

Somerset Council

**MENDIP LOCAL PLAN PART II
LIMITED UPDATE**

Consultation Statement (Regulation 19)

Draft for Planning and Transport Committee

June 2024

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1. Introduction

- 1.1 Somerset Council agreed on 10th July 2023 to undertake a limited update of the Mendip Local Plan Part II to comply with the directions of a High Court Order. This followed a Judicial Review challenge to the Local Plan Part II which resulted in five site allocations being deleted from the Plan. The Order requires Somerset Council to review and reconsider housing sites to provide for at least 505 dwellings. As the Council is making changes to a development plan, proposed sites are subject to a formal consultation process before submission for public examination.
- 1.2 This Consultation Statement explains how Somerset Council has undertaken the first stage of the consultation process.
- 1.3 This statement covers:
- The legal and council standards that apply.
 - The purpose of the consultation and specific issues to be addressed.
 - Details of the consultation that has taken place.
 - Levels of response to the consultation.
 - A summary of responses.
 - Future consultation stages.

2. Consultation Requirements

Local Development Scheme

- 2.1 A Somerset Local Development Scheme (LDS) was approved on 4th October 2023. The LDS sets out the formal planning documents that will be produced by Somerset Council and timescales for production.
- 2.2 The LDS sets out the scope and timescales for the Limited Update exercise, confirming the update as being limited to the re-consideration of housing allocations for 505 dwellings across the former Mendip district. It also confirms that the allocations will be in conformity with the adopted Mendip Local Plan strategy contained in Policies CP1 and CP2.

National Requirements for Consultation

- 2.3 There are minimum requirements for public engagement which cover local development plans. These are mandated in legislation and planning regulations. Relevant legislation forms part of the Town and Country Planning Act and Planning and Compulsory Purchase Act, together with Environmental Assessment of Plans and Programmes Regulations 2004, and the Conservation of Habitats and Species Regulations. The Council aims to meet and, where appropriate, exceed these requirements.
- 2.4 Development Plans are subject to Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC (SEA Directive) and associated Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations).
- 2.5 Habitat Regulations Assessment (HRA) must be undertaken in accordance with Article 6(3) of the EU Habitats Directive and with Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Somerset Council Requirements

- 2.6 Somerset Council's commitment to effective community engagement for development plans and applications is set out in its Statement of Community Involvement (SCI) 2023. The Limited Update of the Local Plan Part II is subject to the requirements set out in the SCI.

Consultation Statement (February 2024)

- 2.7 Somerset Council published a Consultation Statement as part of the Regulation 18 consultation of the Limited Update in February 2024.

3. Purpose of the Consultation

3.1 This first public consultation stage invited responses on the proposed allocations in the Somerset East area. The consultation only made proposals in the former Mendip District (Somerset East) area.

3.2 The consultation intended:

- to ensure that views of statutory consultees, communities and other stakeholders were captured and considered.
- to demonstrate that consultation was undertaken in compliance with the Council's Statement of Community Involvement and to fulfill the legal requirements set out in planning and environmental legislation.
- to inform the proposals for the publication stage in the Local Plan Part II.

Specific Issues for this Consultation

3.3 There are a number of specific issues to be taken into account:

- The scope of this update is limited to the identification of sites for the 505 dwellings, as set out in the High Court Order. Comments will therefore be sought on the proposed sites and not more widely on the Mendip Local Plans Part I and II.
- The update focuses on the Somerset East area (the former Mendip area) and not Somerset as a whole.
- In order to accord with the High Court Order, the timescale for the production of the update is very limited.

4. Consultation Arrangements

Time Period for Consultation

- 4.1 Consultation on the proposed site allocations document took place from Wednesday 28th February to Friday 12th April 2024. The SCI advised that the consultation should be a minimum of six weeks. The council included some additional days as the consultation included Easter Bank Holidays.

Who was Consulted?

- 4.2 The council consulted specific Consultation Bodies as set out in Appendix A of the SCI. This included town and parish councils. In addition, it consulted:
- General Consultation Bodies in Appendix A of the SCI. Officers contacted organisations and bodies with a particular interest around plan-making in the Somerset East (former Mendip) area. These were identified from contacts which have taken part in previous Mendip Local Plan consultations. Bodies included neighbourhood plan groups, civic societies, environmental organisations and chambers of commerce.
 - Landowners and promoters who responded to the call for sites held in summer 2023.
- 4.3 Separate notifications were sent to consultees in relation to the Sustainability Appraisal (SA), Sustainability Appraisal Scoping Report and Habitat Regulations Assessment:
- The SEA Regulations require the Council as ‘responsible authority’ to consult specific consultation bodies (Natural England, Historic England and Environment Agency) before making a determination of whether or not a plan or programme is likely to have significant environmental effects.
 - The Habitat Regulations require the Council as ‘plan making authority’ to consult Natural England in determining whether a plan is likely to have a significant effect on a European site or a European offshore marine site and have regard to any representations made by that body within such reasonable time as the authority specifies.

Consultation Documents

- 4.4 The main subject of the consultation was a **Site Allocations Report**. This identified the proposed housing allocations to meet the 505 dwellings and outlined the process in the choice of sites. The Site Allocations Report was supported by a **summary of**

site options by settlement. This document included maps of available land promoted in the call for sites with brief details from the sustainability appraisal and site assessments. The Council also published individual site assessments for towns and villages.

Sustainability Appraisal and Habitats Regulation Assessment

- 4.5 The Council also published the following statutory environmental documents:
- Sustainability Appraisal Scoping Report
 - Sustainability Appraisal Report with a schedule of Sustainability Assessments for individual sites as an appendix
 - Habitat Regulations Assessment Report

Supporting Evidence

- 4.6 A number of online monitoring reports were available online. These were referenced in the consultation material and included:
- Statement of 5-year housing supply –
 - Brownfield Register 2023
 - Monitoring Reports on (housing completions) and by settlement Village growth monitor.

Availability of Documents

- 4.7 Documents, guidance notes and a response form were published on the Somerset consultation portal - [Somerset Council - Citizen Space](#). They were also published on the 'Adopted Local Plans' page of the Somerset Council website - [Adopted Local Plans \(somerset.gov.uk\)](#). A hard copy of the consultation material was made available to view at the Customer Service Point in the Shepton Mallet Council Offices (Shape Mendip), as well as on request. Documents were also available to view online, with assistance from staff, at the Customer Access Points in Frome, Glastonbury, Wells, Street and Shepton Mallet.

Approach to Consultation

- 4.8 The SCI advises that a variety of methods will be used to advertise planning consultations. Consultation on the Limited Update was publicised as follows:
- In local press covering the Somerset East (former Mendip) area
 - Via the Somerset Consultation portal - [Somerset Council - Citizen Space](#)
 - On the Mendip Local Plan pages - [Adopted Local Plans \(somerset.gov.uk\)](#)
 - Through posts on the Somerset social media channels - Facebook, Twitter/X and Linked-In
 - Via online briefings for stakeholders

- Via the Plan-IT newsletter (see below)

4.9 Given the narrow scope of this site allocations exercise and extent of permitted sites, the consultation did not involve public meetings or in-person ‘drop-in’ sessions.

Direct Notifications of Consultees

4.10 Direct email notifications were sent to 518 consultees at the start of the consultation period (see Appendix 1b). Reminder emails giving the closing dates for responses were sent out on 9th April 2024.

Plan-It Newsletter

4.11 Details of the consultation were publicised via the Plan-It Somerset newsletter (see Appendix 1c). The contact list included address lists of individuals and organisations with an interest in the development of local plans and planning policy, or who have self-subscribed. There were 5,600 confirmed recipients to the initial Plan-It newsletter sent on 6th March 2024.

Online Briefings

4.12 Officers held five online briefings during the consultation period as follows:

- 6th March (12pm) - Statutory consultees, Parish Councils
- 25th March (2pm) - Statutory consultees, Parish Councils **
- 25th March (5pm) - General consultees and public forum
- 27th March (11am) - Somerset Agents Forum
- 11th April (11.30am) - officer drop-in session for General consultees

** A copy of the presentation and briefing slides from this meeting were published on the Mendip Adopted Local Plans webpage.

5. Level of Response

Response to Regulation 18 Consultation Documents

- 5.1 78 responses were received during the consultation period via the online response form or direct email. Details are shown in Table 1:

Table 1: Summary of Responses

TABLE 1 SUMMARY OF RESPONSES TO MENDIP LOCAL PLAN PART 2 LIMITED UPDATE		
Statutory Consultees/Agencies	13	
Parish Councils	11	
Other Consultees	53	
Total	78	
Responses made on SA / Scoping Report	12	(4 stat and 8 non-stat)
New sites put forward	4	Land NE of Cook's Lane, Cranmore - LUR18-118 Chapelfield, Oakhill - LUR18-124 (appeal site not included in Reg 18) Land at Model Farm, Milton, Wells (east of Merlin Drive)- LUR18-138 Land west of Cannards Grave (Neighbourhood Plan) site (SHEP092) - LUR18-134
Revised sites promoted	5	West of Anchor Road (COLE033) - LUR18-148 Land south of Chilcompton CHIL052 - LUR18-147 Henley Lane WOOK032, Henley Lane - LUR18-143 Rodden Manor (FRO214M) - LUR18-110 / 111 / 121 / 133 / 152 Old wells Road, Shepton (SHEP013) - LUR18-107 - amended 50 - 75 dwellings

- 5.2 In summary:
- 13 responses were received from statutory bodies and agencies;
 - 11 responses were received from Parish Councils and neighbouring LPAs; and
 - 53 responses were received from other consultees including developers and promoters, residents and other bodies.
- 5.3 A summary of individual responses is set out in Schedules 1 and 2 at the end of this document.
- 5.4 27 responses related to omission sites, with most disputing judgments made in the site assessments and sustainability appraisal work. The Council's response to these comments is set out in Schedule 2.

Key issues raised to approach and site selection

- 5.5 The common issues raised in response to the Regulation 18 consultation focus on the identification of commitments to address the 505 dwellings, and that the Limited Update should address the shortfall in the Mendip five-year supply position. The Council has set out its response to these matters in Table 2.

Comments made on the identified housing sites

- 5.6 A number of the identified sites were questioned on deliverability grounds – either relating to current planning progress or the potential constraints of phosphate mitigation. However, the Council considers no substantial evidence was put forward (either by promoters or objecting parties) to suggest that these sites were not capable of delivering housing by the end of the plan period.

Additional housing sites

- 5.7 A limited number of new sites (4) were promoted in the consultation as available for development. 5 responses were received involving significant changes to sites already assessed (e.g. revised site boundaries). The Council has undertaken site assessments and sustainability appraisal to ensure the evidence base for the publication stage is up to date.

Response to consultation on Sustainability Appraisal and Habitat Regulations Assessment

- 5.8 No significant comments were received to the overall approach taken to the Sustainability Appraisal and scoping report. Comments received from Historic England to strengthen references to historic assets has resulted in minor revisions to the scoping report and sustainability framework guidance.
- 5.9 There were no comments received relating to the Habitat Regulations Assessment. It is noted that no response was received from Natural England during the consultation period. However, Somerset Ecology Officers have a long established liaison with Natural England in the approach to site assessment.

6. Responses to Site Selection Approach and Methodology

HOUSING SUPPLY	
1. The Limited Update fails to take account of the shortfall in five-year housing supply. The Council should identify more than 505 dwellings to address this position.	
Response Ref: 108, 112, 115, 117, 123, 125, 126, 127, 128, 132, 135, 139, 141, 142, 143, 144, 145, 146, 147, 149	
Council Response The Council has acknowledged that there is a shortfall from the five-year supply. However, the scope of the Limited Update is clearly defined in the Local Development Scheme to identify sites for 505 dwellings. A wider exercise with allocations to meet the five-year supply shortfall is not required by the High Court Order. The Council is working to provide an up-to-date planning framework through the production of the Somerset Plan.	
2. The Council should exclude commitments (sites with planning permission) as part of the 505 dwellings.	
Response Ref: 19, 115, 117, 125, 142, 144	
Council Response The Council explains in the Consultation Report that the legal errors in the LPP2 Examination Report stem from the interim note issued in mid-2019. This is the correct base date to inform the allocations exercise required under the Order. The Council has properly concluded that sites granted permission after this date, which are not included in the adopted LPP2 housing supply, are candidates for allocation. The Order also requires that sites quashed as a result of the judgment must be re-considered, even if these are now commitments. The suitability of these sites has been determined through appeal decisions or determination by the Council. It has excluded small sites which formed part of a windfall allowance in the adopted plan.	
DISTRIBUTION OF ALLOCATIONS	
3. The Limited Update should not restrict development in villages and smaller settlements.	
Response Ref: 19, 128, 146, 148	
Council Response The Council has followed the adopted strategy in Core Policy 2 (c) which sets out a principle of proportionate growth in rural settlements and takes into account levels of development over the plan period.	
4. Additional sites granted at appeal or as approved as departure applications should be included as identified site allocations (particularly 2021/2413 and 2020/0580/OTS).	

Response Ref: 19
<p>Council Response</p> <p>The Council set out a comprehensive approach to site assessment and site selection based on the framework and process in adopted policies CP1 and CP2. Site assessments have carefully considered suitability, deliverability, settlement status and constraints of all sites and come to a judgement on their inclusion towards the 505.</p>
DELIVERABILITY
5. The Council should not identify sites in the Limited Update which require phosphate mitigation. These locations are less likely to be delivered within the Plan period and should be rejected on grounds of deliverability.
Response Ref: 127, 137, 149
<p>Council Response</p> <p>Over the last few years, the Council has worked with Natural England and other parties to make available a range of phosphate mitigation solutions in Somerset which fall in the risk area of the Somerset Levels and Moors RAMSAR. The Council has not excluded these sites in principle. The availability of agreed phosphate credits in the Brue Catchment from 2023, and an established process for assessment, means that there are no constraints to the phasing of delivery anticipated.</p>
6. Object to the approach to deliverability and Council discounting of the extent of housing delivery by 2029.
Response Ref: 19,131
<p>Council Response</p> <p>The Council considers it has made reasonable and robust assumptions on the extent of housing delivery in the identified sites by 2029. The approach carefully considers and accords with national planning policy and guidance, including the definitions of deliverability and developability.</p> <p>This takes account of time required on larger sites between planning and implementation stages, and past experience of build out rates. The Council has published a separate deliverability report on the identified sites.</p>

7. Summary of Revisions in Response to Regulation 18 Consultation

- 7.1 This Consultation Statement provides a detailed review of responses made to the Mendip Local Plan Part II Limited Update, published for consultation between February-April 2024. The Consultation Document identified 10 draft site allocations capable of delivering 544 dwellings by the end of the plan period in 2029.
- 7.2 The Regulation 18 consultation was undertaken in accordance with the Council's Statement of Community Involvement. 78 responses were received from statutory and other consultees which is considered sufficient given the limited scope of the exercise.
- 7.3 A number of new or substantially revised sites were promoted in the consultation. These have been assessed and changes made to the site allocations evidence published with the draft allocations. None of the new or revised sites have been recommended as additions or replacements to the sites identified at Regulation 18.
- 7.4 The Council has also reviewed individual site objections made to the site assessments and SA. In some cases, the Council has made corrections to the assessments or other limited changes. A summary of changes to be made to policy requirements or the site assessments is shown in Table 3.
- 7.5 No additional sites have been identified to meet the 505 requirement at Publication stage.
- 7.6 Where issues have been raised on the detail of the draft site allocations, the Council has considered whether these have been adequately addressed in the Policy Requirements which form part of the Council's publication document.
- 7.7 The Council have noted the objections raised to the number and quantum of housing sites to be identified. The Council do not consider that it is necessary to widen the scope of the Limited Update or that this aligns with the direction of the High Court Order.

Table 3: Summary of revisions in response to Regulation 18 consultation to policies document, site assessments and Sustainability Appraisal

Site Number	Site Address / Organisation	Response Number	Amendment
	SA scoping report (Historic England)	LUR18-001	Amend the SA Scoping Report to address Historic England concerns and amend the SA Report as necessary.
FR10	North Parade, Frome	LUR18-002	Address proximity to the railway in preparation of policies for Reg 19.
ST3a	Brooks Road, Street	LUR18-014	Include mitigation of flood risk, traffic, education capacity and biodiversity in

			the preparation of Brooks Farm policy for publication at Reg 19.
FR10, ST5, WL6, MN4, GL6, CL2, ST3a, MN1	Historic England comments	LUR18-010	Amend SA to strengthen impacts on heritage at FR10, ST5, WL6 and MN4 and landscape impacts at GL6 and CL2. Make clear that the area put forward at ST3a excludes the area with greatest landscape impact and ensure policy protects archaeological interest at MN1.
MN1, MN4	White Post and Beauchamp Drive, Midsomer Norton	LUR18-011 / 023 / 005	Ensure need for S106 contributions for BANES at sites MN1 and MN4 are included in the policy requirements.
ST3a	Brooks Road, Street	LUR18-109	Further consider need for traffic measures as part of policy preparation at Reg 19.
MN02	Underhill, Midsomer Norton	LUR18-117	Amend access data to refer to Brooks Newsagents as the closest corner shop - distance of 650m.
ST3a	Brooks Road, Street	LUR18-120	Ensure landscape impact, accessibility, surface water and phosphates are addressed in policy prepared for publication at Reg 19 in relation to site ST3a.
ST3a	Brooks Road, Street	LUR18-123	Amend site assessment and SA to make clear that the areas put forward at call for sites with the greatest impact on landscape and settlement character have been excluded from the site proposed to be allocated.
ST3a	Brooks Road, Street	LUR18-136	Identify veteran tree on site STR3a and consider means of protecting it as part of policy development at Reg 19.
FRO233	East of Oldford Hill, Frome	LUR18-149	Amend accessibility data on the site assessment. Nearest corner shop is Tesco Express, Forest Road (approx. 450m from the nearest part of the site, and 950m from the furthest part). Amend reference to Frome Neighbourhood Plan to make clear the site adjoins but is not in the Plan area.

8. Next Steps

- 8.1 This consultation statement accompanies a revised submission document containing site specific policies to be submitted for examination .The publication stage involves minimum six-week period for consultees to make representations. Given the timescales for this exercise is prescribed in the High Court Order, the Council will not be able to consider revisions to the policies in response to representations made.
- 8.2 Representations submitted, along with all the consultation documents, will be submitted to the Planning Inspectorate and considered by a Local Plan Inspector at Examination. The matters raised in representations will structure the examination process
- 8.3 The timescales for the next steps in the process are shown in Table 4 below.

Table 4: Mendip Local Plan Part II Limited Update - Timeline

June 2024	PTP Exec sub-committee Decision to approve final site allocations report for publication and submission to Secretary of State (SoS).
28 June - 12 August 2024 (no later than 30 th June 2024)	Submission Policies - 6 week publication (Regulation 19) Consultees invited to make representations on sites and policies.
August/September 2024	Finalise summary of representations and submission documents. Representations made are collated and submitted with the plan documents to Planning Inspectorate for examination.
By 30 September 2024	Submission to Planning Inspectorate (as recommended in this report).
October-November 2024	Examination process starts with review of submitted documents and appointment of Inspector. Examination dates scheduled.
Early 2025	Examination Hearings.
Spring 2025	Receipt of Inspectors Report and adoption of updates to the Local Plan Part II.

Schedule 1: Summary of Responses from Statutory Consultees

Ref	Organisation	Summary of comments	Response and actions taken by the Council	Changes to submission documents or site assessments
Statutory Consultees - Sustainability Appraisal and HRA				
LUR18-008	Environment Agency	Confirms they have no comments to make on the Sustainability Appraisal or Scoping Report - see also LUR18-024.	Response is noted.	No change.
LUR18-001	Historic England	Comments made on the SA Scoping Report - amendments suggested regarding adding to the list of documents (S.3 and App A), adding more detail to the baseline information (S.4 and App B) and adding a further question to the sustainability framework (S.6). Minor wording changes also suggested.	Minor changes to scoping report. The SA report has been reviewed and no changes are required as a result of changes to scoping report.	Minor changes to scoping report. The SA report has been reviewed and no changes are required as a result of changes to scoping report.
	Natural England	No response received during consultation period.		No change
Statutory Consultees				
LUR18-010	Historic England	Comments on site constraints / policy requirements have been submitted for the proposed allocations. Amendments to the Sustainability Appraisal have also been suggested. Amendments include ensuring that the historic context is addressed in reg 19 policy for FR10, landscape impacts are addressed at GL6, conservation area and listed mural are further considered at ST5, development should be restricted to the northern part of the site at ST3a, further address the heritage assets at WL6, address the potential for archaeological interest at MN1, identify the listed church at MN4, and ensure landscape impacts are mitigated at CL2. The Council's Conservation Officers should be involved in the process.	Amend SA to acknowledge impacts on heritage at FR10, ST5, WL6 and MN4, and landscape impacts at GL6 and CL2. Make clear that the area put forward at ST3a excludes the area with greatest landscape impact and ensure policy protects archaeological interest at MN1.	Changes to policy requirements and SA for identified sites.
LUR18-024	Environment Agency	No comments to make on sites where the EA have been consulted on a planning application. Considers Sequential Test has been applied correctly but notes flood risk may change in the future. ST3a - subject to surface water flooding so the Lead Local Flood Authority (LLFA) should be consulted. Notes requirement for BNG.	Response is noted. LLFA has been consulted. LPP1 policy DP5 safeguards biodiversity and is not being revisited as part of this exercise. The NPPF and Environment Act govern BNG.	Update to policy requirements.

LUR18-001	Historic England	Comments made on the SA Scoping Report - amendments suggested regarding adding to the list of documents (S.3 and App A), adding more detail to the baseline information (S.4 and App B) and adding a further question to the sustainability framework (S.6). Minor wording changes also suggested.	Minor changes to scoping report. The SA report has been reviewed and no changes are required as a result of changes to scoping report.	Minor changes to scoping report. The SA report has been reviewed and no changes are required as a result of changes to scoping report.
	Natural England	No response received during consultation period.		No change
Statutory Consultees				
LUR18-010	Historic England	Comments on site constraints / policy requirements have been submitted for the proposed allocations. Amendments to the Sustainability Appraisal have also been suggested. Amendments include ensuring that the historic context is addressed in reg 19 policy for FR10, landscape impacts are addressed at GL6, conservation area and listed mural are further considered at ST5, development should be restricted to the northern part of the site at ST3a, further address the heritage assets at WL6, address the potential for archaeological interest at MN1, identify the listed church at MN4, and ensure landscape impacts are mitigated at CL2. The Council's Conservation Officers should be involved in the process.	Amend SA to acknowledge impacts on heritage at FR10, ST5, WL6 and MN4, and landscape impacts at GL6 and CL2. Make clear that the area put forward at ST3a excludes the area with greatest landscape impact and ensure policy protects archaeological interest at MN1.	Changes to policy requirements and SA for identified sites.
LUR18-024	Environment Agency	No comments to make on sites where the EA have been consulted on a planning application. Considers Sequential Test has been applied correctly but notes flood risk may change in the future. ST3a - subject to surface water flooding so the Lead Local Flood Authority (LLFA) should be consulted. Notes requirement for BNG.	Response is noted. LLFA has been consulted. LPP1 policy DP5 safeguards biodiversity and is not being revisited as part of this exercise. The NPPF and Environment Act govern BNG.	Update to policy requirements.
LUR18-006	NHS Local Planning Authority Engagement (LP AE) Team	A table has been submitted showing, for each allocated site, the GP practices that will be impacted by the development and whether a S106 contribution can be negotiated.	Additional information is noted.	No change.
LUR18-018	National Highways	No comments to make on the proposals. Confirms National Highways have responsibility for strategic highways (A36 and A303).	Response is noted.	No change.

LUR18-022	The Coal Authority	No comments but expects allocations to take into account former coalfield constraints	This has been considered in site assessments	No change.
LUR18-021	Wessex Water	Responses provided to the individual planning applications. Notes that new development should incorporate Sustainable Drainage (SUDS).	Response is noted.	No change.
LUR18-002	Network Rail	FR10 (North Parade Car Park, Frome) - no objection but states that noise and vibration from trains should be considered as adjacent to the railway. A list of other sites that are adjacent to the railway in Frome is provided where mitigation may be required.	Include proximity to the railway line in policy requirements.	Update to policy requirements.
LUR18-016	Cranborne Chase National Landscape	May like to include policies to reduce light pollution and protect dark night skies. Additional guidance is also provided.	Local Plan Policy DP8 (Environmental Protection) guards against light pollution.	No change.
LUR18-017	Mendip Hills National Landscape Team	WOOK008, WOOK032, WSM002, WSM020, WSM022, DRAY021 - development will have a significant impact on landscape and settlement character. WSM002, WSM020, WSM005, EAST014 - development will create unacceptable urban sprawl in the landscape. WSM020 - within boundary of National Landscape so major development should be refused. WSM019 - agrees this is a sensitive location.	Comments are noted. It is not proposed to allocate any of these sites.	No change.

Parish Councils				
LUR18-004	Rode Parish Council	Supports the sites identified to meet the 505 requirement, as well as the exclusion of sites in and around Rode.	Support is noted.	No change.
LUR18-005	Westfield Parish Council	Objects to the volume of development in Westfield as it will have a massive impact on current infrastructure (roads, medical and educational needs). The Westfield Neighbourhood Plan also sets out the pressures on the A367, drainage and flooding, and road safety.	Ensure need for S106 contributions for BANES at sites MN1 and MN4 are included in the policy requirements.	Update to policy requirements.
LUR18-007	Shepton Mallet Town Council	Supports the assessment of possible sites to deliver the 505 dwellings but has observations on a number of sites - SHEP105 (poor access), SHEP116 (flood concerns), SHEP117 (supports affordable housing on site and progressing it in the timeframe) and SHEP092 (Duchy supports allocation).	The Highway authority has no objection to access at SHEP105, flood concerns are flagged on the site assessment for SHEP116, support for affordable housing is noted at SHEP117, the additional site at SHEP092 (now confirmed as available) will be assessed following Reg 18 responses.	Update to site assessment and SA.
LUR18-009	Rodney Stoke Parish Council	Supports the non-allocation of DRAY021 as it has poor access, is outside the development boundary and is partly in Sedgemoor (and against their Local Plan).	Support is noted.	No change.
LUR18-012	Walton Parish Council	Requests to be kept informed about decisions regarding ST3. It should be mentioned that sites WAL022b and WAL026 are in Walton Parish. They are only referred to in the Street section.	Sites WAL022b and WAL026 do not form part of this consultation.	Update to policy context.

LUR18-013	Ditcheat Parish Council	No comments to make on the Reg 18 consultation.	Response is noted.	No change.
LUR18-014	Street Parish Council	Generally supports proposed sites, however has the following concerns with Brooks Farm - flood risk (attention should be paid to flood risk calculations and plans published regarding water attenuation/infrastructure), traffic flow and additional pressure on the junction at west end of Street (supports plans for traffic management), pressure on public services and local infrastructure (requests updates on how additional residents will affect public services). Eager to ensure wildlife is protected.	Include mitigation of flood risk, traffic, education capacity and biodiversity in the preparation of Brooks Farm policy for publication at Reg 19.	Update to context and policy requirements.
LUR18-015	Norton St Philip Parish Council	Supports the proposals. However, the consistency and accuracy of the Sustainability Appraisal for the 10 sites in NSP raise concerns - amendments suggested. Concerns include flooding of the lower parts of the village, sewage overflow, badger set on NSP12, role of NSP13 Laverton Triangle in settlement character, role of tree belt and hedgerows at NSP13, landscape impact on NSP16, and landscape impact at NSP21 where the site is described as south west facing.	The SA has correctly assessed the sites in NSP. The SA highlights to need to mitigate surface water and cumulative impacts. LLFA comments have not indicated a problem with sewerage capacity. The badger set is noted and may require mitigation. The role of the corner of NSP13 is set out in the SA at SAO3 and SAO8 and it is noted that mitigation will be required. The role of trees in softening landscape impact is noted at SAO3. The reference to "south west facing" at NSP21 refers to the layout of the village. Development on the hill crest would be out of character with the historic layout of the village on the south west facing slopes.	Amend SA of site NSP12 to note possibility of badger presence. Amend NSP13 to acknowledge the role of trees in landscape impact.
LUR18-019	Coleford Parish Council	Objections set out to the current process and the need for the Limited Update. Object to consulting on sites that have already been permitted, approach to site selection and deliverability estimates. Requests details of external costs and officers' time. COLE014 - application should be refused due to highway safety. PC supports non-allocation of sites COLE032 and COLE033.	The circumstances of the Limited Update and requirements of the Court Order have been clearly explained in published reports to Executive and the Planning and Transport sub-committee and in the Reg 18 consultation documents. The Parish Council comments mis-understand the Judicial Review (JR) as a process of negotiation with the High Court. The JR is focused on detailed points of law. Support for non-allocations is noted. Highway safety issues for site COLE033 are a matter for the application under consideration and it is noted objections have been lodged by the PC for this proposal. See also site selection responses.	COLE014 is now allocated as CL2. The site has planning permission, but concerns regarding impacts on settlement character, landscape character, biodiversity, drainage and highways could be addressed in policy requirements.
LUR18-020	Doultling Parish Council	No comments to make on the consultation.	Response is noted.	No change.

LUR18-023	Midsomer Norton Town Council	Objects to sites on the border with B&NES and Midsomer Norton as they are not sustainable (local job market, services and infrastructure do not have capacity, they lack sustainable access to schools and medical services). Concerned about environmental impact of these builds. If they progress, CIL / S106 obligations should be sought to mitigate impacts.	Ensure need for S106 contributions for BANES at sites MN1 and MN4 are included in the policy requirements.	Update to policy requirements.
LUR18-026	Beckington Parish Council	Supports approach taken and process. Highlights the impact a 32% increase in housing stock will have on traffic, parking, access to the A36 roundabouts, sewage capacity and flooding. Detailed comments submitted in relation to site and settlement assessments for the 9 sites in Beckington including suggestions that the walking times to local facilities should be more accurate, and that flood risk and drainage issues have been over stated on sites to the east of Beckington. A Parish survey has been carried out and the Parish Council considers development to the east of the village would be most appropriate if development is required in the village. It is also considered that development should be phased in gradually. Suggestions for the designation of greenspace are made.	Support for process is noted. The detailed comments are noted. Walking times in the SA have been quoted based on measured distance set out in the site assessments. They are quoted in 3 bands, relating to the readiness of many people to walk those distances, based on Sustrans research. They are under 10 minutes, under 20 minutes and under 30 minutes. There is no need to quote individually accurate walking times within those bands. It is noted that the nearest employment cluster is 1.5km away, and detached from the village in open countryside, and the distances are set out in the site assessment. However, this could be regarded as outside the vilalge, and the number of facilites note as not in settlement in the SA should be amended. Comments regarding flooding and drainage are based on LLFA advice. The level of housing need, location of development within the village, speed of development and designation of greenspace are all issues more appropriately addressed in the new Somerset Local Plan exercise, which will address a wider range of issues than this limited update.	Amend SA for beckington sites at SAO9 to note that 3 of the 9 everyday facilites are outside the settlement.

Schedule 2: Summary of Responses from Other Consultees

Ref	Name	Summary of comments	Response and actions taken by the Council	Changes to submission documents or site assessment
LUR18-101	Gary Thomas	Support given to the sites identified to meet the 505 requirement. The proposed approach is considered to be sound but not legally compliant (no further information provided on this).	Support is noted. The Council considers it has met the legal requirements set out in legislation and will provide supporting documents on publication.	No change.
LUR18-102	Philip Rose	Objects to part of site (Land at Bell Hill Garage - NSP020) being designated as an Open Area of Local Significance (OALS). This information is considered incorrect. No other council has such a policy and it needs to be deleted.	This update is restricted to the allocation of land for 505 homes and does not reconsider policy DP2 relating to open spaces.	No change.
LUR18-103	Meg Matthews	Objects to the inclusion of SSM013. It will have a negative impact on privacy and natural light to neighbouring properties, the density is out of character with the area, and it will impact on wildlife.	This site was below the housing threshold so screened out. No further action required.	No change.
LUR18-104	Jim McAuliffe	Support given to the sites identified to meet the 505 requirement. The proposed approach is considered to be sound and legally compliant.	Support is noted. No further action required.	No change.
LUR18-105	Julie Heath	Support development of Wells Police Station site but against the fact that it will be for those over 60 - this is discriminatory. It should be available to all those that require accessible housing. There is very little accessible housing in Wells for younger disabled people with mobility issues.	Permission has been granted for a scheme to provide older persons accommodation. This is recognised as an area of housing need in Mendip. The need for accessible housing is noted and this will be considered in the development of the Somerset wide plan and other strategies.	No change.
LUR18-106	Beverly Gail Shackleton-Jones	Objects to site FR10 (Land at North Parade Car Park) being built on as the town needs the car park. Concern about availability of parking strategy.	This site came forward through a detailed review of affordable housing opportunities on public land undertaken by the former Mendip Council. Only part of the site is being redeveloped leaving some public spaces.	No change.

LUR18-107	Redrow Homes Ltd	Confirms site SHEP013 is available for development despite it not being allocated. A smaller scale scheme (70-75 homes) is now being proposed with revised measures to mitigate harm to the landscape.	Prepare site assessment and SA for the site.	No change.
LUR18-108	Hollie Simkiss	Objects to the omission of NSP020 (Bell Hill Garage) as it is a brownfield site that has a draft allocation in the NSP Neighbourhood Plan - it therefore conflicts with central government aims. It is sustainably located and can be delivered by 2029 so should be allocated. The shortfall in housing delivery is not being considered or accounted for in the identified allocations.	The Parish Council expects to bring forward a further draft of the neighbourhood plan with revisions. The SA correctly indicates the impacts of development of the site and acknowledges that this is in part a brownfield site. No change to site assessment or SA required.	No change.
LUR18-109	Terry and Clare Franklin	Objects to ST3a as it would further endanger the safety of pedestrians using Brooks Road, Stonehill and Higher Brooks. Without mitigation measures this would be contrary to the NPPF. It should only be permitted if mitigation measures are put in place (pavements/wider pavements, signage, pedestrian crossing measures).	Mitigation to protect pedestrians and manage traffic on Brookes Road, Stonewall and Higher Brookes will be needed.	Address in policy requirements.
LUR18-110	Edward Stoddart	Objects to FRO214M as part of the site has been included in error and should be removed (both land and Rodden House). Also objects to the remainder of the site to the west as it is low lying floodplain and provides habitats for wildlife.	Amend site to accurately reflect area available for development. Further assess amended site.	No change.
LUR18-111	Lexie Stoddart	Objects to FRO214M as part of the site has been included in error and should be removed.	Amend site to accurately reflect area available for development. Further assess amended site.	No change.

LUR18-112	Hollie Simkiss	Objects to the omission of BECK024. Consultation document suggests capacity on the A36 is a concern which is unsound - the appeal into allocation BK1 did not argue that there were unconsidered highway impacts. The SA for site BECK024 is incorrect (regarding the strong negative for foul flow, flood risk and water quality) based on the conclusions of the appeal. The shortfall in housing delivery is not being considered or accounted for in the identified allocations.	The position has changed as this is no longer an allocated site. Local Plan Policy DP27 requires a strategic road network scheme for the roundabouts at White Row and Beckington. This scheme is not yet in place and is a constraint on further growth in the vicinity. It may be possible to design mitigation for surface water but this remains an issue for the site. The Inspector did not consider that sufficient investigation had been carried out to ensure that a surface water drainage solution was available. The Appeal is silent on foul water drainage, but this is an ongoing issue for the village and the Council has carried out a drainage review in partnership with Wessex Water.	No change.
LUR18-113	Karen Evans	Objects to DR1 (Land at Westfield Lane, Draycott) due to concerns regarding access, highways and pedestrian safety. Also concerned about the number of dwellings proposed and the lack of facilities in the village. The number of dwellings should reflect the need of the locality and not reach the sum total of 505. It is not in accordance with the NPPF.	Site DR1 is not being reconsidered. No further allocations are proposed in Draycott.	No change.
LUR18-114	Kevin Bird	Objects to omission of BECK005a. Challenges the site assessment as the site has foul drainage independent of the village system that is causing problems. There is education capacity, the site has access to a good range of facilities, there will be no adverse impact on the landscape, there will not be a significant impact on the A36 and the impact on bats can be mitigated. The site is deliverable and can provide for 24 homes.	The Council has undertaken a comprehensive assessment and retains the view that it is not suitable for allocation as part of this exercise.	No change.

LUR18-115	Four Seasons Property Group	Disputes the Council's interpretation of the Court Order through the use of existing permissions and not considering new sites. Queries the allocation of only 2 sites in Frome as it is lacking housing supply. Objects to the omission of FRO061 (Innox Hill) which could provide 100% affordable housing. Sites with similar constraints have been considered differently in the process.	The Council has undertaken a comprehensive assessment of available sites to address the directions set by the High Court and aligned with the adopted spatial framework. The allocation of existing permissions complies with the Order and is justified given the short time period of the update for delivery. The Council has considered the supply position in each of the principle towns in identifying allocations.	No change.
LUR18-116	Peter Rawlinson	Objects to omission of WELLS122 (New House Farm). Wells capable of additional housing delivery. Issues have been resolved as part of application 2023/1087/OUT including odour nuisance from the sewage treatment works, phosphates mitigation and mitigation for bats.	The Council has undertaken a comprehensive assessment of available sites to address the directions set by the High Court and aligned with the adopted spatial framework. The selection of sites is explained in the methodology. Judgements on inclusion of sites towards the 505 are not based solely on the extent to which constraints can be overcome, although these are noted.	No change. It is noted that this site will be contested at appeal in August 2024.
LUR18-117	Curo Enterprise Ltd	Objects to omission of deleted allocation MN02 (Land at Underhill Lane) - it performs well in the SA but was rejected due to unjustified assumptions. Access data and assessment of woodland and watercourse is incorrect. The SA does not consider alternative strategies, including allocating sites only in the NE or allocating sites across the whole former Mendip area. Proposed allocations do not address significant shortfall in housing land supply. Sites without planning permission should be proposed. The council should still be obliged to assess sites in NE of district.	The Council has undertaken a comprehensive assessment of sites, including those in the north east of the district. The High Court judgement provides clarity on the interpretation of Para 4.21 and that it is the Council's judgement as to which parts of the district are included. Alternative distribution scenarios are not considered warranted in complying with the terms of the Order. See site selection issues for response in relation to land supply and use of commitments.	No change but factual correction to site assessments (shop distance to 650m). It is noted that this site has been approved by Committee as a departure application subject to a s106 agreement.

LUR18-118	Social Housing and Planning Ltd	Proposes a new site for consideration in Cranmore (Land NE of Cook's Lane).	The village lies outside the settlement hierarchy and is therefore not suitable for consideration. The site has been assessed as part of maintaining the land availability evidence for the Somerset Plan Review.	No change but included in evidence base.
LUR18-119	Frome Allotments Association	Allotments in Frome should not be lost to development.	No sites proposed in Frome are currently allotments.	No change.
LUR18-120	Cllr. Denise Denis	Site specific comments on GLAS124 (floodplain, accessibility, highways), STR001 (landscape, design, accessibility, surface water, phosphates), WELLS127 (surface water, oversupply of retirement apartments). No options for Shepton Mallet. More effort needed to obtain S106 money.	Policy ST3a - ensure landscape impact, accessibility, surface water and phosphates are addressed in the policy prepared for publication at Reg 19.	No change - address issues.
LUR18-121	Rory Ingleby-MacKenzie	FRO214M - clarification of land available for development which was not correctly considered in the call for sites exercise.	The site assessment has been revised to reflect clarification on the land available for development. Further assess amended site, although it is not considered the site should be identified to meet the 505 requirement.	No change.
LUR18-122	Jago Smith	Objects to omission of MEA009. Site was listed as having potential in the LPP2 call for sites. It adjoins new development to the north, is within walking distance to all village facilities and a local employer, and a new village hall is under construction.	The Council has undertaken a comprehensive assessment and retains the view that it is not suitable for allocation as part of this exercise.	No change.

LUR18-123	J D Clark 1984 C/O Halton Planning Services Ltd.	ST3a - supports principle of allocation but considers site area and capacity can be increased. Seeks revisions to site assessment for STR001 (linkages to ST3a, greenfield classification, site constraints including power lines and tip interest zone, priority habitats, ecological mitigation, highways and accessibility, phosphates). Seeks revisions to SA of STR001. Seeks revision of policy STR3 to enable this site to come forward in advance of a masterplan for the whole of the STR3 allocation.	Note support for the identified site and review SA. SA to make clear that the areas put forward at call for sites with the greatest impact on landscape and settlement character have been excluded from the site proposed to be allocated.	Clarify this allocation is a standalone policy. Include issues within site specific policy. Policy will also clarify masterplan requirements set in Policy ST3
LUR18-124	Johnstone Land Ltd	Object to omission of site off Chapelfield in Oakhill and exclusion from Reg 18 site assessment. The site has been subject to 3 applications and an appeal, and should have been considered.	Site availability was not re-confirmed during the call for sites. The site was most recently subject to application 2023/2245, which was refused 01/02/24. Application 2020/2063/FUL was also refused and the decision upheld at appeal. The decision was issued 22/05/23. Both refusals were concerned with the principle of development and the proportionality of the quantum of development in a secondary village with limited facilities.	The Reg 18 consultation statement notes that appeal sites are not automatically excluded. A site assessment will be undertaken and published at Reg 19.

LUR18-125	LiveWest C/O Carney Sweeney	Objects to omission of BECK029 (Land off Bath Road, Beckington) - the site assessment is not valid (based on character, drainage, highways and deliverability). Challenges the use of sites with planning permission - this does not address the housing supply and delivery shortfall. Areas like Beckington should take further growth.	The Council has undertaken a comprehensive assessment and retains the view that it is not suitable for allocation as part of this exercise. See site selection schedule for response on housing supply and commitments.	No change.
LUR18-126	LiveWest	Objects to omission of FRO005 (Land at Packsaddle in Frome) - live application but has not been considered fairly in the update. This site is suitable and sustainable. Site assessment for suitability/deliverability by 2029 should be reconsidered.	The Council has undertaken a comprehensive assessment and retains the view that it is not suitable for allocation as part of this exercise.	No change.
LUR18-127	Waddeton Park Ltd C/O Tetlow King Planning	Promoting 4 sites in Rode (RODE18, 19, 20, 21). Contests allocation of 'windfall' permissions, deliverability of sites requiring phosphate mitigation and whether retirement homes meet wider housing supply. Objects to infrastructure assessment for sites in Rode. Education capacity in the village is not correctly assessed. The A36 capacity should not be a bar to development. Impact on settlement and landscape character can be mitigated.	The Council has undertaken a comprehensive assessment of the 4 sites and retains the view that they are not suitable for allocation as part of this exercise. See schedule 3 (site selection) for responses relating to phosphates, housing supply matters and commitments.	No change.
LUR18-128	Frances Wood	Objects to using sites with planning permission as this does not address the housing shortfall. Objects to sites identified in towns and the lack of growth in villages.	The strategy of directing growth first to towns is set out in policies CP1 and CP2. This is not being revisited as part of this Update.	No change.

LUR18-129	Vistry Group C/O Savills	Objection to site assessment and SA for WELLS003M (Land South of Papermill/West of Haybridge Lane) as they contain errors. Seeks a review of both.	The Council has undertaken a comprehensive assessment and retains the view that it is not suitable for allocation as part of this exercise.	No change.
LUR18-130	Home Builders Federation	No comments to make on the proposals. Welcomes the Council's efforts to deliver housing and have an up-to-date Local Plan.	Response is noted.	No change.
LUR18-131	Shannon Brooke	Objects to the discounting of delivery from the identified site at White Post (MN1) compared to other proposed allocations. Criticisms of the Council and officers in response to Judicial Review.	See schedule 3 in relation to deliverability estimates used in the Limited Update.	No change.
LUR18-132	Blue Fox Planning Ltd	Objects to omission of NRAD005 (former allocation MN3 - Fosseway, Midsomer Norton). Excluding this site is not supported by the evidence prepared by the Council. The site assessment is not accurate with respect to bats, impact on landscape character, education capacity, flood risk, highways and planning status.	The Council has undertaken a comprehensive assessment and retains the view that it is not suitable for allocation as part of this exercise.	No change.
LUR18-133	John Kilroy	FRO214M - objects to the inclusion of private land in site assessment which is not available for development.	Amend site to accurately reflect area available for development. Further assess amended site.	No change.

LUR18-134	Shepton Mallet Neighbourhood Plan Steering Group	Provides further information and confirmation of availability of land to be included in the draft Shepton Mallet Neighbourhood Plan (SHEP092) but not assessed to date.	The site is proposed to be included in the Reg 16 draft of the Shepton Mallet Neighbourhood Plan. It may be dependant on the Cannards Grave Road development for access and proposals are not currently well advanced. This presents a risk to delivery within the Update's timeframe. A site assessment and SA will be prepared given confirmation of availability.	No change.
LUR18-135	Taylor Wimpey UK Ltd C/O Boyer Planning	Objects to omission of site at Chilcompton Road on the edge of Midsomer Norton (NRAD007). Questions approach to boundary sites and Duty to Co-operate. Maintains that the site has no landscape, flood or ecology issues.	The Council has set out a clear explanation of the scope of the Limited Update and the reasons why boundary sites (where housing is not within the Somerset LPA area) should be discounted.	No change.
LUR18-136	Woodland Trust	Objects to STR3a as there is a veteran tree on the site. Veteran trees are a unique and irreplaceable habitat and should not be affected by development proposals.	Identify veteran tree on site STR3a and consider means of protecting it as part of policy development at Reg 19.	No change - consider issue in policy requirements.
LUR18-137	Church Commissioners for England C/O Lichfields	The non-allocation of 3 sites is noted and the response sets out the intention to promote 3 sites through the Somerset Local Plan. Clarification is sought on the site assessments and SAs of the 3 sites - WELLS004 (settlement character, landscape, townscape and heritage, biodiversity, flood risk, agricultural land, physical constraints), WSM002 (landscape, settlement character, phosphates, flood risk, access and highways) and WSM005 (landscape, settlement character, phosphates, flood risk). The deliverability of the proposed allocations is also questionable, particularly GL7 and CL2.	Comments regarding mitigation and availability of the 3 sites are noted. No further action required.	No change.

LUR18-138	Rubix Land Ltd C/O David Jarvis Associates	Promoting a new site in Wells - land at Model Farm, Milton (east of Merlin Drive) - for up to 75 dwellings.	Prepare site assessment and SA for the newly promoted site.	No change.
LUR18-139	Origin 3	The Council's approach represents a 'do minimum' approach - land supply issues could have been addressed. Critical of using sites with planning permission given the 5 year supply shortfall. Objects to omission of FRO240 (Land off Marston Lane, Frome) given the need to identify new sites - it should be reassessed.	The Council has undertaken a comprehensive assessment and retains the view that it is not suitable for allocation as part of this exercise.	No change.
LUR18-140	Somerset Agricultural Properties C/O Planning Potential	Objects to omission of FRO012M (Marston Gate). Objects to the allocation of only 43 homes in Frome, which is a main town. The site is currently allocated for employment and has planning permission for commercial development. The site should not be subject to strategic constraints related to past delivery above the LPP1 minimum or improvement of the A36.	The Council notes the site is allocated for development and will reconsider the A36 strategic constraint. The site is allocated for employment / commercial use which is not being reviewed in the Limited Update. Site is not suitable for allocation as part of the Update.	No change - review of site assessment

LUR18-141	Barratt David Wilson South West C/O Copperfield Ltd	Objects to omission of FRO215 (N of Birchill Lane, Frome). The site is part of a future growth area and the SA and site assessment are not accurate. Frome has under delivered housing compared to the surrounding villages and other towns which have over delivered. The site is highly accessible and facilities not within 800m are accessible by bus and cycle; there is no evidence to support the agricultural land classification; wildlife, bat and drainage mitigation schemes could be integrated with new development to the north; power lines are an asset to the site, not a constraint; impact on landscape and settlement character can be mitigated and is much less than the adjoining SGV proposal; and the site would increase funding available to implement improvements to the A36. It is not clear how the Frome Neighbourhood Plan affects the proposal.	The Council has undertaken a comprehensive assessment and retains the view that it is not suitable for allocation as part of this exercise.	No change.
LUR18-142	Alder King Planning	Objects to omission of FRO243 (Land E of Valis Road, Frome). Lack of evidence to support site assessment and landscape, and impacts on settlement character can be mitigated. An LVIA would be required as evidence. The site has good connectivity. Objects to permitted sites being identified. LPP1 out of date and 5 year supply not addressed. Objects to sites FR9, FR10, GL6, WELLS127, MN1, NRAD008 and CL2 on the basis they already have planning permission.	The Council has undertaken a comprehensive assessment and retains the view that it is not suitable for allocation as part of this exercise.	No change.
LUR18-143	Rebecca Cawse and Karen Evry C/O Lichfields	Objects to omission of WOOK032 (Land N of Henley Lane). Seeks review of site assessment and SA. A smaller section of the site is now proposed for 9 homes. The landscape and settlement character assessments are not accurate for this smaller site. This smaller site is a live application. Questions deliverability of identified sites GL7, ST3a and CL2.	Re-assess the smaller site now proposed for 9 homes.	No change.

LUR18-144	Duchy of Cornwall C/O Copperfield	Objects to site assessments for SHEP116 and NRAD0012 and seeks revisions. Objects to Councils approach to include consented sites. Council's evidence base should be published. At Shepton there is no evidence that the land is BMV farmland, there would be no adverse impact on landscape and settlement character, the site would be consistent with CP1 and CP2, and options are available to address phosphate neutrality. In MSN the site is in a sustainable location adjoining MSN and should not be regarded as open countryside because of the area boundary.	The Council has undertaken comprehensive assessments and retains the view that these sites are not suitable for allocation as part of this exercise.	No change.
LUR18-145	Barratt David Wilson South West C/O Savills	Objects to omission of NRAD0013 (Tunnel Lane) - it is a suitable and sustainable location to deliver 300-400 homes. Content that Midsomer Norton and the NE of the district should be considered, and a review should address SYS position. SA does not take account of potential to mitigate impacts on settlement character, flood risk, and should regard MSN as a sustainable location for growth. The site assessment mis-represents concerns about traffic impacts and pedestrian and cycle infrastructure.	The Council has undertaken a comprehensive assessment and retains the view that it is not suitable for allocation as part of this exercise.	No change.
LUR18-146	Woodstock Homes C/O Black Box Planning	Objects to omission of SSM014 (Fosse Rd, Stoke St Michael) as further technical work is in progress. Challenges the Council's approach given village and wider housing land supply shortfall. Impact on settlement and landscape character can be mitigated. There is a moderately frequent bus service. There is short term school capacity. There are no mineral safeguarding policies. There are no flood problems. The site is marketable.	The Council has undertaken a comprehensive assessment and retains the view that it is not suitable for allocation as part of this exercise.	No change.

LUR18-147	Redrow Homes C/O Black Box Planning	Promoting part of assessed site CHIL052 (Land S of Broadway, Chilcompton). A small part of the site would be suitable for 48 homes independent of the larger site.	Prepare site assessments and SA of the revised site.	No change.
LUR18-148	Rainier Developments Ltd C/O Turley	Objects to omission of COLE033 (Land W of Anchor Road). Policy CP2 underestimates the level of growth appropriate to Coleford and should not, in any case, be used to restrict housing growth in the village. Coleford is capable of accommodating additional growth. The site should not be "marked down" because it is greenfield as there is little brownfield land in the village. The site is well related to the village. Ground conditions, impact on bats, biodiversity, heritage impacts, impact on settlement character, landscape impact, connectivity and flood risk can be overcome or mitigated. The site is available, in single ownership and with a planning application pending determination. Similar points are raised in relation to the SA.	Assess the smaller site now proposed and note that the site is in single ownership.	No change.
LUR18-149	Barwood Land	Objects to omission of FRO233 (East of Oldford Hill, Frome). Other sites in the phosphates mitigation area are not deliverable, retirement homes should be discounted for housing delivery, account should be taken of potential for non-delivery of non-viable brownfield sites, windfall sites should not be included and will not boost housing delivery, and some of the allocated sites are not deliverable. Objects to rejection of Frome sites due to National Highways constraints on the A36. Site constraints have been incorrectly assessed in relation to landscape, flooding and accessibility. The site is outside the Frome Neighbourhood Plan area.	Amend accessibility data on the site assessment. Nearest corner shop is at Tesco Express, Forest Road, approx 450m from the nearest part of the site, and 950m from the furthest part. Amend reference to Frome Neighbourhood Plan to make clear the site adjoins but is not in the Plan area.	No change.

LUR18-150	Lochailort Investments Ltd	Objects to omission of NSP012. Disputes the site assessment in terms of housing delivery, sustainability of location, contaminated land, ecological constraints, heritage and landscape, highways and infrastructure, and deliverability. COLE014 is very similar in character and constraints and has been allocated.	The Council has undertaken a comprehensive assessment and retains the view that it is not suitable for allocation as part of this exercise.	No change.
LUR18-151	Friends of Little Keyford	Comments set out issues relating to the inclusion of Selwood Garden Community - pressure on services, loss of green space, no clear local gains, environmental destruction and the lack of responsibility.	Council notes objections and that this site is not allocated in this exercise. A planning application is under consideration and may be determined before the submission of the Limited Update.	No change.
LUR18-152	Jack Robinson	FRO214M - objects to the inclusion of private land which is not available for development. Objects to development on remainder of site due to privacy concerns, wildlife, flooding, noise pollution, high power lines and protected trees.	Amend site to accurately reflect area available for development. Further assess amended site.	No change.
LUR18-153	Julie Lawford	Objects to BUT021 as it is outside of the development boundary and disproportionate to the rest of the village. Concerns are also raised regarding traffic, altering the character, flooding and sewage.	This site has not been allocated as part of the Limited Update.	No change.

