

SOC No.	Issues raised	Rep Nos.	Officer consideration	Response
089	<p>A - The justification shows up a fundamental flaw in the SWDP. There is direct conflict with the NPPF "presumption in favour".</p> <p>B - Proposed new policy should be amended to include reference to lower category villages where development proposals come forward as part of a Neighbourhood Plan to allow for local housing demand or to protect a valued community asset.</p> <p>C - Need to reduce reliance on site of 10 – 30 dwellings in delivering the housing target. Significant concerns with the reliance on housing sites of between 10 and 30 units. Historically sites of between 1 and 10 dwellings are often delivered by relatively small local companies as they are able to obtain finance to develop sites of this size</p> <p>D - Object - Powick / Collett's Green warrants a re-classification to a Category 1 village; and regardless, due to Powick / Collett's Green's good sustainability credentials (as reflected in its scores in the Rural Village.</p> <p>E - Add reference to the development of suitable sites which can achieve the</p>	<p>833</p> <p>838</p> <p>950</p> <p>1013</p> <p>1419</p> <p>2210</p> <p>2961</p> <p>3239</p> <p>3346</p>	<p>A - Disagree.</p> <p>The 'presumption' in favour of sustainable development is addressed in Policy SWDP 1: Overarching Sustainable Development Principles. SWDP 24 is consistent with this policy.</p> <p>B - Noted.</p> <p>The development strategy has been amended to allow for additional growth in the rural settlements where it is brought forward through a Neighbourhood Plan or neighbourhood planning. The Plan does also allow for windfall development so the plan is flexible</p> <p>C – Disagree.</p> <p>Access to development finance continues to be problematic for the smaller players. The plan allocates as few as 5 dwellings. The scale of rural development proposed reflects the range of local services, levels of public transport provision, employment opportunities and housing needs relative to the urban areas. A range of sites will deliver different community benefits and are more likely to be able to deliver affordable housing</p> <p>D - The Significant Changes document is not consulting on the categorisation of villages, so the representation is invalid. However, the Development Strategy of the SWDP promotes housing development in the rural areas with priority given to the most sustainable rural settlements i.e. Categories 1 and 2. The proposed allocations in Powick / Collett's Green are consistent with this strategy. The VFRTS is the technical analysis that justifies Powick / Collett's Green as a Category 2 settlement.</p> <p>E - Noted.</p> <p>This sentiment is encompassed within the general thrust of the policy by allowing for development through Neighbourhood Plans</p>	<p>No Change</p>

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	<p>objectives of sustainable development and provide a mix of accommodation suitable to meet the need of the local area's very specific provisions.</p> <p>F - Add reference to the development of suitable sites which can achieve the objectives of sustainable development and provide a mix of accommodation suitable to meet the need of the local area's very specific provisions.</p> <p>G - Support for the change of Leigh Sinton to a Category 2 Settlement as it has a primary school, 3 public houses, Memorial Hall, Post Office & Stores.</p> <p>H - Object that Leigh Sinton has been ignored for a small housing development allocation. We propose an extension of a mixed development of housing and employment land on the south of the village that would only constitute a small incursion into the strategic gap & could be viewed as rounding off the existing village (MHLS03). The Parish Plan identified a strong need for affordable housing which could be accommodated in this development and due to finance restrictions; it is unlikely that affordable housing could be delivered in any other way.</p>		<p>and Rural Exception sites.</p> <p>F - Noted. This sentiment is encompassed within the general thrust of the policy by allowing for development through Neighbourhood Plans and Rural Exception sites.</p> <p>G - Noted. This has been addressed within the revised VFRTS.</p> <p>H - It has been recognised that Leigh Sinton has be re-categorised as a Category 2 village and as such, new sites within Leigh Sinton from the SHLAA were appraised through the Developability Panel. Unfortunately, it was not possible to find a suitable site. In terms of land off Kiln Lane, the site is situated within the Significant Gap on the edge of the village and it is felt that the development of the site would erode the rural character of the area along the Leigh Sinton Road.</p> <p>Furthermore there are highway issues to address due to the close proximity of the access with the junction of A4103 and road capacity issues which could be onerous to address and affect the viability of the site.</p> <p>I - The highways assessment does not take into account the full extent of the proposal, namely the employment uses as well as housing.</p> <p>J - Noted This has been addressed within the revised VFRTS and Leigh Sinton has been re-categorised.</p> <p>On the basis of the re-categorisation of Leigh Sinton as a Category 2 village, new and existing sites within Leigh Sinton from the SHLAA were re-appraised through the Developability Panel during</p>	

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	<p>The allocation makes provision for employment and a new linked cycle path to the centre of the village via Kiln Lane. A play area would also be provided.</p> <p>I - A highways assessment has been carried out to address traffic generation issues that concluded that the local highway network would not be adversely affected and mitigation would not be required.</p> <p>J - Leigh Sinton is identified as a Category 3 settlement and in the Local Plan it is within Category 2. As such the village has been unjustifiably downgraded.</p> <p>Site should be allocated for housing or the development boundary should be revised to incorporate land at Hop Pole Green. It has been shown that Leigh Sinton is a sustainable settlement. The former orchard is well defined and has defensible boundaries with no encroachment into open countryside. It has direct access off Hoopers Close and all necessary services can be provided. The site was promoted through the SHLAA and as at April 2010 had not been ruled out.</p>		<p>2012. It was considered that the site was a logical extension of the village but recognised that access arrangements are sub-standard and the site was thus ruled out of the SHLAA. This has been supported by the County Highways Officer. In addition, further evaluation has found that the orchard trees would require an assessment of their bio-diversity value.</p> <p>It is considered the housing supply figures for MHDC can be met through the allocation of more suitable sites in the SWDP.</p>	