply and why this is focused on the main towns. The impact of wildlife sites has been assessed in some detail - see Habitat Regulations Assessment report.

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050	458	1	Gregory King	N/A	ST1	Housing allocation	Retain a restriction for the number of houses to no more than 200, limit the height of development to 1 or 2 storey, ensure access is from Somerton Road not Burleigh Lane, introduce traffic calming in Overleigh and Portway and a crossing in Portway, introduce a "bypass" of the narrow section of Overleigh.	Include mitigation measures in the plan policy.	The policy includes local mitigation requirements and any proposals must also satisfy policies in the adopted plan designed to safeguard amenity of neighbouring homes, minimising visual impact. Local highways impacts will be assessed as part of any planning application. 200 homes would represent under-development of the available site. No change to the plan.
118	14	1	G A Webb	N/A	ST1	Housing allocation	The site will result in traffic congestion, particularly as all the supermarkets are to the north of Street. Development should be to the north-west instead.	Delete ST1.	Local highways impacts will be assessed as part of any planning application. No change to the plan needed.
118	14	2	G A Webb	N/A	ST1	Housing allocation	The land floods and is unsuitable for development.	Delete ST1.	Flood risk will be assessed as part of any relevant planning application. No change to the plan needed.
137	6192	1	Andrew Kinghan	Street parish Council	ST1	Housing allocation	Developers tend to exceed the stated capacity of sites.	Restrict capacity of ST1	The policy includes local mitigation requirements and any proposals must satisfy policies in the adopted plan designed to safeguard amenity of neighbouring homes, minimising visual impact. Local highways impacts will be assessed as part of any planning application. 200 homes would represent under-development of the available site. No change to the plan.
137	6192	3	Andrew Kinghan	Street parish Council	ST1	housing allocation	Support ST1 provided that a buffer zone at the rear of Petvin Close and Burley Gardens and the landowners work with the residents and Parish Council	Work with PC and local residents, and provide a buffer zone to local housing.	The policy includes mitigation requirements appropriate to the Local Plan which includes safeguarding the amenity of neighbouring homes. The Council will promote pre-application discussions on layout and design.
137	6192	4	Andrew Kinghan	Street parish Council	ST2	housing allocations	The site should be retained for use as an extension to Street Cemetery.	Delete ST2	The Council have determined that the site is not required for a cemetery and it is suitable/available for development.

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230	1157	1	Mr and Mrs Reina	N/A	ST1	Housing allocation	Not enough evidence has been collected with regards to wildlife and flooding. Also concerns with visual impact, noise, pollution, access, overloading of infrastructure and the possibility of the development growing in size.	Delete ST1.	The policy includes local mitigation requirements and any proposals must also satisfy policies in the adopted plan designed to safeguard amenity of neighbouring homes, minimising visual impact. Local highways impacts will be assessed as part of any planning application. The Council have indicated a higher number of dwellings for the site through Proposed Changes to make better use of the land available. No change in response to principal objection
302	6299	1	Fiona Davis	N/A	ST1	Housing allocation	Against designation at it will involve the loss of good farming land, wildlife will be at risk and it will have a negative impact on that part of Street.	Delete ST1.	The policy includes mitigation requirements appropriate to the Local Plan which includes maintaining or enhancing biodiversity, as well as carrying out surveys to establish whether protected species are present on the site (and, if they are, maintaining the population). In terms of the designation having a negative impact on this part of Street, there are policies to minimise visual impact, for the development to respect the local context and be sensitive to the location, and for the amenity of neighbouring homes to be safeguarded. Whilst the designation would involve the loss of good farming land, it is a logical place for growth as it is adjacent to the development limit and adjoins existing housing to the north. No change to the plan needed.
302	6299	2	Fiona Davis	N/A	ST1	Housing allocation	Against development of this site, but if it has to go ahead an Ecological Survey will need to be carried out, the density should be reduced, the poor drainage needs to be addressed, traffic and access needs to be addressed, and the housing should be mixed.	Include specific measures in the plan policy.	The policy includes a requirement for a number of wildlife surveys to be undertaken to establish whether protected species are present on the site. Local highways impacts and drainage/flood risk will be assessed as part of any planning application. No change to the plan needed.

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343	6333	1	Kevin Davis	N/A	ST1	Housing allocation	Objects to designation due to concerns regarding access, drainage, wildlife, changes to the environment and changes to the local/historic context of the fields. Also because it provides a useful green space.	Delete ST1	The policy includes mitigation requirements appropriate to the Local Plan which includes a requirement for wildlife surveys to be undertaken, for any development to respect the local context and be sensitive to the location, and for public open spaces (including allotments and a community orchard) to be incorporated into the design. Local highways impacts and drainage/flood risk will be assessed as part of any planning application. No change to the plan needed.
343	6333	3	Kevin Davis	N/A	ST1	Housing allocation	Land north of the public footpath on ST1 should be reserved as public open space.		Policy ST1 require the provision of open space. The details of the open space are more appropriately dealt with at the design stage. The policy also requires that the amenity of neighbouring residential properties is safeguarded. No change to the plan.
356	6341	1	Lee Wright on behalf of Neil Chapillon (Millfield School)	Wright Consult LLP	ST1	Housing allocation	Objects to designation as it will increase traffic movements on the highway network around the school which will negatively impact on child safety.	Delete ST1. If, however, it is allocated, consideration should be given to mitigating transport impacts with further policy.	Local highways impacts will be assessed as part of any planning application. No change to the plan needed.
356	6341	2	Lee Wright on behalf of Neil Chapillon (Millfield School)	Wright Consult LLP	ST1	Housing allocation	Objects to the designation as it is distant from town facilities, will do little to fill any imminent shortfall in housing sites and has issues relating to landscape, ecology and flooding. Development will also be at a low density of 17.2 dwellings per hectare which is uneconomic and an underuse of land.	Delete ST1.	Whilst it is recognised that the site is on the settlement edge the policy includes a requirement for links to be made by foot and cycle. The policy also includes mitigation requirements including minimising visual impact, sensitive design to ensure no harm to the landscape or ecology, the need for wildlife surveys to be undertaken, and maintaining or enhancing biodiversity. There is also a need for flood risk to be assessed and mitigation measures to be included. No change to the plan in response to main objection An increase in the delivery from ther site is set out in Proposed Changes.

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362	6344	1	Max Hunt	N/A	ST1	Housing allocation	The proposed 200 houses will intrude on the outlook of Longmeadow (former residence of the Housman family). This would threaten the 'rural character' making the Plan unsound.	Delete ST1.	The policy includes mitigation requirements appropriate to the Local Plan which includes safeguarding the amenity of neighbouring homes and minimising visual impact. No change to the plan needed.
379	1798	4	Ross Simmonds	Historic England	ST1	housing allocation	Site is adjacent to the Conservation Area and a grade 2 listed building and scheduled monument 700m to the south. Site appears to contribute to the significance of the Conservation Area. An appropriate heritage assessment would be required to determine the principle of development. Contribution of the site to the setting of the assets should be established to inform the principle of development and the design response.	Carry out heritage assessment to determine the principle of development and the relevant design response.	It is proposed to amend policy ST1, to delete bullet point 3 and replace with "Proposals should preserve and enhance the significance and setting of heritage assets in the adjoining Street Conservation Area" to ensure that the value of the heritage assets in the vicinity is safeguarded. The design response is better dealt with at the design stage. Change to the plan.
437	6402	1	Sophie Lang	N/A	ST1	Housing allocation	Against the development as the fields are used by dog walkers as Street lacks green areas.	Delete ST1.	The policy includes mitigation requirements appropriate to the Local Plan which includes incorporating public open space into any scheme. No change to the plan needed.
437	6402	2	Sophie Lang	N/A	ST1	Housing allocation	If development has to go ahead on this site it should be limited to 175 houses, should be in keeping with the surrounding area, vehicular access should be from Somerton Road and not Burleigh Lane, and safety measures for pedestrians must be put in place on Portway.	Include mitigation measures in the plan policy.	The policy includes mitigation requirements appropriate to the Local Plan which includes safeguarding the amenity of neighbouring homes, being designed to respect the character of the rural locality and minimising visual impact. Local highways impacts will be assessed as part of any planning application. 175 homes would not make best use of the available site for an urban edge location. No change to the plan needed.

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439	6404	1	Martin Kennard	N/A	ST1	Housing allocation	Against development of this site as the land floods, it would have to deal with surface water and sewerage, the junction and surrounding roads are dangerous, it is used by dog walkers and it would not be in keeping with the development of the area. Also concerned about impact on wildlife.	Delete ST1.	The policy includes mitigation requirements appropriate to the Local Plan which includes a need for flood risk to be assessed and mitigation measures to be included, public open space to be incorporated, and the design to respect the character of the rural locality. In terms of wildlife, any scheme should be designed sensitively to ensure no harm to the landscape or ecology, wildlife surveys should be undertaken and biodiversity should be maintained or enhanced. Local highways impacts will be assessed as part of any planning application. No change to the plan needed.
475	6429	1	James Aldridge	N/A	ST1	Housing Allocation	It is outside of the development limit, the impact of road traffic on nearby lanes, the buffer of meadow grassland is not clear, 200 dwellings will result in high density housing (120 dwellings would be more appropriate). ST3 would provide better road access.	Delete ST1.	The policy includes local mitigation requirements and any proposals must also satisfy policies in the adopted plan designed to safeguard amenity of neighbouring homes, minimising visual impact. Local highways impacts will be assessed as part of any planning application. 200 homes would represent under-development of the available site. No change to the plan.
590	6514	1	Ian and Zoe Smith	N/A	ST1	Housing allocation	Objects to the designation due to the loss of countryside, biodiversity will be disrupted/lost, views will be marred, there will be more traffic/noise/air pollution, there is a more appropriate site to the west of Street (which could also provide much needed services), existing properties will be overlooked, hedgerows/habitats will be lost and the area is in the floodplain. Also concerned about the aesthetics of any new development.	Delete ST1.	The policy includes mitigation requirements appropriate to the Local Plan which includes respecting the rural character of locality, designing a scheme to include public open space incorporating allotments and a community orchard, maintaining or enhancing biodiversity, minimising visual impact, safeguarding the amenity of neighbouring homes and planting additional hedgerows. Local highways impacts and flood risk will be assessed as part of any planning application. No change to the plan needed.
599	1542	1	Simon Coles on behalf of the Ninesquare Trust	WYG	ST1	Housing allocation	420 dwellings is a minimum. 490 dwellings should be the new minimum target based on the evidence.		Section 3 explains why the SHMA cannot be regarded for the adopted housing requirement in Local Plan Part 1. This position has been supported on appeal.

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599	1542	2	Simon Coles on behalf of the Ninesquare Trust	WYG	ST1	Housing allocation	Supports ST1 but believes the site should deliver up to 280 dwellings.	ST1 should reflect technical evidence and accommodate up to 280 dwellings.	The Council have re-assessed its estimate and agreed that 280 dwellings is a more appropriate figure, which was the level used when the site was promoted though Local Plan Part 1 examination. 280 homes represents a more appropriate density of development. Change to Plan.
599	1542	3	Simon Coles on behalf of the Ninesquare Trust	WYG	ST1	Housing allocation	In view of the delays with the delivery of the strategic site west of Street, the need for further housing allocations in Street is supported.		Support noted.
599	1542	4	Simon Coles on behalf of the Ninesquare Trust	WYG	ST1	Housing allocation	The following points of ST1 are not needed as they are addressed in other policies in the Local Plan Part I - 2, 3, 5, 6, 7, 8, 10.	Amended policy wording suggested.	The bullet points within policy ST1 highlight issues that should be addressed on the site and are appropriately. A change is required to ensure the policy is compliant with NPPF concerning heritage assets and bullet point 3 should be deleted and replace with "Proposals should preserve and enhance the significance and setting of heritage assets in the adjoining Street Conservation Area". Change to Plan.
599	1542	5	Simon Coles on behalf of the Ninesquare Trust	WYG	ST1	Housing allocation	ST1, Point 1 - seeks an element of custom-build but does not stipulate how much. There is no policy basis for seeking any custom-build on this site in the draft Local Plan or elsewhere.	Amended policy wording suggested.	The policy will be revised acknowledging that self and custom build requirement in Street based on the Council's register is limited. Change to Plan.
599	1542	6	Simon Coles on behalf of the Ninesquare Trust	WYG	ST1	Housing allocation	ST1, Point 3 - not consistent with national policy.	Amended policy wording suggested.	The policy will be revised to be consistent with national policy (see above).
649	6549	1	J Hatchman	N/A	ST1	Housing Allocation	200 dwellings will overdevelop the area, the entrance/exit will be dangerous at peak times, road safety will be compromised, the fields are currently used by local residents, it would be detrimental for wildlife, it may lead to flooding in other areas, and doctors and police will not be able to cope with the additional people.	Delete ST1.	The policy includes mitigation requirements appropriate to the Local Plan, incorporating public open space into the scheme and maintaining or enhancing biodiversity. Local highways impacts will be assessed as part of any planning application. The updated Infrastructure Plan considers the infrastructure implications arising from the proposed growth and the issues that need to be addressed. No change to the plan needed.

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687	6574	11	Richard Bull	EA	ST1	Flooding	Identified area of flood zone 3 is based on broad modelling and is not appropriate for development specific FRAs. Detailed modelling of the watercourse would be required.	Highlight need for detailed modelling of ST1 for FRA purposes.	A reference will be added to the policy text. Change to Plan.
137	6192	2	Andrew Kinghan	Street parish Council	ST3	Housing allocation	Developers tend to exceed the stated capacity of sites and consider impact on infrastructure such as transport, schools and doctors.	Restrict capacity of ST3 and further consider impact on infrastructure.	The total number of homes in the adopted allocation and FGA will be subject to masterplanning taking into account environmental constraints and infrastructure requirements. The housing delivery expectations from this have already been reduced from the higher indicative estimates in the Local Plan. The impact of development has been tested with infrastructure providers (as set out in the infrastructure plan) and is regularly updated with responsible bodies. No change to the plan.
156	46	2	M Broughton	N/A	ST3	Housing allocation	Biodiversity and landscape considerations constrain the FGA site west of Street and call into question its deliverability. The plan is not effective an capable of being delivered.	Allocate a housing site at Higher Brooks.	A change to the plan is proposed, to extend the FGA to the north to allow flexibility in determining the extent of development and strategic open space, which will come through masterplanning work. There is no need to include additional land at Higher Brooks. No change to the plan.
343	6333	2	Kevin Davis	N/A	ST3	Housing allocation	Supports FGA between Street and Walton as the best long term place where further development should occur.	None.	Support noted.
352	6339	1	Richard Clark	N/A	ST3	Housing allocation	Supports development of the site and, as the landowner, will actively proceed to develop a masterplan.	None.	Support noted.

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379	1798	5	Ross Simmonds	Historic England	ST3	housing allocation	There are many highly graded heritage assets surrounding the site and development could affect the setting of these. An heritage assessment is required to understand if there is harm to the assets and their settings. This work needs to be undertaken ahead of any allocation.	Carry out heritage assessment to determine the principle of development and any relevant mitigation measures.	The site is not within a Conservation Area or in close proximity to any designated heritage asset. The value of Ivythorne Hill as a landscape feature is safeguarded within the policy. The policy text also identifies a need to respect the local context. Given that the FGA is defined to allow flexibility in the masterplanning of a site and does not fully define site boundaries, it is more appropriate to carry out detailed design work, including any necessary mitigation measures at a later stage in the development process. No change to the plan.
547	1638	5	Lachlan Robertson on behalf of Mr Hugh Clark	Carter Jonas LLP	Policy ST3	Future Growth Area	The statement about the release and timing of development is an unnecessary constraint to development. There is no reason why a strategic site cannot be delivered via a series of linked allocations.	Delete the heading 'Release and Timing of Development' from ST3.	The development and release of the Future Growth Area is dependent on a comprehensive masterplan being undertaken. Changes are proposed to the plan to improve the clarity of the plan in relation to the role and expectations of the FGA.
547	1638	6	Lachlan Robertson on behalf of Mr Hugh Clark	Carter Jonas LLP	Policy ST3	Housing requirement	The section headed 'Development Requirements...' should be amended to alter the dwellings figure of 340 to a number that takes into account an allocation at Brooks Farm.	The section headed "Development Requirements..." should be amended to alter the dwellings figure of 340 to a number that takes into account an allocation at Brooks Farm.	The area around Brooks Farm is within the FGA where development and release of the land is dependent on a comprehensive masterplan developed from ecology, landscape and highway studies. Changes are proposed to the plan to improve the clarity of the plan in relation to the role and expectations of the FGA. Development on the southern part of the site, around Brooks Farm, may be limited due to ecological constraints. Ecological surveys indicate that the hedgerows/woodland in the southern area support hazel dormice, a European protected species. Further work would be needed to demonstrate 'Favourable Conservation Status' of the population. It is not therefore appropriate to allocate a site around Brooks Farm in advance of the wider masterplanning process.

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547	1638	7	Lachlan Robertson on behalf of Mr Hugh Clark	Carter Jonas LLP	Policy ST3	housing - objection site (in FGA)	A new policy (ST3A) should be included regarding Land at Brooks Farm.	Policy ST3A should be included as follows: 'Land at Brooks Farm, which comprises Brooks Farm and its adjacent land, is allocated for circa 100 houses as an early delivery site. The development of the site is subject to the criteria set out within the main policy ST3 (excluding references to the masterplan). The development will ensure that any necessary road access infrastructure can be provided to the greater strategic site under policy ST3, should this be required'.	A separate allocation for 100 dwellings is not appropriate and underestimates the environmental constraints of the area which require a master planned solution. In addition, development on this scale will have highway impacts on Brooks Road which have not been assessed and could potentially block the allocated strategic site from progressing. No change in plan.
543	6482	9	Liz Payne	CPRE	ST3	housing allocation/FGA	The site is unsustainable as it has negative impacts on landscape and severe negative impacts on biodiversity. The landscape impact is more than slight as recorded in the SA. The site is also best and most versatile agricultural land. Cumulatively these issues make the site unsustainable.	Delete ST3/FGA	The site will have to be comprehensively masterplanned and sensitively designed to ensure there is no harm to the nearby Special Landscape Feature. The visual impacts will also have to be minimised and biodiversity enhanced, including woodlands and hedgerows. No change to the plan needed.
137	6192		Andrew Kinghan	Street parish Council	ST4	employment allocation	Full support of the economic development area.	None.	Support noted.
687	6574	12	Richard Bull	EA	ST4	wildlife	Welcomes the advisory text regarding Bullmead Ditch.	None.	Support noted.

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156	46	1	M Broughton	N/A	Omission site	Housing allocation omission	Allocate land to the south of Street at Higher Brooks as an alternative to the FGA. This land is not of rural character, has no landscape constraints, designation as orchard has been removed. Higher Brooks is narrow, but could be improved as part of a development which would improve road safety.	Allocate a housing site at Higher Brooks.	Higher Brooks is a lane with a rural character, lined with small agricultural plots. It is at the base of Ivythorne Hill, which is designated as a Special Landscape Feature on its higher slopes. The lane's character is determined by its rural context and it does not relate strongly to nearby urban development. The plot put forward is separated from the built up area of Street. The lane is narrow and does not have capacity to accept additional development. It is unlikely it could be improved as a result of development of this site as additional land along its length would be required. No change to the plan.
156	46	3	M Broughton	N/A	Development limit	Development limit	Council should actively explore opportunities to deliver housing above minimum numbers. Development limits should be extended on the south side of Street to allow for this.	Extend the development limits south of Street at Higher Brooks.	The Councils approach to housing numbers is set out in the plan. There is no overriding need to allocate this site/or sites in this area for additional housing. No change to the plan.
184	6225	1	F Della Valle	Della Valle Architects	Housing allocation omission	Housing site omission	Plan is not sound as it fails to justify omitting HELAA site STR104	Allocate HELAA site STR104.	The site is too small to allocate but can be accommodated through a minor change in the development limit. Change to Plan.
184	6225	2	F Della Valle	Della Valle Architects	Housing allocation omission	Housing site omission	The SA is incorrect in its assessment of sustainable travel options for site STR104 as a bus is available at Goss Drive and the site is a short walk from the town centre and the scoring overall is equally as favourable as the majority of promoted sites.	Allocate HELAA site STR104.	Noted.
184	6225	3	F Della Valle	Della Valle Architects	Housing allocation omission	Housing site omission	Allocation of the site will make a positive social, environmental and economic contribution and will improve diversity.	Allocate HELAA site STR104	Support is noted

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425	1962	1	Jake Smith on behalf of JA Clark Trust	Cooper and Tanner	Housing allocation omission	Housing allocation omission	STR031 (East Mead Lane) could be included as an alternative Future Growth Area as it is close to existing development limits, it has the opportunity for further growth to the west, it is currently pasture land, it is within Flood Zone 1 and it has good/convenient access.	Allocate STR031 as an alternative FGA.	The site lies in a relatively peripheral location some distance from core facilities in Street centre and more distant than allocated sites. Whilst adjoining existing development on the north western side, the landscape to the east is very open and flat in character, comprising of fields with Glastonbury Tor rising up in the background. Development of this site would have a detrimental impact on the character of this area and there are no defensible boundaries to the east or south of the site. This site would be prominent when viewed from Glastonbury Tor. There are also concerns with flooding on this site, as a small section on the east of the site is Flood Zone 2 along with a thin strip which enters the site in the north east. Flood Zone 2 and 3 wrap around the east and south edges of the site. No change to the plan.
479	6433	1	Lee Wright on behalf of Mr Shaun Ryan	Wright Consult LLP	Development limit	Development limit	The development limit should be amended to include STR035 which the owners would like to use for 3 self build housing units.	Amend development limit to include STR035.	While the council supports self build, the change in development limit would encompass buildings in agricultural use which is more characteristic of the rural area.
547	1638	2	Lachlan Robertson on behalf of Mr Hugh Clark	Carter Jonas LLP	Para 3.55 and Table 1	Housing site omission	Brooks Farm should be considered for development.	An allocation should be included within Table 1 comprising Land at Brooks Farm for circa 100 houses.	The area around Brooks Farm is within the FGA where development and release of the land is dependent on a comprehensive masterplan developed from ecology, landscape and highway studies. Changes are proposed to the plan to improve the clarity of the plan in relation to the role and expectations of the FGA. Development on the southern part of the site, around Brooks Farm, may be limited due to ecological constraints. Ecological surveys indicate that the hedgerows/woodland in the southern area support hazel dormice, a European protected species. Further work would be needed to demonstrate 'Favourable Conservation Status' of the population. It is not therefore appropriate to allocate a site around Brooks Farm in advance of the wider masterplanning process.

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547	1638	3	Lachlan Robertson on behalf of Mr Hugh Clark	Carter Jonas LLP	Section 10.3, Para 10.3.9	Housing site omission	In addition to the two further allocations that are to be made, as set out in para 10.3.8, an option to allocate a small part of the strategic site together with an extension should also be considered.	Para 10.3.9 should be amended to include a third housing allocation - Land at Brooks Farm.	The area around Brooks Farm is within the FGA where development and release of the land is dependent on a comprehensive masterplan developed from ecology, landscape and highway studies. Changes are proposed to the plan to improve the clarity of the plan in relation to the role and expectations of the FGA. Development on the southern part of the site, around Brooks Farm, may be limited due to ecological constraints. Ecological surveys indicate that the hedgerows/woodland in the southern area support hazel dormice, a European protected species. Further work would be needed to demonstrate 'Favourable Conservation Status' of the population. It is not therefore appropriate to allocate a site around Brooks Farm in advance of the wider masterplanning process.
547	1638	4	Lachlan Robertson on behalf of Mr Hugh Clark	Carter Jonas LLP	Section 10.3, Para 10.3.12	Housing site omission	By allocating land at Brooks Farm, the 'green gap' would not need to be reduced.	Allocate Land at Brooks Farm.	Development and release of land within the FGA is dependent on a comprehensive masterplan developed from ecology, landscape and highway studies. Changes are proposed to the plan to improve the clarity of the plan in relation to the role and expectations of the FGA and include land to the north south and west of the allocated area to provide flexibility in the masterplanning of the area. It will be expected that a road link is provided to the A39 and additional housing may be appropriate on the northern part of the area. Development on the southern part of the site, around Brooks Farm, may be limited due to ecological constraints. It is not therefore appropriate to allocate a site around Brooks Farm in advance of the wider masterplanning process.
206	6237	1	Jake Smith	Cooper and Tanner on behalf of owner	LGSTR009	Local Green Space	The land is privately owned and partly used for a garage/parking.	Delete LGS designation.	This field is visually important to the LGS and is an integral part of this block of green land. Although this section is not crossed by footpaths, it still contributes to the beauty and tranquillity of the green area. No change to the plan.

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102	6166	1	Peter Goater	Houndwood Community Group		New Local Green Space	The site is grassed with 6 mature trees and a footpath and is used for children's play and dog walking. It is the site for the annual "fete on the Green".	Designate Houndwood Green as LGS.	Site is demonstrably special for its contribution to the estate, providing informal recreation in a tranquil setting. Designate as LGS.
102	6166	2	Peter Goater	Houndwood Community Group		New Local Green Space	Grass with apple trees and provides a play area for children. Area is tranquil green space.	Designate Orchard Square as LGS.	Site has some amenity value to the new estate but its impact is localised and it is not of such significance that it warrants designation as LGS. No change to the plan.
102	6166	3	Peter Goater	Houndwood Community Group		New Local Green Space	Green space within high density estate with grass and trees. Provide play area for children.	Designate California Parade Crescent as LGS.	Site has some amenity value to the new estate but its impact is localised and it is not of such significance that it warrants designation as LGS. No change to the plan.
102	6166	4	Peter Goater	Houndwood Community Group		New Local Green Space	Grassed area with numerous mature trees. Crossed by 3 footpaths. Used by dog walkers and children playing as well as walkers and cyclists.	Designate The Woods as LGS.	This area is already designated as LGSSTR012. No change to the plan is needed.
102	6166	5	Peter Goater	Houndwood Community Group		New Local Green Space	Peaceful area with trees and grass used by nearby residents for picnics and children's play.	Designate Torlon Grove and Skyline Cloister Triangle as LGS.	Site has some amenity value to the new estate but its impact is localised and it is not of such significance that it warrants designation as LGS. No change to the plan.