

Mendip Local Plan Part 2 Examination

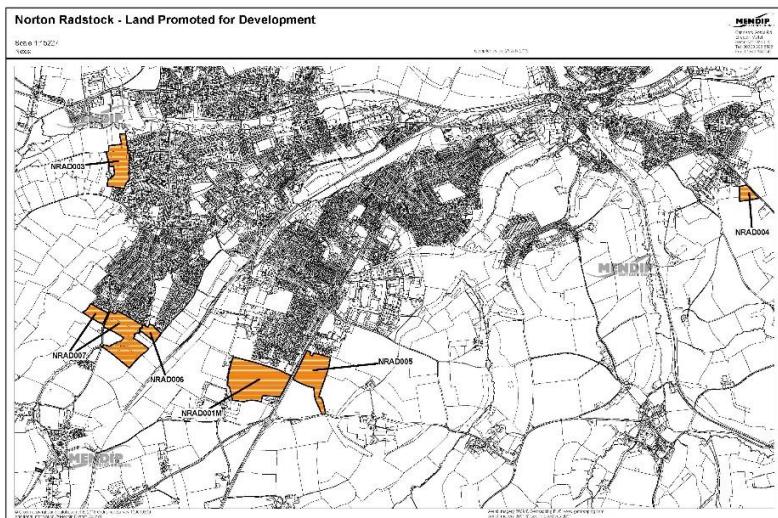
Additional Statement - Question 7

7. status of the 505 dwellings which are identified in Core Policy 2 taking into account the references in LPPI paragraphs 4.5, 4.21 and paragraph 23 of the LPPI Inspector's Report. In particular, does LPPI provide for, or anticipate in LPP2, allocations within the north-eastern part of Mendip – eg sites adjacent to Midsomer Norton and Radstock and sustainable villages in that area?

Relationship to the Spatial Strategy

Core Policy 1a identifies five principal towns which make up the Council's spatial strategy. They do not include Midsomer Norton and Radstock. The Council do not agree that Midsomer Norton and Radstock are in some way to be treated as Mendip's 'sixth' town

The potential for development of these 'border' sites must be considered in their settlement context. Map 1 – below shows the location of promoted land though the Mendip Land Availability process and other consultations. This shows a number of individual site opportunities on greenfield sites rather than any coherent or comprehensive development location. The map also shows they are in every sense physically and functionally dependent on facilities and services in BaNES



The 505 Dwellings

The Council's view is that these paragraphs do not direct LPP2 to address a specific quantum of planned growth or create a specific requirement for this to be located adjacent to Midsomer Norton and Radstock.

Para 4.21 sets out a number of routes through which the roll-forward number of dwellings could be met. The text states that this could be through

- (1) A review of future growth areas (ie release of growth areas)
- (2) Growth identified in neighbourhood plans
- (3) Updated housing delivery
- (4) Revised housing market areas (HMA)and housing needs identified through cross-boundary working

In particular, the council considers the reference to *updated housing delivery* implies that it is entirely legitimate to take account of windfall growth/monitoring in meeting the requirement.

The reference to revised HMA's was included to anticipate future work to update SHMA's in the West of England area and specific joint working. In the years following adoption of LPP1, no joint cross boundary housing needs have been identified with BaNES.

Direction of Growth

While It is accepted that while these locations are not exempted from consideration in LPP2, para 4.21 only states that this 'may include' land in the north/ north east of the District. The council dispute the interpretation with other parties that the phrase "*that the council will consider making specific allocations*" amounts to a direction in LLPP1 to explicitly allocate sites. Subject to the specific concerns raised around sustainability appraisal, the council's view is that it has 'considered' sites in this location in the emerging LPP2. This is summarised in appendix 1

BaNES development plans

Throughout the period of preparing the LPP2, BaNES and the Parishes of Midsomer Norton, Westfield and Radstock have maintained their opposition regarding peripheral development contrary to the BaNES core strategy, placemaking plan. Particular issues have been raised in terms of development impact on the existing infrastructure in the Somer Valley and its potential to undermine the adopted planning strategy based on an imbalance between housing growth and employment opportunities.

Allocations in Identified Villages in the North of the District

LPP1 paras 4.28 – 4.27 set out the rationale and principles of site allocations in villages based on proportionate growth (see para 4.32) . LPP2 does not make additional allocations in primary and secondary villages in the north east of the district. LPP2 Para 3.22 explains that the Plan focuses on those settlements where land supply falls short of the minimum requirements. Table 1 demonstrates that settlements in the north east of district have already significantly exceeded minimum requirements.

Table 1 : primary and secondary villages in the north of the District			
Settlement	Village minimum Requirement in LPP1	Completions Commitments 2006 -18	Percentage of requirement
Beckington	55	108	196%
Chilcompton	70	158	
Faulkland	20	36	180%
Norton St Philip	45	113	251%
Rode	65	79	121%

Source: Housing land availability monitoring.

Appendix 1**Midsomer Norton/Radstock Sites – Summary of Appraisal and Assessment in Preparing the Mendip Local Plan Part 2**

1. MDC carried out a desktop study of all the sites received as part of the HELAA and those with severe constraints were excluded from further consideration.
2. Sites NRAD001M, NRAD003, NRAD004 and NRAD005, received as part of the 2014 HELAA above were included in the Issues and Options paper as land potentially suitable for housing.
3. Objections at issues and options stage to the allocation of some/all of the sites were received by MDC from BaNES Council, Westfield Parish Council, Midsomer Norton Town Council, Stratton on Fosse Parish Council. Other comments were received from Somerset county Council, Education Funding Agency, Transport for Greater Bristol. 57 representations from members of the public were received
4. Following Issues and Options consultation MDC reviewed the sites and a strategic decision was taken to exclude those that did not contribute to delivery of the spatial strategy set out in LPP1.
5. MDC carried out SA of sites that were potentially suitable and had the potential to contribute to delivery of the LPP1 spatial strategy. Sites NRAD001M, NRAD003, NRAD004 and NRAD005 were not considered to contribute to the delivery of the LPP1 spatial strategy and were not included in the SA process.
6. The SA also included appraisal of District wide options for growth, focussing on delivery of the spatial strategy set out in LPP1
7. Sites received by MDC later in the process were reviewed at the appropriate times. Site NRAD006 was received after Issues and Options consultation and NRAD007 was received as a result of pre-submission consultation. MDC did not consider these sites to have the potential to contribute to delivery of the LPP1 spatial strategy and they were not subject to SA.
8. The sites were not included in the Pre-Submission draft plan, and representations supporting this approach were made by Westfield Parish Council and Midsomer Norton Parish Council in response to pre-submission consultation. All the responses to pre-submission consultation are published on MDCs website.
9. Members of the public made representations during consultation on proposed changes in April 2019, although no proposed changes relating to sites in Midsomer Norton and Radstock were proposed. All of these representations objected to development of NRAD003, Underhill Lane.