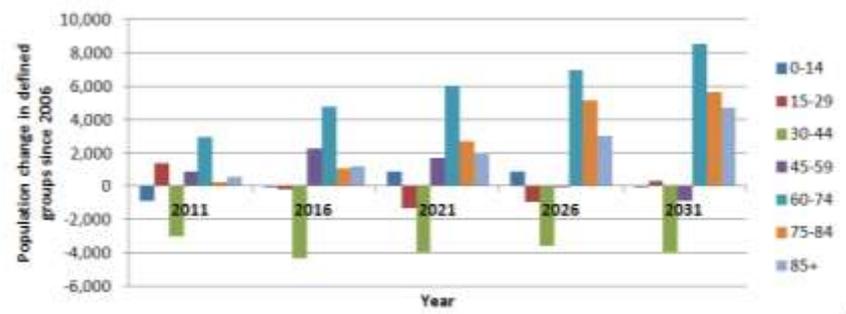


Mendip Local Plan Part I: Proposed Main Modifications

Ref	Page	Policy/ Paragraph	Main Modification																																																								
MM1	2	1.9	...during the period to 2028-2029.																																																								
MM2	12	2.18 Fig 3	 <p>FIGURE 3: Projected Change in the Structure of Mendip's Population 2006-2028³¹ (Justin Gardner Consulting, 2013) ONS/Dorset CC, 2012)</p>																																																								
MM3	13	2.19	More dramatic however, is the growth in age groups aged over 60 which by 2034 <u>2029</u> will have increased its share of the district population from 24% <u>27%</u> in 2011 to 38% <u>36%</u> with the number of people aged 90 or more trebling to <u>over 3000</u> around 3,300.																																																								
MM4	13	2.20	...average household size is set to fall as retired couples and widow(ers) households make up a larger share of all households <u>as illustrated in the table below</u> . The reduction in household size will arise from other sources such as divorcees. The table below summarises calculations involving projected population growth, falling household size and the consequential demands for new housing arising from these trends.																																																								
MM5	13	2.20 Table 2	<table border="1"> <thead> <tr> <th></th> <th>Frome</th> <th>G'bury</th> <th>Street</th> <th>Shepton Mallet</th> <th>Wells</th> <th>Rural Area</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>2006 Population (a)</td> <td>25,479</td> <td>8,816</td> <td>11,479</td> <td>9,678</td> <td>12,987</td> <td>38,839</td> <td>107,278</td> </tr> <tr> <td>2006 Households (b)</td> <td>10,534</td> <td>3,734</td> <td>4,637</td> <td>3,980</td> <td>5,897</td> <td>16,957</td> <td>45,737</td> </tr> <tr> <td>2006 Average Household Size</td> <td>2.42</td> <td>2.36</td> <td>2.48</td> <td>2.43</td> <td>2.20</td> <td>2.29</td> <td>2.35</td> </tr> <tr> <td>2028 Projected Population</td> <td>30,952</td> <td>9,889</td> <td>13,184</td> <td>11,527</td> <td>12,718</td> <td>39,520</td> <td>117,430</td> </tr> <tr> <td>2028 Projected Households</td> <td>13,390</td> <td>4,464</td> <td>5,776</td> <td>4,992</td> <td>6,203</td> <td>19,502</td> <td>54,324</td> </tr> <tr> <td>2028 Projected Average Household Size (c)</td> <td>2.28</td> <td>2.22</td> <td>2.28</td> <td>2.31</td> <td>2.05</td> <td>2.03</td> <td>2.16</td> </tr> </tbody> </table>		Frome	G'bury	Street	Shepton Mallet	Wells	Rural Area	Total	2006 Population (a)	25,479	8,816	11,479	9,678	12,987	38,839	107,278	2006 Households (b)	10,534	3,734	4,637	3,980	5,897	16,957	45,737	2006 Average Household Size	2.42	2.36	2.48	2.43	2.20	2.29	2.35	2028 Projected Population	30,952	9,889	13,184	11,527	12,718	39,520	117,430	2028 Projected Households	13,390	4,464	5,776	4,992	6,203	19,502	54,324	2028 Projected Average Household Size (c)	2.28	2.22	2.28	2.31	2.05	2.03	2.16
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Additional homes needed to accommodate the same 2006 population using 2028 average household sizes (=a/c-b)	617	246	392	211	436	2,209	4,112
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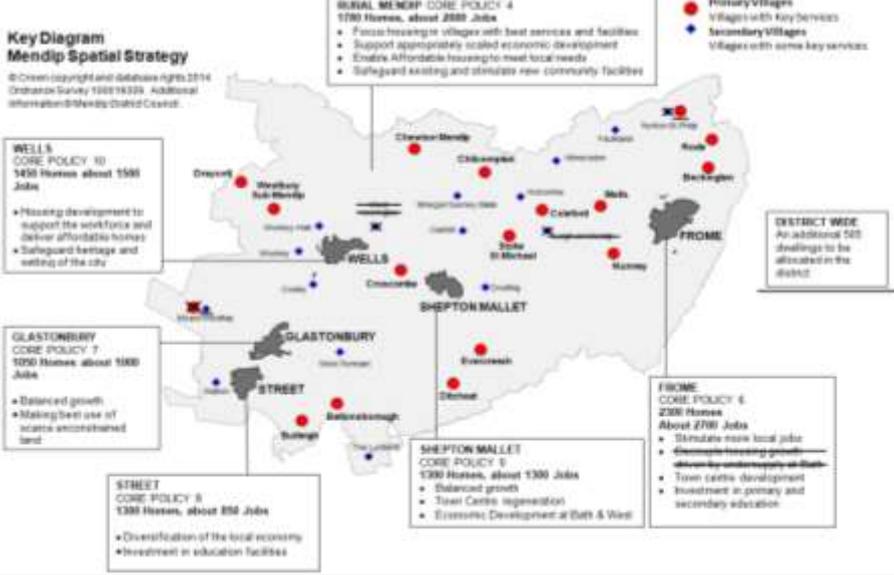
Table 2: Trend based Projected Population/Household Growth and Changing Household Size 2006-2028 (ONS/Dorset CC, 2012)

	Frome	G'bury	Street	Shepton Mallet	Wells	Rural Area	Total
2011 Population	<u>26,223</u>	<u>8,943</u>	<u>11,820</u>	<u>10,374</u>	<u>10,556</u>	<u>41,489</u>	<u>109,406</u>
2011 Households	<u>11,205</u>	<u>4,040</u>	<u>4,771</u>	<u>4,378</u>	<u>4,917</u>	<u>16,900</u>	<u>46,212</u>
2011 Economically Active	<u>14,088</u>	<u>4,616</u>	<u>5,730</u>	<u>5,926</u>	<u>4,981</u>	<u>21,551</u>	<u>56,893</u>
2029 Projected Population	<u>30,365</u>	<u>9,819</u>	<u>12,938</u>	<u>12,276</u>	<u>10,542</u>	<u>44,474</u>	<u>120,414</u>
2029 Projected Households	<u>13,582</u>	<u>4,644</u>	<u>5,716</u>	<u>5,496</u>	<u>5,095</u>	<u>18,988</u>	<u>53,520</u>
2029 Economically Active	<u>15,768</u>	<u>4,794</u>	<u>6,283</u>	<u>6,633</u>	<u>4,873</u>	<u>21,791</u>	<u>60,141</u>

(Table 2: SNPP updated – based on population projection (Mendip Housing Requirements Study 2013))

MM6	15	2.32	...Based upon the Gypsy and Traveller Accommodation Assessment (October 2010 <u>updated 2013</u>), there is a need for 93 <u>90</u> additional residential pitches to <u>2020</u> and 51 from 2021-2029 and. In addition at least 80 additional transit pitches over the period to 2020 <u>may be required in the plan period.</u>
MM7	20		...In Mendip it is expected to fall from 2.35 in 2006 to 2.16 <u>2.25</u> persons by 2026 <u>2029</u> generating the need for over 4,000 new homes without even adding to the population.
MM8	21		<ul style="list-style-type: none"> Accommodation for Gypsies and Travellers: <ul style="list-style-type: none"> Identified need for 93 <u>141</u> residential pitches and 80 transit pitches to 2020 <u>2029</u>.
MM9	23	3.1	...in the year 2028 <u>2029</u> ...
MM10	23	3.2	A Vision of Mendip District in 2028 <u>2029</u>
MM11	23	3.2	...as if it were written in 2028 <u>2029</u> by someone reflecting back....
MM12	23	3.2	In 2028 <u>2029</u> , Mendip remains a rural...

MM13	24	Objective 6	6. Deliver new primary/first schools in Frome, Shepton Mallet, <u>Wells and Street.</u> And a replacement of Crispin School in Street.
MM14	27	4.5	Within Mendip District, the towns of Frome, Glastonbury, Shepton Mallet, the city of Wells and the village of Street all perform traditional market town roles offering employment, services, cultural and community facilities as well as high street shopping to varying degrees. As the principal centres in the district they offer the best opportunities to deliver sustainable new housing and economic development to meet the needs of the growing population. <u>The towns of Radstock and Midsomer Norton in neighbouring Bath and North East Somerset also have close functional relationships with some settlements in the wider rural catchment within the north of the district (see paragraphs 4.7 and 4.21 below).</u>
MM15	27	4.6	In respect of housing growth, the <u>overall objectively assessed needs of Mendip have been updated to reflect projections based on 2011 Census and other data and are set out in a "Review of Housing Requirements" prepared by Justin Gardner Consulting (JGC) (November 2013).</u> This updates the Housing Distribution Technical Paper <u>which</u> has considered the relative needs of these five settlements examining expected population growth and prospects for employment growth, labour market dynamics, as well as affordable housing need and the availability of brownfield land. <u>It should be noted that in examining jobs driven housing needs, the JGC update does not seek to update in detail the economic projections for Mendip as set out in the updated Technical Paper published in October 2012. However, for comparison purposes, job growth projections produced by Experian in spring 2013 have been drawn upon which provide forecasts at District level which are unadjusted to take account of local trends and business requirements.</u> In light of these aspects and in response to the vision statements drawn up for each town, the broad level of housing development and employment land requirements have been determined as set out in Core Policies 2 and 3.
MM16	27	4.7	The towns of Radstock and Midsomer Norton lie on the northern fringe of Mendip district. The main built extent of these towns lie in Bath and North East Somerset; but some built development exists within Mendip- <u>and other built and permitted development immediately abuts the administrative boundary.</u> This Local Plan, <u>whilst remaining flexible about taking into account</u> development opportunities on land abutting the towns, does not make any <u>planned provision specific allocations</u> for development, particularly for housing. <u>However, Mendip District Council will work with Bath and North East Somerset Council to consider the development needs of the towns. The Council will consider making specific allocations as part of the Local Plan Part II Site Allocations to meet the development needs of Mendip which have not been specifically allocated to any particular location in this Part I Local Plan.</u> Where the specific development needs of the Radstock or Midsomer Norton urban area may be best met on land in Mendip District Council's administrative area (in light of robust consideration of all available development options) the Council may consider making allocations of land as part of its Site Allocations process. <u>In the event that such allocations are considered, this will be undertaken in consultation with B&NES and local communities. Any impact on infrastructure in B&NES such as education, transport or community facilities, will be addressed either through s.106 contributions or through CIL arising from new development in Mendip.</u>
MM17	29	CP1	Primary Villages: <u>Norton St. Philip</u> <u>Meare/Westhay</u> Secondary Villages:

			<p>Meare/Westhay Leigh on Mendip Norton St. Philip West Horrington</p> <p>...as defined on the Proposals Policies Map,...</p>
MM18	29	CP1	<p>In identifying land for development the Local Plan's emphasis is on maximising the appropriate reuse of <u>appropriate</u> previously developed sites and other land within <u>existing settlement Development</u> limits as defined on the Policies Map and then at the most sustainable locations on the edge of the identified settlements.</p>
MM19	30	Key Diagram	<p>Amend the diagram to reflect revised status of named villages resulting from changes in services and facilities.</p> <p>Add another box with reference to <u>additional 505 dwellings to be allocated in the District.</u></p> <p>In the Frome box, delete <u>Decouple housing growth driven by undersupply at Bath.</u></p>  <p>The map, titled 'Key Diagram Mendip Spatial Strategy', shows the Mendip district with various core policies and village types. The policies include:</p> <ul style="list-style-type: none"> RURAL MENDIP CORE POLICY 4: 1700 Homes, about 2000 Jobs. Focuses housing in villages with best services and facilities; support appropriately scaled economic development; Enable Affordable housing to meet local needs; Safeguard existing and stimulate new community facilities. WELLS CORE POLICY 10: 5400 Homes about 5500 Jobs. Housing development to support the workforce and deliver affordable homes; Safeguard heritage and setting of the city. GLASTONBURY CORE POLICY 7: 1000 Homes about 1000 Jobs. Balanced growth; Making best use of some unconsolidated land. STREET CORE POLICY 8: 1300 Homes, about 850 Jobs. Diversification of the local economy; Investment in education facilities. SHEPTON MALLET CORE POLICY 6: 1300 Homes, about 1300 Jobs. Balanced growth; Town Centre regeneration; Economic Development at Bath & West. FROME CORE POLICY 6: 2300 Homes About 2700 Jobs. Stimulate new local jobs; Decouple housing growth; Town centre development; Investment in primary and secondary education. DISTRICT WIDE: An additional 505 dwellings to be allocated in the district. <p>Village types are also indicated:</p> <ul style="list-style-type: none"> Primary Villages: Villages with key services. Secondary Villages: Villages with some key services.
MM20	33	4.18	<p>Having established the broad overall spatial strategy, the Local Plan must next define the overall level of housing and employment development which will be apportioned to each place. <u>Following the Review of Housing Requirements (2013), and to make provision for around 15 years supply from the likely date of adoption, this</u> This Local Plan is making provision for, <u>at least 9,635 dwellings in the period 2006-20298 and a development rate of 420 dwellings per annum from 2011-2029.</u></p>
MM21	33	4.19	<p><u>Establishing Local Housing Targets</u></p> <p>Housing provision is a central element in planning for the future of the area. In Mendip district, the housing market is complex with pressures arising from commuters to larger centres outside the District, those moving into the area (including a substantial proportion of the retired and pre-retired age groups) and the local population, including much of the workforce. <u>The Review of Housing Requirements has examined these trends and establishes that for the purposes of planning for housing, Mendip represents a self contained Housing Market area albeit with strong links to parts of Bath and North East Somerset in particular.</u></p>
MM22	33	4.20	<p>...and in light of other place based factors which will be discussed further in the town strategies. <u>The Review of Housing Requirements (2013) concludes that the proposed housing provision set out in the Pre-Submission Draft Local Plan makes provision for Mendip's objectively assessed needs, although modest</u></p>

			<u>additional supply is needed to cater for slightly higher annual needs beyond 2011 and to extend the time horizon of the Plan to 2029. The following...</u>																								
MM23	33	New para before Table 6	<u>The Review of Housing Requirements (2013) and the rolling forward of the plan period to 2029 will result in an additional requirement for 505 dwellings in the District. This will be addressed in Local Plan Part II: Site Allocations which will include a review of the Future Growth Areas identified in this plan. The Site Allocations document will also be able take account of issues in emerging neighbourhood plans, updated housing delivery, revised housing market areas and housing needs identified through cross boundary working. Allocations from this roll-forward are likely to focus on sustainable locations in accordance with the Plan's overall spatial strategy as set out in Core Policy 1 and may include land in the north/north-east of the District primarily adjacent to the towns of Radstock and Midsomer Norton in accordance with paragraph 4.7 above.</u>																								
MM24	33	New paragraph after 4.20	<u>The residual level of housing to provide 9,635 dwellings will be met through the strategic sites identified in this Plan and allocations made through the Local Plan Part II. For the avoidance of doubt, however, and taking account of advice in the NPPF on the need to increase housing delivery and maintain a rolling five year supply, the requirements in Core Policy 2 will be treated as minima to be achieved over the plan period. The Council will explore opportunities to deliver above the policy minimum through the site allocations process in the Local Plan Part II, including in primary and secondary villages, informed by the testing of site options through local consultation and Sustainability Appraisal. Opportunities for such additional provision may arise where the most effective planning of sites needed to meet the requirements of individual settlements would naturally enable somewhat higher levels of development. In this regard, provision on a settlement by settlement basis will not be artificially constrained to exactly match the numerical requirement as set out in Core Policy 2. The need to plan for proportionate levels of growth in Primary and Secondary Villages will, however, remain an essential consideration in accordance with the spatial strategy set out in Core Policy 1. Local communities may also wish to support higher levels of growth, for example through the Part II site allocations process, through Neighbourhood Plans or in accordance with Core Policy 4.</u>																								
MM25	33	New paragraph before Table 6	<u>Establishing a Local Housing Distribution</u> <u>The following paragraphs and tables summarise the process of establishing a local housing distribution:</u>																								
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		<i>Strong economic potential</i> <i>Risk of harm to important city character</i>	
Rural	927-2545	Meeting rural housing needs Safeguarding the countryside	1,780
		<i>Requirement resulting from updated housing review and rolling forward the plan to 2029 - to be allocated in Local Plan Part II: Site Allocations</i>	505
<u>Proposed Mendip District Housing Requirement 2006-2029 as per 4.21 of the supporting text</u>			9,635 9,135

Table 6: Summary of the exercise used to determine local housing targets

MM27 33 4.21 ...at the 31st March 2011 2013...

MM28 34 Table 7

		Frome	G'bury	Street	Shepton Mallet	Wells
Housing Requirement (as concluded in Table 6 above)		2300	1000	1300	1300	1450
Less homes built 1/4/06-31/3/13		<u>828</u>	<u>426</u>	<u>521</u>	<u>558</u>	<u>206</u>
Less homes with granted planning permission at 31/3/13		<u>200</u>	<u>188</u>	<u>275</u>	<u>36</u>	<u>130</u>
Less yield of housing from sites identified in the SHLAA ⁽⁸⁾	Identified sites within existing adopted town Development Limits	<u>1044</u> ⁽¹⁾	<u>205</u>	<u>39</u>	<u>91</u>	<u>496</u>
	Windfall Allowance (21-2028)	<u>487</u>	<u>93</u>	<u>93</u>	<u>93</u>	<u>93</u>
Residual Requirement (excluding windfall)		<u>228</u>	<u>181</u>	<u>465</u>	<u>615</u>	<u>618</u>
Need for a Strategic Site(s) to be identified in the Local Plan		Yes	No (see below)	Yes	Yes	Yes

Table 7: Mendip District Housing Land Supply at 31st March 2013

Footnote

⁸ Source: Strategic Housing Land Availability Assessment (SHLAA) Roll-forward to March 2013 - Totals of 'B' sites (acceptable in principle within development limits). ~~The latest update of this has a base date of 31/3/2011 and an update to 31/3/2013 will be available in mid 2013.~~

MM29 34 4.22

- Development areas which are allocated to meet the needs of the plan period ~~to 2028.~~
- Future Growth Areas on adjacent land which would represent logical extensions for subsequent plan periods, or offer flexibility in the latter part of the plan period if housing supply from other sources does not materialise or if other evidence warrants the future release of land. Any release of additional land will normally be made through a future site allocations ~~exercise.~~ However, where housing completions in the relevant town fall more than 20% behind the expected rate of delivery implied by the annual target provision set out in Core Policy 2, the Council will consider the reasons for this and may resolve to bring forward the release of land in advance of the Site Allocations document. Equally, land within Future Growth Areas may be released where this would logically contribute to a better pattern of development in the release of allocated sites.

MM30 34 4.23 In order to encourage a longer term and proactive view in planning for new development, the Council will, where necessary, require the production of and formal adoption as Supplementary Planning Documents (SPD) of Development Briefs and Masterplans for the Strategic Sites...

MM31 34 4.24 ~~With the exception of sites at Wells (as detailed in Core Policy 10) the Council does not consider that there is a need to phase the release of sites.~~

MM32	35	4.27	Subsequent 2010 household projections reduced the locally arising growth component to 1,190 new homes and the full household growth (including immigration) to 2,545 homes. The 2012 Housing Distribution Technical Paper considers the issues involved, concluding that to fulfil the 2,545 figure would impose levels of development on villages that would be out of scale, yet to reduce provision to 1,190 using the previously justified locally arising needs figure would mean that legitimate <u>needs demand from migration</u> would not be satisfied for the remainder of <u>over</u> the plan period. In conclusion, and reflecting the intensive consultation with rural parishes involved in agreement of the initial 1,780 figure, the council has concluded that this level strikes a balance between satisfying all locally arising needs as well as <u>a significant proportion of the demand expected to arise from in-migration. The updated housing requirements study (2013) also confirms that the proposed rural housing requirement is well in excess of projected natural change. almost half of the demands expected to arise from in-migration.</u>																																																																
MM33	35	4.28	The acknowledged gap of around 700 homes between the proposed 1,780 and the full projected household growth of 2,545 means that there will be a mismatch between rural supply and <u>trend-based projections including in-migration demand. This is in line with the overall spatial strategy of locating most development in the towns where there are a range of jobs, services and facilities.</u> The implications....																																																																
MM34	35	4.30	These villages would be the first places to consider when distributing planned rural housing in the Local Plan. Initially 80 homes were earmarked to each but, in <u>In</u> response to the second principle set out in the preceding paragraph, the Council <u>proposes village housing requirements based on a proportionate growth equating to</u> has limited growth to no more than 15% over of the existing housing stock. <u>These have been adjusted taking account of</u> ; alongside identified local constraints to tailor development levels in each community to an appropriate scale.																																																																
MM35	35	4.31	A further group of <u>13 45</u> villages (termed Secondary Villages in Core Policy 1) had the same public transport service but only two of the remaining core facilities. Hence, where the rural development was unable to be accommodated in the Primary Villages (predominantly on account of the excessive scale of new homes proposed when compared to the existing stock of dwellings) these Secondary Villages were considered well placed to accommodate a more modest amount of new homes, again applying the 15% <u>guideline as a proportionate level of growth.</u> upper limit.																																																																
MM36	36	Tables 8 & 9	<table border="1"> <thead> <tr> <th>Primary Villages</th> <th>Proposed Village Requirement</th> <th>Completions / consents granted (1/4/2006–31/3/20123)</th> <th>Residual Level of development to be planned for as at <u>31/3/20123</u></th> </tr> </thead> <tbody> <tr> <td>Baltonsborough</td> <td>45</td> <td>48 <u>27</u></td> <td><u>27 18</u></td> </tr> <tr> <td>Beckington</td> <td>55</td> <td>12</td> <td><u>43</u></td> </tr> <tr> <td>Butleigh</td> <td>45</td> <td>46 <u>17</u></td> <td><u>29 28</u></td> </tr> <tr> <td>Chewton Mendip</td> <td>15</td> <td>4</td> <td><u>11</u></td> </tr> <tr> <td>Chilcompton</td> <td>70</td> <td>78</td> <td>-</td> </tr> <tr> <td>Coleford</td> <td>70</td> <td>36 <u>34</u></td> <td><u>34 36</u></td> </tr> <tr> <td>Croscombe</td> <td>35</td> <td>3 <u>4</u></td> <td><u>32 31</u></td> </tr> <tr> <td>Ditchat</td> <td>25</td> <td>5 <u>4</u></td> <td><u>20 21</u></td> </tr> <tr> <td>Draycott</td> <td>65</td> <td>29 <u>27</u></td> <td><u>36 38</u></td> </tr> <tr> <td>Evercreech</td> <td>70</td> <td>36 <u>35</u></td> <td><u>34 35</u></td> </tr> <tr> <td>Meare/Westhay</td> <td>70</td> <td>83</td> <td>-</td> </tr> <tr> <td>Mells</td> <td>10</td> <td>4</td> <td><u>6</u></td> </tr> <tr> <td>Norton St Philip</td> <td>45</td> <td>73</td> <td>-</td> </tr> <tr> <td>Nunney</td> <td>55</td> <td>1</td> <td><u>54</u></td> </tr> <tr> <td>Rode</td> <td>65</td> <td>30</td> <td><u>35</u></td> </tr> </tbody> </table>	Primary Villages	Proposed Village Requirement	Completions / consents granted (1/4/2006–31/3/2012 3)	Residual Level of development to be planned for as at <u>31/3/20123</u>	Baltonsborough	45	48 <u>27</u>	<u>27 18</u>	Beckington	55	12	<u>43</u>	Butleigh	45	46 <u>17</u>	<u>29 28</u>	Chewton Mendip	15	4	<u>11</u>	Chilcompton	70	78	-	Coleford	70	36 <u>34</u>	<u>34 36</u>	Croscombe	35	3 <u>4</u>	<u>32 31</u>	Ditchat	25	5 <u>4</u>	<u>20 21</u>	Draycott	65	29 <u>27</u>	<u>36 38</u>	Evercreech	70	36 <u>35</u>	<u>34 35</u>	Meare/Westhay	70	83	-	Mells	10	4	<u>6</u>	Norton St Philip	45	73	-	Nunney	55	1	<u>54</u>	Rode	65	30	<u>35</u>
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Stoke St Michael	45	98	3637
Westbury sub Mendip	50	10	40
TOTALS	790 765	374 368	437 433

Table 8: Proposed Housing Requirements for Primary Villages 2006-20289

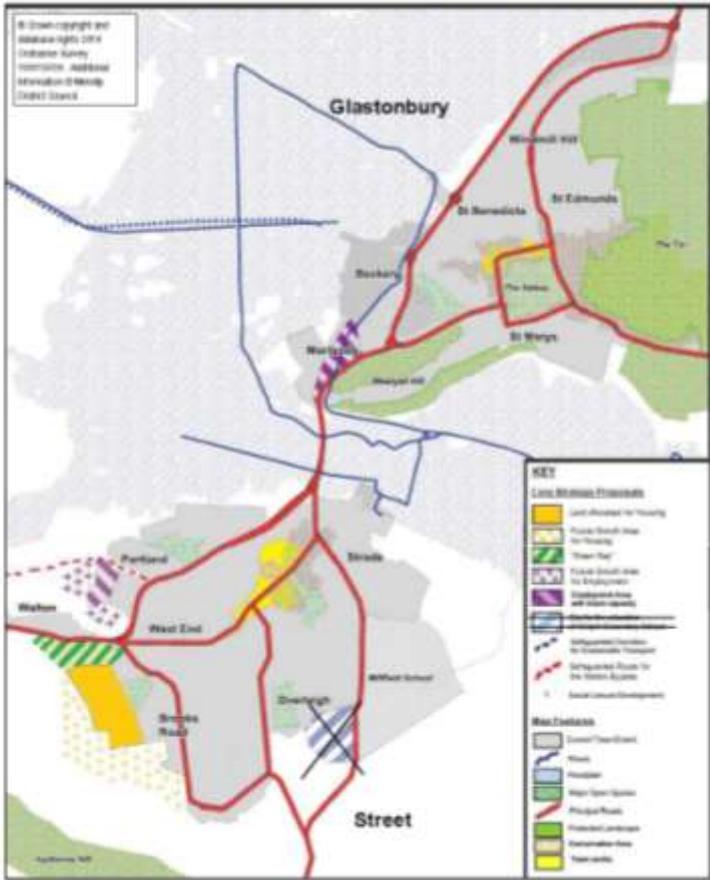
Secondary Villages	Proposed Village Requirement	Completions / consents granted (1/4/2006–31/3/20123)	Residual Level of development to be planned for as at 31/3/20123
Binegar/Gurney Slade	40	79	3331
Coxley	40	2221	1819
Doultling	15	4	11
Faulkland	20	5	15
Holcombe	40	4243	-
Kilmersdon	15	14	1
Leigh on Mendip	25	40	15
The Lydfords	25	23	2322
Meare/Westhay	40	84	-
Norton St Philip	40	80	-
Oakhill	40	43	-
Walton	40	3429	911
West Horrington	15	41	-4-
West Pennard	25	56	2019
Wookey	40	33	7
Wookey Hole	15	15	0
TOTALS	435 395	324 309	156 136

Table 9: Proposed Housing Requirements for Secondary Villages 2006-20289

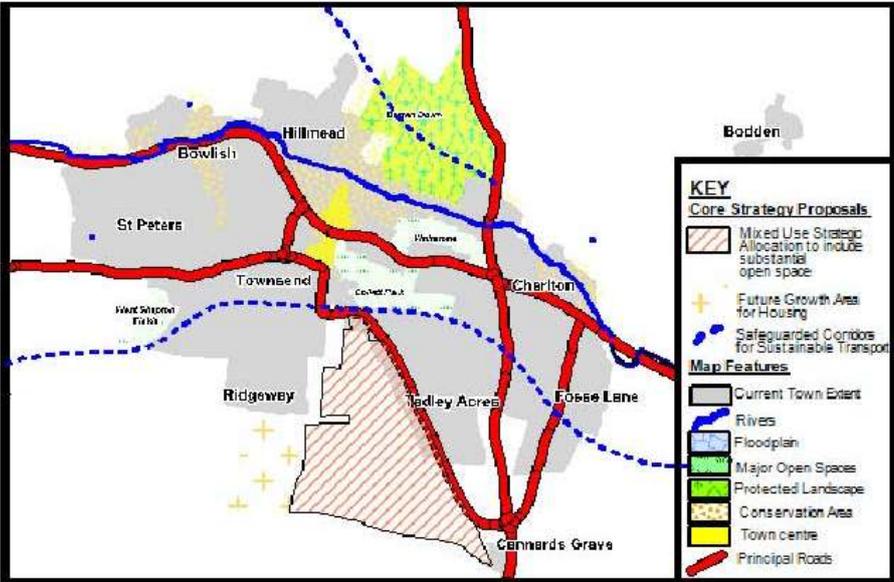
MM37	36	4.33	The total housing proposed in the Primary and Secondary Villages amounts to 4225 <u>1,160</u> homes. This leaves 555 <u>620</u> of the 1,780 total earmarked for the rural area. 444 <u>405</u> of these already arise from dwellings granted consent or built in other rural locations between 2006 and 2012 <u>2013</u> . The remaining 444 <u>230</u> are currently unallocated, however it is expected that further consents will be granted outside of the villages identified in this Local Plan prior to its adoption...																															
MM38	38	4.39	Given that the proposed 9,130 <u>9,635</u> housing requirement for Mendip as a whole would deliver around <u>420</u> <u>415</u> homes per year to <u>2029</u> , <u>2028</u> it is clear that the problem is not one that can be fully solved through the level of development considered appropriate in the previous section.																															
MM39	39	CP2	<p>1. Provision for a minimum of 9,635 additional dwellings new housing will be made in line with the table below to address needs arising in <u>23 22</u> year over the plan period from 2006 to <u>2028 2029</u></p> <table border="1"> <thead> <tr> <th></th> <th>Settlement</th> <th>New homes 2006-20289</th> <th>Annual target provision</th> <th>% of the district requirement</th> </tr> </thead> <tbody> <tr> <td rowspan="5">Towns</td> <td>Frome</td> <td>2,300</td> <td>105</td> <td>25%</td> </tr> <tr> <td>Glastonbury</td> <td>1,000</td> <td>45</td> <td>11%</td> </tr> <tr> <td>Shepton Mallet</td> <td>1,300</td> <td>60</td> <td>14%</td> </tr> <tr> <td>Street</td> <td>1,300</td> <td>60</td> <td>14%</td> </tr> <tr> <td>Wells</td> <td>1,450</td> <td>65</td> <td>16%</td> </tr> <tr> <td>Villages</td> <td>16 Primary, <u>15 13</u> Secondary and other Villages</td> <td>1,780</td> <td>80</td> <td>20%</td> </tr> </tbody> </table>		Settlement	New homes 2006-20289	Annual target provision	% of the district requirement	Towns	Frome	2,300	105	25%	Glastonbury	1,000	45	11%	Shepton Mallet	1,300	60	14%	Street	1,300	60	14%	Wells	1,450	65	16%	Villages	16 Primary, <u>15 13</u> Secondary and other Villages	1,780	80	20%
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Total	Mendip District	9,635	9,130	418 415														
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MM40	39	CP2	Delivery of the proposed housing will be secured from:															
MM41	39	CP2	<p>Strategic Sites identified on the Key Diagrams for each town associated with Core Policies 6-10. On the Policies Map, detailed extents of Housing Allocations within the Strategic Sites are shown which area capable of delivering residual requirements of housing to 2028 <u>2029</u> as identified in Table 7.</p> <p>Strategic Sites for Frome, Shepton Mallet, and Street <u>and Wells</u> include Future Growth Areas shown on the Proposals <u>Policies</u> Map. Areas of land within these Future Growth Areas will, <u>where necessary</u>, be released for development through a formal Site Allocation process or by a formal Council resolution where or where:</p> <ol style="list-style-type: none"> i. Housing completions in the relevant town falls more than 20% behind the expected rate of delivery implied by the annual target provision in the table above, The Council otherwise determines in the light of evidence that the rate or volume of housing provision should be increased in the relevant town; or ii. Outside any review of this Plan, the Council determines in light of new evidence that the rate or volume of housing provision should be increased in the relevant town or that the release of land would logically contribute to a better pattern of development. The release of land is needed to logically contribute to a better pattern of development in the release of sites allocated for development. <p>All Strategic Sites will be the subject of Development Briefs, <u>Masterplans or other agreed pre-application processes</u> (to be prepared from the outset in dialogue with the local community) which will then, <u>if necessary</u>, be adopted as Supplementary Planning Documents (SPD) prior to the granting of any planning permission for new housing or mixed use development. Where adjacent Future Growth Areas are identified, Development Briefs will be expected to indicate a broad provisional form of subsequent development areas including substantive infrastructure or community facilities.</p>															
MM42	39	CP2	<p>Other allocations of land for housing and, where appropriate, mixed use development, outside of Development Limits through the Site Allocations process in line with:</p> <ol style="list-style-type: none"> i. <u>The principle of the proportionate growth in rural settlements guided by the requirements identified within supporting text above</u> ii. Informed views of the local community iii. the contribution of development since 2006 towards identified requirements in each place, development with planning consent and capacity within existing Development Limits <p>All allocations made will be the subject of an appropriately detailed Masterplan <u>or other agreed pre-application process</u> prepared with the relevant community and, <u>if necessary</u>, adopted as a Supplementary Planning Document prior to the granting of planning permission.</p>															
MM43	45	4.75	The Plan as a whole makes provision for of 9,130 <u>9,635</u> new homes across															

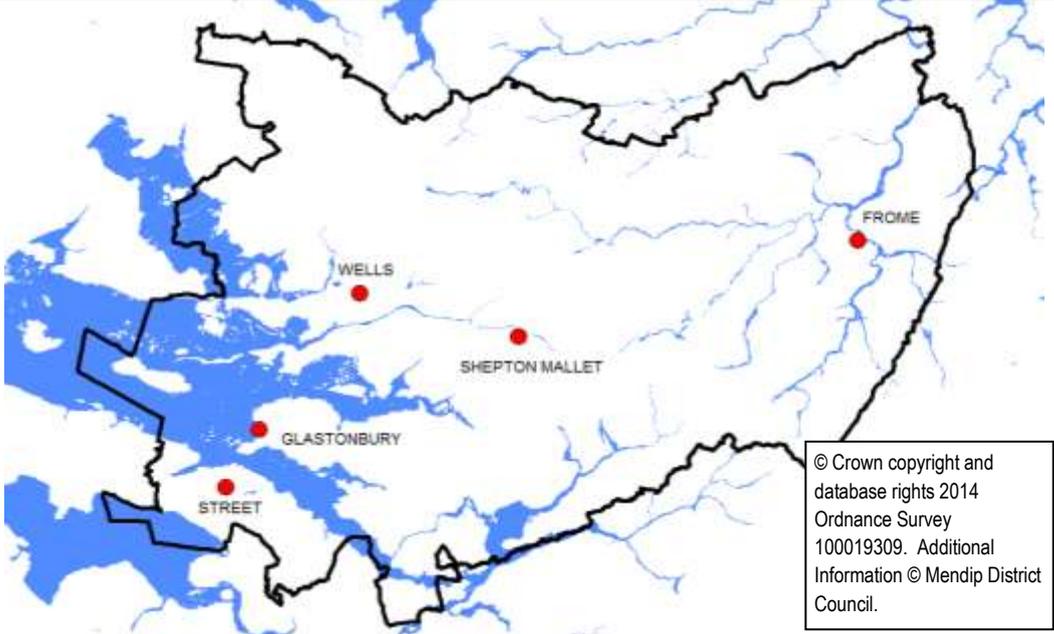
			Mendip district <u>having objectively assessed</u> which reflects needs associated with household growth, job creation and labour market dynamics. Between 2006 and 2028, the Mendip wide figure for Household Growth is 8,693. Hence, the Council is making provision in excess of all projected household growth and more of this is being accommodated in the more sustainable urban locations.
MM44	52	Box adjacent to 5.6	...Around <u>1,700</u> 2000 homes can be delivered on brownfield land (<u>without windfall</u>), therefore there will be a need for a site or sites to deliver <u>300- 400-600</u> homes...
MM45	54	Vision	In 2028 <u>2029</u> Frome residents have access to...
MM46	55	CP6	Around <u>1,700</u> 2000 homes will arise from previously developed sites.....
MM47	55	CP6	Greenfield land will be required to accommodate around <u>300-400 - 600</u> homes.
MM48	55	CP6	...a medium scale foodstore of about 1500sqm (net) including only an ancillary element...
MM49	55	CP6	<u>Residential uses and u</u> Uses that enhance the attraction of the town ...
MM50	59	Box adjacent to 5.13	...Table 7 associated with Core Policy 2 indicates that completions, commitments, expected windfall and <u>brownfield</u> sites within the towns existing extents can deliver <u>around 800 dwellings without windfall</u> almost all the required housing . As a result, Glastonbury will <u>may</u> only require a very small amount of new some greenfield land to be provided.
MM51	59	5.13	...the period 2006- 2028 <u>9</u> – this equates to <u>45</u> 50 per year...
MM52	60	Vision	Glastonbury by 2028 <u>2029</u> :...
MM53	62	Key Diagram	site for the relocation of Crispin Secondary School
MM54	63	Box adjacent to 5.17	In determining an appropriate housing requirement , Street is a net importer of employees and this generates travel into the town although not to the extreme observed in Frome. Household growth and upper expectations for job growth are both <u>is</u> predicted to generate needs for around 1100 new homes...
MM55	63	Box adjacent to 5.17	Around <u>800</u> 250 new homes <u>have been</u> can be delivered in Street on brownfield land and around 750 had been completed or granted consent by 31st March 2013 <u>2014</u> . <u>Depending on windfall</u> , this leaves a deficit of around <u>400 - 500</u> homes over the plan period that will need to be delivered on greenfield land on the edge of the town
MM56	63	5.17	...Whilst the vibrancy of shopping activity has returned, consultation and the Town Centres assessment suggest that opportunities exist to improve food, drink and evening uses in the vicinity of the High Street, notably along Farm Road which offers potential to capture trade from shoppers at the adjacent Clarks Village . <u>As the factory outlet model has grown in popularity across the country, Clarks Village has had to find ways in which to respond to this growing competition and meet the expectations from shoppers travelling from further afield</u> . In particular, modern factory outlet centres rely on a strong and high quality food and drink offer alongside discounted shopping. Therefore additional development of such uses up to a maximum of 25% of the overall (gross) floorspace of Clarks Village will be permitted where these would also be accessible to visitors and residents of the wider town centre. This will ensure the future sustainability of Clarks Village as well as providing an improved night time economy.
MM57	63	5.19	Strode College, Crispin School and Millfield School are all located within the town. Crispin School is currently located next to Strode College, however it retains ambitions to relocate to land made available for this use at Overleigh. The relocation of Crispin School would also allow for the expansion of Strode

			College, thereby better meeting the needs of both establishments. The expansion of the town by 1,300 new homes will also give rise to the need for a new 14 class primary school.
MM58	64	Vision	By 2028 2029 Street is renowned for the quality of its education. Strode College offers a wide range of courses and acts as a hub of education within the county. Crispin School now occupies a new site that meets its space requirements. A new primary school has been provided to meet the growing educational needs of Street.
MM59	65	CP8	<ul style="list-style-type: none"> • <u>Further development of Clarks Village Factory Outlet Centre will be supported and permitted in order to maintain the individuality of the town centre, providing:</u> <ol style="list-style-type: none"> a) <u>Where restrictions to factory outlet retailing apply, the proposals are for additional retail floorspace for direct retailing of merchandise by manufacturers or vertically integrated retailers (who retail their own branded goods or those of a subsidiary), or retailers who offer branded factory seconds and/or non-current lines at discount prices to their original full market price, or merchandise that is intended to be retailed exclusively through Factory Outlet Centres;</u> b) <u>Additional floorspace for food and drink uses needed to support the integrity and competitive position of the Factory Outlet Centre would not cumulatively exceed 25% of the overall (gross) floorspace of the centre and would be accessible to visitors to, and residents of, the wider town centre.</u>
MM60	65	CP8	<ul style="list-style-type: none"> • The relocation of Crispin School to the identified site at Overleigh as identified as CP8D on the Proposals Map 
MM61	67	Box	Shepton Mallet has more jobs than the available workforce can supply and so

		adjacent to 5.24	<p>there is a net flow of people into the town. Projected household growth is expected to be <u>strong, equating to somewhere in the region of 65 dwellings per annum, in the region of 1100</u> whilst job growth <u>over the whole plan period</u> will be in the order of 1300-1500. <u>Given existing delivery and Bbuilding</u> in some caution reflecting <u>the timing of progress to date</u> employment creation at the Bath and West Showground site, a figure of 1300 homes is proposed. At 31st March <u>2013 2014</u> around <u>600 650</u> of these new homes had been built or granted consent. Capacity for a further <u>90 200</u> homes exists on <u>brownfield sites</u> within the town <u>Additional brownfield sites may come forward including the recently closed Shepton Mallet Prison.</u> <u>indicating that a greenfield site would be required to deliver the remainder – 450 homes.</u> Land to the south of the town <u>and Tadley Acres</u> represents the most suitable location to accommodate <u>this significant greenfield</u> growth with <u>the only major constraint,</u> drainage needing to be addressed through the delivery of a comprehensive sustainable drainage system. The policy identifies an area for <u>around 600 dwellings</u> <u>the needs of this plan period</u> <u>with an area for future growth.</u> <u>The extent of this area will be determined within the Local Plan Part II.</u> <u>but gives a clear signal that future growth should be planned for in a comprehensive manner on adjacent land.</u></p>
MM62	69	Vision	By 2028 <u>2029</u> Shepton Mallet is...
MM63	70	CP9	...This area will deliver mixed use development incorporating housing, substantial areas of open space (including the broad retention of open land on the northern part of the site identified as a Green Gap on the Proposals Map), a comprehensive sustainable urban drainage, a new primary school to meet the needs of the growing population, small business space compatible with a residential setting, and land to accommodate the annual Mid Somerset Show...
MM64	71	5.30	...A third area — termed a Green Gap — is also identified on the Proposals Map. This area encompasses what is known locally as the Showground Field and adjacent land...
MM65	71	5.33	Secondly, <u>the future of</u> the existing Showground Field, identified as a Green Gap on the Proposals Map, <u>is must be considered as</u> part of the overall scheme. Whilst the Council accepts, in principle, that this area should remain broadly open in character, <u>it is also important to ensure through a proper assessment of topography and landscape features, that the whole development incorporates properly integrated green space.</u> †This should not therefore preclude the use of fringes of the land from built development or for community and leisure uses being accommodated on the northern part of the site, associated with the space. Furthermore, in the pursuit of a successful and integrated pattern of development, housing development on the western edge of the green gap is not ruled out in that properties could provide advantages, for example, in the offering passive surveillance of what will still be substantial open spaces. Ultimately, the council sees this area evolving as part of what was initially proposed as a “Green Lung” serving this part of the town, offering accessible natural green space, formal open space and contributing to the residential amenity of the new development area. The most appropriate <u>way forward</u> solution will be for <u>masterplanning and</u> the Development Brief process <u>to propose and test solutions</u> – involving extensive public engagement. to conclude.

MM66	72	Key Diagram	 <p>© Crown copyright and database rights 2014 Ordnance Survey 100019309. Additional Information © Mendip District Council.</p>
MM67	73	Box adjacent to 5.36	...provision for the city to 2028 <u>2029</u> ...
MM68	73	Box adjacent to 5.36	...around <u>800</u> 4000 homes could be secured <u>without windfall</u> ...
MM69	75	Vision	By 2028 <u>2029</u> Wells offers...
MM70	76	CP10	Around <u>800</u> – 1000 new homes will come forward....
MM71	76	CP10	<p>The southern portion of the area, capable of delivering a further 100-150 new homes is identified as a Future Growth Area offering flexibility in the supply of land should it be required to maintain the delivery of housing or make up shortfalls on brownfield sites. which This land will <u>may</u> be released for development during the Site Allocations process <u>or under the provisions set out in Core Policy 2.</u> to maintain the supply of housing land unless deliverable alternative sites emerge. If so, the area will be retained until a subsequent review.</p>
MM72	77	CP10	<p>Sensitive town centre development which complements the city's historic core should deliver</p> <ul style="list-style-type: none"> - up to 7,500sqm of new non-food retail floorspace through: <ul style="list-style-type: none"> o Redevelopment of land at Princes Road/Priory Road identified as CP10C on the <u>Proposals Policies</u> Map. o Changes of use of premises on Union Street and St Johns Road in response to higher levels of shopper footfall arising from new supermarkets at Whiting Way and Southover. o Smaller scaled shopping arcades through careful redevelopment of premises on both sides of the high street providing space for small retail businesses
MM73	79	5.42	<p>Phasing</p> <p>As set out above, the Council is mindful of the city's setting, no more so than on the west of the city. This locality has seen much of the post war growth although, since the 1980s, the overall need for greenfield development has been diminished through policies aimed at the re-use of previously developed sites. Whilst this plan proposes the majority of new homes on brownfield and infill sites around the city, it remains that these will not be sufficient to deliver the homes needed. However, whilst needing to offer clarity about where housing will be delivered, the Council is mindful that during the lifetime of the plan other sites may emerge which represent better development opportunities and so intends</p>

			that a phased release policy is applied to part of the West of Wells development area as set out in Core Policy 10.
MM74	79	5.43	In practical terms, the council will not grant planning permission for the development of the West of Wells area south of the former railway line until a review of land supply <u>in line with Core Policy 2</u> , is undertaken as part of the Site Allocations process. Given that current deliverable and developable sites indicate land supply sufficient to deliver around 70-80 homes per year until 2021, there is no urgent need <u>to release the Future Growth Area</u> for the land. The Site Allocations process will need to make provision for the remaining 100 homes, although any surplus or shortfall of completions will also be factored in. Where deliverable alternative sites can be identified the Council may choose to allocate these based on findings from a site based Sustainability Appraisal.
MM75	95	DP7	For <u>large scale or strategic sites</u> allocated in the Local Plan and other significant development sites (as advised by the Local Planning Authority), the preparation of, consultation on, and formal adoption of Development Briefs or Masterplans will be required prior to the determination of planning applications. <u>All allocations will be the subject of either an appropriately detailed Development Brief or Masterplan or other structured and agreed pre-application process prepared in conjunction with the relevant community. Where a Development Brief/Masterplan is prepared, it will, where appropriate, be adopted as a Supplementary Planning Document prior to the granting of planning permission.</u>
MM76	95	6.67	A sizeable s Supply of water in the district is sourced from groundwater boreholes, <u>reservoirs, local wells and springs</u> . Development in Source Protection Zones shown on the proposals map <u>or affecting Principal or Secondary aquifers</u> will be required to demonstrate there will be no adverse impact on groundwater.
MM77	96	6.69	The operation of sewage treatment works results in some localised nuisance impacts, primarily related to odour. As a result, treatment facilities are generally located at distance from residential areas. Any development proposed within <u>defined cordons defined by Wessex Water</u> on the proposals map will be subject to consultation to ensure that the amenity of existing and future residents is not compromised.
MM78	100	6.91	The Water Environment It has not been considered necessary to include specific policies on the water environment within the Local Plan as there are no locally specific circumstances that warrant deviation from national policy contained within the National Planning Policy Framework (NPPF) and associated supporting guidance. However, given that there are risks and resources within the district, this short section signposts applicants to appropriate sources of guidance.
MM79	100	6.92	Some areas of Mendip are prone to flooding and large expanses of floodplain exist on and around the Somerset Levels and Moors. Floodplains are defined and updated by the Environment Agency and the extent of floodplain in the district is available from the Environment Agency's website with the extents at October 2012 shown illustratively below in Figure 7. Flood zone 3 is the most significant where 1 in 100 year rainfall events can lead to the flooding of identified areas. At a local level and to inform the production of the Local Plan the Council commissioned a Strategic Flood Risk Assessment in 2008 which identifies other sources of flooding which applicants should be aware of in considering development proposals. Definitive national planning policy on development and flood risk can be found in section 10 of the National Planning Policy Framework. All proposals must be in accordance with the NPPF and early engagement with the Environment Agency is encouraged where flood risk is likely.
MM80	101	6.94	As a result, where proposals for buildings for agricultural uses are promoted, the Council will look positively on such schemes in consultation with the

			Environment Agency, where measures have been taken to mitigate the impacts of potential flooding on new and existing structures or the safeguarding of livestock, machinery or other facets of the business from flood risk.																
MM81	101	6.95	Groundwater is an important resource in the district and needs to be protected both in terms of quantity and quality. The Environment Agency has defined a number of Groundwater Source Protection Zones and these are protected by the Agency's Groundwater Protection Policy. Some of these zones lie within Mendip and are indicated on the Proposals Map. Development proposals falling within these areas will be required to demonstrate no adverse effects on groundwater in accordance with Development Policy 8.																
MM82	101	Under 6.95	 <p>© Crown copyright and database rights 2014 Ordnance Survey 100019309. Additional Information © Mendip District Council.</p>																
MM83	104	Table 12	<p>Update the period column and data in Table 12 as follows:</p> <table border="1" data-bbox="456 1111 1417 1729"> <thead> <tr> <th>Period</th> <th>Basis</th> <th>Annual Target or Actual Provision</th> <th>Total Output</th> </tr> </thead> <tbody> <tr> <td>2006-20134</td> <td>Historic Development secured under Local Plan policies with lower thresholds and targets</td> <td><u>7780</u></td> <td><u>541400</u></td> </tr> <tr> <td>20134-20186</td> <td>Transitional period when new greater provision secured under emerging policy requirements will see some increase in the output of affordable homes</td> <td>100-420</td> <td>500-600</td> </tr> <tr> <td>20196-20282029</td> <td>Accelerated delivery when the new policy approach and land allocations from the Core Strategy and subsequent Site Allocations DPD will begin to deliver new homes</td> <td><u>450-140</u></td> <td><u>4500 1,400</u></td> </tr> </tbody> </table> <p>Table 12: Mendip Local Plan affordable housing targets for the period to 2028</p>	Period	Basis	Annual Target or Actual Provision	Total Output	2006-2013 4	Historic Development secured under Local Plan policies with lower thresholds and targets	<u>7780</u>	<u>541400</u>	2013 4 -2018 6	Transitional period when new greater provision secured under emerging policy requirements will see some increase in the output of affordable homes	100-420	500-600	2019 6 -2028 2029	Accelerated delivery when the new policy approach and land allocations from the Core Strategy and subsequent Site Allocations DPD will begin to deliver new homes	<u>450-140</u>	<u>4500 1,400</u>
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MM84	104	6.101	This stepped target will see affordable housing provision in the first half of the plan period (2006-2016) <u>over the next five years (2013-2018)</u> account for just <u>ever a fifth nearly one quarter</u> of all new homes. This will increase to a level approaching a third in the <u>following second</u> ten year period.																
MM85	106	6.117 6.118	<p>Local Occupancy</p> <ul style="list-style-type: none"> In rural areas, new affordable housing provision will be sought to provide for the needs of the immediate community or specific employer needs and appropriate 																

			<p>occupancy controls would be included in legal agreements to ensure “households with a local connection” in the first instance would be offered the housing. The term ‘households with a local connection’ is defined as those where a member of the household meets one of the following criteria:</p> <p>(i) has immediately prior to such allocation been ordinarily resident within the Parish, or</p> <p>(ii) has strong local connection with the said Parish through:</p> <p>(a) family associations of such person or persons in the said parish.</p> <p>(b) any periods of ordinary residence (being a continuous period of not less than twelve consecutive months) of such person or persons in the said parish.</p> <p>(c) permanent employment of such person or persons in the said parish.</p> <p>Where no households qualify under these criteria, the qualifying criteria will be broadened with homes being let or sold subsequently to those households with a connection to adjoining parishes and, beyond this to those households with a connection to any Parish within Mendip. Ultimately, the Council cannot create a situation where properties are kept vacant on account of occupancy controls.</p>
MM86	108	6.123	<ul style="list-style-type: none"> That schemes are either identified by or clearly supported by the local community. <u>Evidence of this could be</u> through an appropriate resolution secured by <u>of</u> the relevant Parish Council. <p><i>This builds in a requirement to ensure that schemes are brought forward collaboratively with communities to ensure that the focus is on meeting local needs as well as giving community leaders responsibility in proactively supporting the housing needs of their parishioners.</i></p>
MM87	108	6.123	<ul style="list-style-type: none"> That new market housing will be covenanted to be primary residences. (This addresses concerns over the loss of properties to second home buyers).
MM88	109	DP12	<p>which has clear <u>evidence of</u> support from the local parish council. <u>As expressed in a formal resolution made by that council.</u></p>
MM89	109	DP12	<p>d) ensures that any new market housing approved on this basis should be for occupation as a principal residence.</p>
MM90	108	To be inserted after 6.124	<p><u>Local Occupancy</u></p> <ul style="list-style-type: none"> <u>6.120</u> In rural areas, new affordable housing provision will be sought to <u>provide for the needs of the immediate community or specific employer needs and appropriate occupancy controls would be included in legal agreements to ensure “households with a local connection” in the first instance would be offered the housing. The term ‘households with a local connection’ is defined as those where a member of the household meets one of the following criteria:</u> <p>(i) <u>has immediately prior to such allocation been ordinarily resident within the Parish, or</u></p> <p>(ii) <u>has a strong local connection with the said Parish through:</u></p> <p>(a) <u>family associations of such person or persons in the said parish.</u></p> <p>(b) <u>any periods of ordinary residence (being a continuous period of not less than twelve consecutive months) of such person or persons in the said parish.</u></p> <p>(c) <u>permanent employment of such person or persons in the said parish.</u></p> <u>6.121</u> <u>Where no households qualify under these criteria, the qualifying criteria will be broadened with homes being let or sold subsequently to those households with a connection to adjoining parishes and, beyond this to those households with a connection to any Parish within</u>

			<u>Mendip. Ultimately, the Council cannot create a situation where properties are kept vacant on account of occupancy controls.</u>
MM91	112	Insert after 6.134	<p><u>Similarly, there is growing demand for people to build their own home either as a cost effective way of securing accommodation or to achieve individually designed properties.</u></p> <p><u>There are numerous models emerging for the delivery of self build homes ranging from individually designed and built properties to contractor built homes to custom built developer-led schemes to the provision of affordable self-build housing through arrangements such as co-operatives and community land trusts. The Government is currently intending to consult on options for increasing the supply of housing through self build schemes. In the meantime, the Council will support the construction of self build schemes where appropriate and will keep under review how to provide appropriate support for such development.</u></p>
MM92	112	DP14	<p>Proposals for residential development should will be required to provide an appropriate mix of dwelling types and sizes. This mix should reflect identified local need in Mendip (both within the district as a whole and within identified sub-market housing areas) - including for small family sized units and housing suitable for older people - as set out in the Strategic Housing Market Assessment and other local evidence, particularly Local Housing Needs Assessments in rural communities.</p> <p><u>Subject to viability, this requirement will apply to both market and affordable housing, and in the case of the latter, will also have regard to the Council's Housing Waiting List.</u></p> <p><u>Proposals for care homes or similar specialist accommodation that meet an identified local need will be permitted in accordance with the Plan's overall spatial strategy. Exceptionally, permission for such accommodation outside development limits will be granted where there is clear justification having regard to the need for the facility and evidence of the unsuitability and/or unavailability of alternative sites within named settlements. All such development should be accessible and be proportionate in scale to the locality. Any ancillary facilities provided as part of the development should complement locally available amenities and, where possible, be made available to the wider community.</u></p>
MM93	112	6.136	<p>An updated Gypsy and Traveller Accommodation Assessment (September 2013 January 2014) has been prepared for the five local authorities in Somerset. This identified the need for:</p> <ul style="list-style-type: none"> • 90 93 additional residential pitches within Mendip by 2020 (67 69 between 2010-15 and 23 24 between 20156-20); • <u>51 additional residential pitches within Mendip from 2021-2029</u> • 80 additional transit pitches within Mendip by 2015; and • at least 4 Showmen's yards within Somerset by 2015.
MM94	123	6.184	<p>"As set out in national policy, priority will be given to conversion for economic uses before residential uses. Economic reuse in this context can include recreation and community uses. Residential re-use may also be appropriate where it would lead to an enhancement to the immediate setting. Not all buildings ..."</p>
MM95	123	6.185	<p>"The Council will prepare a guidance note to outline what steps applicants should make to show they have made "reasonable attempts" to secure appropriate business or non-residential uses."</p>
MM96	124	6.186	<p>"In some instances it may be apparent that a rural building would not be suitable for business and non-residential uses. In such circumstances it would be for the</p>

			local planning authority to give an early indication to a potential applicant in relation to paragraph 2 of the policy below”.
MM97	124	DP22	“The re-use and conversion of <u>redundant or disused</u> rural buildings in ...favourable consideration where <u>all reasonable attempts have first been made to secure an appropriate business or non-residential use, it would lead to an enhancement to the immediate setting</u> and where the above criteria ...”
MM98		New paragraph 6.188	<u>Managing Flood Risk is a significant consideration in making development allocations in this Local Plan and subsequent site allocation documents. Flooding is an issue with varying levels of severity across the District and large expanses of floodplain exist on and around the Somerset Levels and Moors. The Mendip Strategic Flood Risk Assessment (SFRA) indicates that significant flooding is mainly caused by the overtopping of river banks whilst less severe flooding is predominantly from surface water runoff and blockages of drains and culverts. Other sources of flooding such as groundwater or tidal impacts are less significant. Approximately 6% of properties within the district are located in areas at risk of flooding or within a short distance of known flooding incidents.</u>
MM99		New paragraph 6.189	<u>National policy is that development should be directed to Flood Zone 1 (the area of lowest risk) wherever possible and then sequentially to Flood Zones 2 and 3. The Council will expect development proposals to comply with the policies in the NPPF and supporting practice guidance. Where proposals require flooding or drainage infrastructure to be provided as part of the development, this will be sought in accordance with DP19. It is expected that flooding and drainage infrastructure should a be addressed as part of the masterplanning work on key sites and future growth areas identified in this Plan.</u>
MM 100		New paragraph 6.190	<u>All development proposals should refer to the latest available information on flood risk (from rivers or surface water flooding) provided on the Environment Agency (EA) website. Proposals should also take into account any local standing advice produced by the EA. This will be used by the Council to assess the need for a specific flood risk assessment. Early engagement with the Environment Agency is encouraged where flood risk is identified. A Flood Risk Assessment should demonstrate that all sources of flood risk have been considered (e.g. relevant evidence from recent flood events and locations identified in the SFRA; account has been taken of future climate change as set out in the NPPF, and appropriate measures have been incorporated into the proposal to reduce flood impacts elsewhere.</u>
MM 101		New paragraph 6.191	<u>On the Somerset Levels and Moors, activity exists in the knowledge that flooding remains a threat. For the most part, New development is therefore strongly resisted for this reason. Following recent flood events on the Somerset Levels, an action plan has been produced by the Somerset County council and DEFRA which commits to developing a strategy on how flood risk can be managed sustainably on the Levels and Moors over the next 20 years. This will be taken into account in any development proposals in this area.</u>
MM 102		New paragraph 6.192	<u>Groundwater is an important resource in the district and needs to be protected both in terms of quantity and quality. The Environment Agency has defined a number of Groundwater Source Protection Zones and these are protected by the Agency’s Groundwater Protection Policy. Development proposals falling within these areas will be required to demonstrate no adverse effects on groundwater in accordance with Development Policy 8.</u>
MM 103		New policy DP23	<u>Development Policy 23: Managing Flood Risk</u> <u>Development will follow a sequential approach to flood risk management, giving priority to the development of sites with the lowest risk of flooding. The development of sites with a sequentially greater risk of flooding will only be considered where essential for regeneration or where necessary to meet specific local requirements.</u>

			<p><u>Development in areas at risk of flooding will be expected to:</u></p> <ul style="list-style-type: none"> • <u>be resilient to flooding through design and layout, and</u> • <u>incorporate sensitively designed mitigation measures, which may take the form of on-site flood defence works and/or a contribution towards or a commitment to undertake such off-site measures as may be necessary, in order to ensure that the development remains safe from flooding over its lifetime, taking into account the predicted impact of climate change.</u> <p><u>All development will also be expected to incorporate appropriate water management measures to reduce surface water run-off and ensure that it does not increase flood risks elsewhere. This should include the use of sustainable drainage systems (SUDS).</u></p>
MM 104	126	A.1 – A.3	<p>A.1 This appendix includes <u>details of whether saved policies from the Adopted Local Plan 2002 and the Somerset and Exmoor Park Joint Structure Plan (2000) are proposed to be either a) continued as ‘SAVED’ policies or b) SUPERSEDED by (or incorporated into) this Local Plan Part I or c) DELETED.</u> a limited number of Saved Policies which are to be carried over from the existing Local Plan as they remain relevant or relate to allocations which have yet to be implemented. By including them within this Plan, there is no confusion for applicants in having to refer back to the old Local Plan which – once this plan is adopted – will no longer be part of Mendip District Council’s Development Plan.</p> <p>A.2 The intention is that the ‘<u>Saved Policies</u>’ they will be fully incorporated into Part II of the Local Plan which will set out Site Allocations. Once that document is adopted, this Appendix will no longer be a relevant consideration.</p> <p>A.3 Varied text to update the policies in light of review is marked in strikethrough or <i>italic</i> text. <u>This appendix also lists those allocations from the Adopted Proposals (Policies) Map which will be deleted following adoption of the Local Plan Part I.</u></p>
MM 105	126	Saved Policy 1	<p>SAVED POLICY 1: Brookside School Formerly Local Plan Policy S&W9</p> <p>A continuing need has been identified by the Local Education Authority for expansion of playing field provision at Brookside County Primary School at Street. A site has been identified adjacent to the western boundary of the school.</p> <p>SP1: Site for Education Use: Brookside School Land is allocated for an extension to Brookside County Primary School, in Street.</p>
MM 106	126	Saved Policy 2	<p>SAVED POLICY 2: Land Allocations for Education Use Formerly Local Plan Policy F10</p> <p>The Education Authority has identified a continuing the need for expansion at Oakfield School and at Frome College. In both cases the land will be used for playing fields.</p> <p>SP2: Sites for Education Use</p> <p>Land (in Frome) is allocated for education purposes at:</p>

			<ul style="list-style-type: none"> •Oakfield School •North of Coalway Lane
MM 107	126- 128	Saved Policy 3	<p>SAVED POLICY 3: Clarks Village Factory Outlet Centre, Street <i>Formerly Local Plan Policy S&W6</i></p> <p>Factory outlet shopping has long contributed to the robustness of Street as a commercial centre. It is considered that the strength and attractiveness of Street and its role in serving the community is best assisted by a vital and viable specialist (factory outlet) function. Clarks Village is an important source of employment and as a tourist attraction is an important part of the Mendip economy.</p> <p>Clarks Village has introduced a level and quality of comparison retailing which would not otherwise be represented in Mendip and which would not normally be expected in a centre of its size. As a result, Street has assumed a secondary status as a centre of intervening opportunity to which a trip may be made on some occasions by residents of the District as an alternative to more distant, higher order centres outside the District.</p> <p>Every opportunity should be taken to maximise the potential beneficial effects of Clarks Village for the Town Centre. Street can utilise its specialist factory outlet function to supplement its local centre role through capturing expenditure which would not otherwise be available to it. To assist in encouraging linkage between the two shopping destinations, measures should be taken to improve the physical, social or economic integration of Clarks Village and the Town Centre.</p> <p>The various roles of Street centre should be developed in parallel within the overall objective of sustaining and enhancing the vitality and viability of the Town Centre. In order to protect the local shopping function of the Town Centre, the range of facilities available within Clarks Village will be restricted to the sale of factory outlet goods. That is, the direct retailing of merchandise by manufacturers, vertically integrated retailers (who retail their own branded goods or those of a subsidiary), and retailers, who offer branded factory seconds and/or non-current lines at a discount to their original full market price.</p> <p>Any proposal will need to demonstrate that Clarks Village will continue to compliment rather than compete directly with the services and facilities of the Town Centres, particularly Street Town Centre. A retail impact assessment is likely to be required to accompany planning applications, the scope of this assessment will depend on the size and nature of the proposed development in relation to Street Town Centre and Clarks Village itself, taking account of the potential for cumulative impact.</p> <p>The majority of people using Clarks Village currently travel there by car. In order to reduce the number and impact of motorised journeys associated with the factory outlet centre, a modal shift target for the development towards modes other than the private car will be negotiated (and secured through a S106 agreement). Public transport improvements are likely to be key in reducing the impact of motorised journeys associated with the factory outlet centre. An increase in car parking provision is unlikely to be acceptable, consistent with <i>Development Policy 9 Policy SN25</i>.</p> <p>The Policy reflects the importance of food and drink uses in helping to sustain Street Town Centre in the future. Expansion which results in additional A3, A4 or A5 floorspace over and above the current permitted floorspace at 31st March 2012 of 1153 sq.m gross external is therefore not permitted by the Policy. Food and drink uses are those currently within Use Class A3, A4 and A5 of the Use Classes Order (1987).</p>

The Council will not necessarily require minor changes of use to satisfy each criterion, however account will be taken of the potential for cumulative impact of small scale proposals or increases in floorspace. For the purposes of this Policy 'Town Centres' are defined on the Proposals Map for Mendip but may also relate to other centres outside the District. The Policy should be read in conjunction with other policies of the Plan, particularly those addressing design matters. The Policy relates to Clarks Village or subsequent in title. The creation of a separate factory outlet centre elsewhere in the District is likely to be unacceptable within the policy framework of the Plan.

SP3 - Clarks Village Factory Outlet Centre, Street

Expansion of Clarks Village, factory outlet centre, Street will be permitted if:

- 1) used only for the direct retailing of merchandise by manufacturers or vertically integrated retailers (who retail their own branded goods or those of a subsidiary), or retailers, who offer branded factory seconds and/or non-current lines at discount prices to their original full market price;**
- 2) there would be no adverse impact, either individually or cumulatively, on the vitality and viability of Street or other Town Centres;**
- 3) measures are incorporated which are designed to achieve a shift in modal split away from the private car such that it can be demonstrated that the development would not result in any additional provision of car parking spaces;**
- 4) measures are incorporated to improve the integration of Clarks Village with Street Town Centre; and**
- 5) no increase in the amount of floorspace devoted to the consumption of food or drink results.**

Where appropriate, proposals for change of use will be considered against the above criteria

MM
108

126

Insert following paragraphs A1- A3

Adopted Mendip District Local Plan (2002) Policies

<u>Adopted Policy Number</u>	<u>Policy Name / Notation</u>	<u>Deleted/Saved/Superseded</u>	<u>New Policy Number</u>
<u>S1</u>	<u>Settlement Policy</u>	<u>Superseded</u>	<u>CP1</u>
<u>Q1</u>	<u>Design Quality and Protection of Amenity</u>	<u>Superseded</u>	<u>DP7</u>
<u>Q2</u>	<u>Protection of Open Spaces and Open Areas of Visual Significance</u>	<u>Superseded</u>	<u>DP2</u>
<u>Q3</u>	<u>Access</u>	<u>Superseded</u>	<u>DP9</u>
<u>Q4</u>	<u>Landscape Design</u>	<u>Superseded</u>	<u>DP1</u>
<u>Q5</u>	<u>Off site Infrastructure</u>	<u>Deleted</u>	
<u>Q7</u>	<u>Public Art</u>	<u>Deleted</u>	
<u>Q8</u>	<u>Requirement for Planning Briefs</u>	<u>Superseded</u>	<u>CP2, DP7</u>
<u>Q9</u>	<u>Development near Sewage Treatment Works</u>	<u>Superseded</u>	<u>DP8</u>
<u>Q10</u>	<u>Development on or near Contaminated Land</u>	<u>Superseded</u>	<u>DP8</u>
<u>Q11</u>	<u>Development near a Hazardous Installation</u>	<u>Superseded</u>	<u>DP8</u>
<u>Q12</u>	<u>Noise Generating Development</u>	<u>Superseded</u>	<u>DP8</u>
<u>Q13</u>	<u>Noise Sensitive Development</u>	<u>Deleted</u>	
<u>Q14</u>	<u>Light Pollution - Outdoor Lighting/Floodlighting</u>	<u>Superseded</u>	<u>DP8</u>
<u>Q16</u>	<u>Telecommunications Development Requiring Planning Permission</u>	<u>Deleted</u>	
<u>Q17</u>	<u>Prior Approval of Telecommunications Development</u>	<u>Deleted</u>	
<u>Q18</u>	<u>Hazardous Installations</u>	<u>Superseded</u>	<u>DP8</u>
<u>Q19</u>	<u>Control of Advertisements</u>	<u>Deleted</u>	
<u>E1</u>	<u>Employment Development in Towns</u>	<u>Superseded</u>	<u>CP1, CP3, CP6-10</u>

			<u>E2</u>	<u>Expansion of Existing Employment Generating Uses in Towns</u>	<u>Superseded</u>	<u>CP1, CP3</u>
			<u>E3</u>	<u>Protecting Employment Sites in Towns</u>	<u>Superseded</u>	<u>DP20</u>
			<u>E4</u>	<u>Employment Development in a Village</u>	<u>Superseded</u>	<u>CP1, CP3, CP4</u>
			<u>E5</u>	<u>Employment Development adjoining the Development Limits of a Village</u>	<u>Superseded</u>	<u>CP1, CP3, CP4</u>
			<u>E6</u>	<u>Protecting Employment Land in a Village</u>	<u>Superseded</u>	<u>DP20</u>
			<u>E7</u>	<u>Re-Use and Adaptation of Rural Buildings, outside Development Limits, to Employment or Income Generating Uses</u>	<u>Superseded</u>	<u>DP22</u>
			<u>E8</u>	<u>Re-Use and Adaptation of Rural Buildings, outside Development Limits, to Residential Uses</u>	<u>Superseded</u>	<u>DP22</u>
			<u>E9</u>	<u>Farm Diversification</u>	<u>Superseded</u>	<u>CP4</u>
			<u>E10</u>	<u>Farm Shops</u>	<u>Superseded</u>	<u>CP4</u>
			<u>E13</u>	<u>Tourism Development in a Town or Village</u>	<u>Superseded</u>	<u>CP3</u>
			<u>E14</u>	<u>Tourism Development outside Development Limits</u>	<u>Superseded</u>	<u>CP3</u>
			<u>E15</u>	<u>Home Working</u>	<u>Deleted</u>	
			<u>TC1</u>	<u>Town Centre Uses</u>	<u>Superseded</u>	<u>CP6-10</u>
			<u>TC2</u>	<u>Ground Floor Uses in Town Centres</u>	<u>Superseded</u>	<u>DP21</u>
			<u>TC3</u>	<u>Shop Front and Office Front Design and Advertisement</u>	<u>Superseded</u>	<u>DP1, DP7</u>
			<u>TC4</u>	<u>Food and Drink</u>	<u>Superseded</u>	<u>DP8 and DP9</u>
			<u>TC5</u>	<u>Residential Accommodation above Shops and Offices</u>	<u>Deleted</u>	
			<u>EN2</u>	<u>County Wildlife Sites/RIGS/Local Nature Reserves</u>	<u>Superseded</u>	<u>DP4, DP5</u>
			<u>EN3</u>	<u>Protected Species</u>	<u>Superseded</u>	<u>DP5, DP6</u>
			<u>EN4</u>	<u>Nature Conservation Outside Designated Sites</u>	<u>Superseded</u>	<u>DP5</u>
			<u>EN5</u>	<u>Protection of Trees, Hedgerows and Woodlands</u>	<u>Superseded</u>	<u>DP1</u>
			<u>EN7</u>	<u>Special Landscape Features</u>	<u>Superseded</u>	<u>DP4</u>
			<u>EN9</u>	<u>Historic Landscape</u>	<u>Superseded</u>	<u>DP3</u>
			<u>EN12</u>	<u>Sites of Local Importance</u>	<u>Superseded</u>	<u>DP3</u>
			<u>EN13</u>	<u>Areas of High Archaeological Potential</u>	<u>Superseded</u>	<u>DP3</u>
			<u>EN14</u>	<u>Groundwater Source Protection Areas</u>	<u>Superseded</u>	<u>DP8</u>
			<u>EN16</u>	<u>Watercourses</u>	<u>Superseded</u>	<u>DP5</u>
			<u>EN17</u>	<u>Surface Water Runoff</u>	<u>Deleted</u>	
			<u>EN19</u>	<u>New Development in a Conservation Area</u>	<u>Superseded</u>	<u>DP3</u>
			<u>EN20</u>	<u>Alterations to a Building in a Conservation Area</u>	<u>Superseded</u>	<u>DP3</u>
			<u>EN21</u>	<u>Change of Use of a Building in a Conservation Area</u>	<u>Superseded</u>	<u>DP3</u>
			<u>EN22</u>	<u>Demolition in a Conservation Area</u>	<u>Superseded</u>	<u>DP3</u>
			<u>EN23</u>	<u>Alteration to a Listed Building</u>	<u>Superseded</u>	<u>DP3</u>
			<u>EN24</u>	<u>Changes of Use of a Listed Building</u>	<u>Superseded</u>	<u>DP3</u>
			<u>EN25</u>	<u>Demolition of a Listed Building</u>	<u>Superseded</u>	<u>DP3</u>
			<u>EN26</u>	<u>Development Affecting the Setting of a Listed Building</u>	<u>Superseded</u>	<u>DP3</u>
			<u>ER1</u>	<u>Energy Conservation</u>	<u>Superseded</u>	<u>DP7</u>
			<u>ER2</u>	<u>Wind Energy</u>	<u>Superseded</u>	<u>DP4 and DP7</u>
			<u>ER6</u>	<u>Conservation of Water Resources</u>	<u>Superseded</u>	<u>DP7</u>
			<u>ER7</u>	<u>Re-use of Materials</u>	<u>Superseded</u>	<u>DP7</u>
			<u>SN1</u>	<u>Residential Development in Towns and Villages</u>	<u>Superseded</u>	<u>CP1</u>
			<u>SN2</u>	<u>Affordable Housing on Larger Sites</u>	<u>Superseded</u>	<u>DP11</u>
			<u>SN3</u>	<u>Affordable Housing , with or Adjoining Development Limits of a Village, to meet Local Needs in Rural Areas</u>	<u>Superseded</u>	<u>DP12</u>

			<u>SN4</u>	<u>Making Effective Use of Land</u>	<u>Superseded</u>	<u>CP2</u>
			<u>SN6</u>	<u>Education Provision arising from Residential Development</u>	<u>Superseded</u>	<u>DP19</u>
			<u>SN7</u>	<u>Recreation Space and Facilities for New Housing Developments</u>	<u>Superseded</u>	<u>DP16</u>
			<u>SN8</u>	<u>Small Neighbourhood Shops for New Residential Development</u>	<u>Deleted</u>	
			<u>SN11</u>	<u>Sites for Travelling Showpeople</u>	<u>Superseded</u>	<u>DP16</u>
			<u>SN12</u>	<u>Protection of Formal and Informal Recreational Spaces</u>	<u>Superseded</u>	<u>DP16</u>
			<u>SN13</u>	<u>Playing Pitch Provision</u>	<u>Deleted</u>	
			<u>SN14</u>	<u>Formal Countryside Leisure</u>	<u>Deleted</u>	
			<u>SN15</u>	<u>Equestrian Activity</u>	<u>Deleted</u>	
			<u>SN16</u>	<u>Small Neighbourhood and Village Convenience Shops</u>	<u>Deleted</u>	
			<u>SN17</u>	<u>Retention of Village Shops, Neighbourhood Shops and Community Facilities</u>	<u>Deleted</u>	
			<u>SN18</u>	<u>Sites for Carnival Clubs</u>	<u>Deleted</u>	
			<u>SN19</u>	<u>Woodland Burial Provision</u>	<u>Deleted</u>	
			<u>SN20</u>	<u>Safeguarding Proposed Cycle and Pedestrian Paths</u>	<u>Superseded</u>	<u>DP18</u>
			<u>SN21</u>	<u>Protection of Former Railway Land and Corridors for Future Transport Use</u>	<u>Superseded</u>	<u>CP18</u>
			<u>SN22</u>	<u>Safeguarding for New Roads</u>	<u>Superseded</u>	<u>CP8</u>
			<u>SN23</u>	<u>Accessibility of New Development - Major Travel Generators</u>	<u>Superseded</u>	<u>DP9</u>
			<u>SN24</u>	<u>Travel Plans</u>	<u>Superseded</u>	<u>DP9</u>
			<u>SN25</u>	<u>Vehicle Parking Provision Associated with Development</u>	<u>Superseded</u>	<u>DP10</u>
			<u>SN27</u>	<u>Development Affecting Permissive Footpaths, Bridle Paths and Cyclepaths</u>	<u>Deleted</u>	
			<u>SN28</u>	<u>New Car Parks</u>	<u>Deleted</u>	
			<u>F1</u>	<u>Site for Housing - Land East of Vallis Road</u>	<u>Deleted</u>	
			<u>F2</u>	<u>Sites for Mixed Uses - Wallbridge</u>	<u>Deleted</u>	
			<u>F3</u>	<u>Sites for Mixed Uses - Feltham Lane</u>	<u>Deleted</u>	
			<u>F5</u>	<u>Sites for Mixed Uses - the Garsdale Area</u>	<u>Deleted</u>	
			<u>F6</u>	<u>Sites for Employment Uses - Coalway Lane</u>	<u>Deleted</u>	
			<u>F7</u>	<u>Sites for Employment Uses - Wessex Fields</u>	<u>Deleted</u>	
			<u>F8</u>	<u>Extension of Recreational Land - Berkley Lane</u>	<u>Deleted</u>	
			<u>F9</u>	<u>Extension to Cemetery - Frome Cemetery</u>	<u>Deleted</u>	
			<u>F10</u>	<u>Sites for Education Use</u>	<u>Saved – will be addressed in Local Plan Part II</u>	
			<u>G1</u>	<u>Site for Housing - Land North of Wells Road</u>	<u>Deleted</u>	
			<u>G3</u>	<u>Site for Mixed Uses - Former Morlands Site</u>	<u>Deleted</u>	
			<u>G4</u>	<u>Site for Business And General Industrial Uses - Dyehouse Lane</u>	<u>Deleted</u>	
			<u>SM1</u>	<u>Site for Mixed Uses – Land at Cannards Grave Road/Whitstone Road</u>	<u>Deleted</u>	
			<u>SM2</u>	<u>Site for Mixed Uses – Norah Fry Hospital</u>	<u>Deleted</u>	
			<u>SM3</u>	<u>Site for Mixed Uses - Commercial Road</u>	<u>Deleted</u>	
			<u>SM4</u>	<u>Improvements at Regal Road, Shepton Mallet</u>	<u>Deleted</u>	
			<u>SM5</u>	<u>Site for Employment Use - Town Lane / Kilver Street</u>	<u>Deleted</u>	
			<u>SM6</u>	<u>Site for Business Industrial and Warehousing Use – Fosse Lane</u>	<u>Deleted</u>	
			<u>S&W1</u>	<u>Land for Housing – Hindhayes Lane</u>	<u>Deleted</u>	
			<u>S&W2</u>	<u>Site for Housing – Houndwood</u>	<u>Deleted</u>	
			<u>S&W3</u>	<u>Site for Housing - Brooks Road</u>	<u>Deleted</u>	

			<u>S&W4</u>	<u>Site for Employment - Gravenchon Way</u>	<u>Deleted</u>	
			<u>S&W6</u>	<u>Clarks Village Factory Outlet Centre, Street</u>	<u>Superseded</u>	<u>CP8</u>
			<u>S&W7</u>	<u>Site for Education Use - Strode College</u>	<u>Deleted</u>	
			<u>S&W9</u>	<u>Brookside School</u>	<u>Saved – will be addressed in Local Plan Part II</u>	
			<u>W1</u>	<u>Site for Housing – Priory Mills</u>	<u>Deleted</u>	
			<u>W2</u>	<u>Site for Employment Uses - Gate Lane</u>	<u>Deleted</u>	
			<u>W3</u>	<u>Site for Mixed Uses - Princes Road</u>	<u>Deleted</u>	
			<u>W4</u>	<u>Site for Recreation - Wells Leisure Centre</u>	<u>Deleted</u>	
			<u>W5</u>	<u>Site for Cemetery Provision - Wells Cemetery</u>	<u>Deleted</u>	
			<u>W6</u>	<u>Site for Park & Walk Car Park - Palace Farm</u>	<u>Deleted</u>	
			<u>B1</u>	<u>Redevelopment or Re-use of Butleigh Hospital</u>	<u>Deleted</u>	
			<u>LOM1</u>	<u>Site for Recreational Use - North of Leigh Street</u>	<u>Deleted</u>	

MM 109	Insert new table	<u>Adopted Policy Number</u>	<u>Policy Name / Notation</u>	<u>Deleted/Superseded</u>	<u>New Policy Number</u>
		6	<u>Bristol/Bath Green Belt</u>	<u>Saved – will be addressed in Local Plan Part II</u>	<u>DP4</u>

MM 110	Insert new table	<u>Adopted Policy Number</u>	<u>Policy Name / Notation</u>	<u>'Deleted/ Deleted and Replaced with no changes/Deleted and Replaced with Amendments</u>
		S1	Settlement Policy	Delete all Development Limits and replace with amended Limits for the Towns and those for Primary and Secondary villages as defined in the Local Plan Part I only
		Q2	Protection of Open Spaces and Open Areas of Visual Significance	Delete and replace with no changes
		Q9	Development near Sewage Treatment Works	Deleted
		E1	Employment Development in Towns	Delete all Development Limits and replace with amended Limits for the Towns and those for Primary and Secondary villages as defined in the Local Plan Part I only
		E4	Employment Development in a Village	Delete all Development Limits and replace with amended Limits for the Towns and those for Primary and Secondary villages as defined in the Local Plan Part I only
		TC1	Town Centre Uses	Delete and replace with amendments
		TC2	Ground Floor Uses in Town Centres	Delete and replace with amendments
		EN2	County Wildlife Sites/RIGS/Local Nature Reserves	Delete and replace with amendments
		EN7	Special Landscape Features	Delete and replace with no changes (except factual correction to Wearyall Hill in

			Glastonbury)
EN13	Areas of High Archaeological Potential	Delete and replace with amendments	
EN14	Groundwater Source Protection Areas	Deleted	
EN19	New Development in a Conservation Area	Delete and replace with amendments	
SN1	Residential Development in Towns and Villages	Delete all Development Limits and replace with amended Limits for the Towns and those for Primary and Secondary villages as defined in the Local Plan Part I only	
SN12	Protection of Formal and Informal Recreational Spaces	Delete and replace with amendments	
SN20	Safeguarding Proposed Cycle and Pedestrian Paths	Delete and replace with amendments	
SN21	Protection of Former Railway Land and Corridors for Future Transport Use	Delete and replace with amendments	
SN22	Safeguarding for New Roads	Delete and replace with no changes	
F1	Site for Housing - Land East of Vallis Road	Deleted	
F2	Sites for Mixed Uses - Wallbridge	Deleted	
F3	Sites for Mixed Uses - Feltham Lane	Deleted	
F5	Sites for Mixed Uses - the Garsdale Area	Deleted	
F6	Sites for Employment Uses - Coalway Lane	Deleted	
F7	Sites for Employment Uses - Wessex Fields	Deleted	
F8	Extension of Recreational Land - Berkley Lane	Deleted	
F9	Extension to Cemetery - Frome Cemetery	Deleted	
F10	Sites for Education Use	Delete and replace with no changes	
G1	Site for Housing - Land North of Wells Road	Deleted	
G3	Site for Mixed Uses - Former Morlands Site	Deleted	
G4	Site for Business And General Industrial Uses - Dyehouse Lane	Deleted	
SM3	Site for Mixed Uses -	Deleted	

			Commercial Road													
			SM4	Improvements at Regal Road, Shepton Mallet Deleted												
			SM5	Site for Employment Use - Town Lane / Kilver Street Deleted												
			S&W3	Site for Housing - Brooks Road Deleted												
			S&W4	Site for Employment - Gravenchon Way Deleted												
			S&W6	Clarks Village Factory Outlet Centre, Street Deleted												
			S&W7	Site for Education Use - Strode College Deleted												
			S&W9	Brookside School Delete and replace with no changes												
			W2	Site for Employment Uses - Gate Lane Deleted												
			W3	Site for Mixed Uses - Princes Road Deleted												
			W4	Site for Recreation - Wells Leisure Centre Deleted												
			W5	Site for Cemetery Provision - Wells Cemetery Deleted												
			W6	Site for Park & Walk Car Park - Palace Farm Deleted												
			B1	Redevelopment or Re-use of Butleigh Hospital Deleted												
			LOM1	Site for Recreational Use - North of Leigh Street Deleted												
MM 111		Insert new table	<table border="1"> <thead> <tr> <th>Adopted Policy Number</th> <th>Policy Name / Notation</th> </tr> </thead> <tbody> <tr> <td>ENV15</td> <td>Floodplains</td> </tr> <tr> <td>G5</td> <td>Site for Cemetery Extension: Glastonbury Cemetery</td> </tr> <tr> <td>S&W5</td> <td>Site for Retailing: Farm Road</td> </tr> <tr> <td>S&W8</td> <td>Site for Education Use: Millfield School</td> </tr> <tr> <td>EV1</td> <td>Site for Recreational Use: Prestleigh Rd</td> </tr> </tbody> </table>		Adopted Policy Number	Policy Name / Notation	ENV15	Floodplains	G5	Site for Cemetery Extension: Glastonbury Cemetery	S&W5	Site for Retailing: Farm Road	S&W8	Site for Education Use: Millfield School	EV1	Site for Recreational Use: Prestleigh Rd
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ENV15	Floodplains															
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S&W8	Site for Education Use: Millfield School															
EV1	Site for Recreational Use: Prestleigh Rd															
MM 112	132	Section 14	<p>415 420 p.a. (2006-2829)</p> <p>Trajectory to 2028 2029</p>													
MM 113	132	Section 15	100- 150 140 dwellings per year													
MM 114	133	Section 16	<u>Number of care home or other specialist accommodation spaces provided</u>													
MM 115	133	Section 16	<u>Number of self-build plots provided</u>													
MM 116	133	Section 18	<p>Number of new developments within public transport corridors</p> <p>100%</p>													

MM 117	133	Section 20	5 year review of major schemes built against Building for Life Criteria Schemes should be 'green' on all criteria