

**Received:** 20 July 2020 15:15

**To:** djmattick

**Cc:** 'Parish Council Clerk; cllr.ham; cllr.townsend; L Phillips

**Subject:** Invitation for Feedback - Proposed Development on Land Rear of Ivy Cottage, Leigh-on-Mendip

Dear David

I write further to our meetings and correspondence in respect of a proposed development on land at the rear of Ivy Cottage in Leigh-on-Mendip, and the recent Housing Needs Survey.

We are now moving forward with an application to Mendip District Council for outline planning permission to develop the land and, as per my previous correspondence, wish to share the latest plan with the Parish Council with an opportunity to provide feedback before the application is submitted (attached drawing number 18178-2J). I have copied this email to Ward Councillors Philip Ham and Alan Townsend for information.

### **Background**

Leigh-on-Mendip is neither a Primary nor Secondary Village in the adopted Local Plan Part 1 and is therefore treated as being in the countryside where development is strictly controlled, and only permitted in line with Core Policies 1, 2 and 4.

Aside from the Local Plan, Mendip DC has acknowledged that they are currently unable to demonstrate a 5-year supply of deliverable housing land and this means that Local Plan policies must currently be treated as being-of-date in accordance with the National Planning Policy Framework (NPPF).

In the current policy climate, the NPPF "Presumption in Favour of Sustainable Development" states that permission should be granted unless the adverse impacts of doing so would *significantly and demonstrably* outweigh the benefits.

### **Proposal**

The proposal that we presented to the Parish Council last year was for 50 dwellings although this has now been reduced to 40 dwellings following further consideration.

Of these 40 dwelling, affordable housing provision will consist of 8 starter homes and 2 units for social rent/shared ownership to reflect the recent Housing Needs Survey. As 10 units does not equate to the 30% provision required, the balance will be offered to the Council as a financial contribution towards affordable housing provision.

You will recall from our meeting that my Client has been liaising with the School to see how a development can support their plans. As a result, the proposal incorporates a securely enclosed playing field to enhance the learning space for the School and a car park to provide safe access and parking arrangements for parents, children, staff and visitors. I have attached a letter from Louisa Phillips, Head of the School. *{remainder of sentence deleted by DJM as not relevant}*

The proposal to extend and improve community infrastructure will support the School's growth for additional year groups and therefore accords with Core Policy 4.

The proposal is being informed by ongoing technical studies in respect of highways, landscape, heritage, drainage and ecology to ensure that the impact of development can be avoided or mitigated, with no adverse impacts to 'significantly and demonstrably' outweigh the social and economic benefits of the proposed development.

**Feedback**

I would be grateful if you could forward this email to Parish Councillors and provide any feedback on this proposal within the next 2 weeks so that we can take this into account with the planning application to the Council.

Should you have any queries, please do not hesitate to contact me.

Kind regards