

## **Rode Parish Council**

### **Examination of Mendip District Local Plan 2006-2029: Part 2: Sites and Policies**

Suggested Matters, Issues and Questions (MIQ)  
Discussion Note for Additional Hearing Sessions

### **Response from Rode PC**

#### **Summary**

1. It should be noted that Rode has a Neighbourhood Plan, adopted (made) by MDC in August 2017. At the time MDC submitted LPP2 for examination this plan was less than 18 months old and should therefore have carried some weight.
2. These are Rode Parish Council's responses to the Matters detailed in document ED30.
3. Matter 1 focusses on the issue of whether or not 505 more dwellings needs to be added to current MDC targets and should they be located in the N/NE of the District. Our case is that the numbers are already accounted for in existing plans. Furthermore the targeting of this part of Mendip, especially the three villages in the NE of Mendip, is not justified given existing over-development.
4. Matter 2 reviews the SA and HRA and emphasises the problem of managing sustainable travel patterns in a village poorly served by public transport and where the majority of employment lies in neighbouring towns and especially the City of Bath.
5. Matter 3 puts forward the argument that Rode, along with other villages in the NE of Mendip, has long been targeted by development companies keen to build premium properties to sell to commuters to the main centres of employment. The result is considerable over development.
6. Matter 4 primarily concentrates on point 4.2 and looks at the specific proposal to build on site RD1. We describe the history of how this site came to be brought forward and explain why we don't believe the proposal to build 26+ dwellings on the site is justifiable.