

appellant,<sup>15</sup> ranges from small residential gardens, to the church/churchyard and Church Mead) and its rural landscape setting. That setting allows for an understanding and appreciation of its significance, providing an historical context for this ridge-top village, marking it as a rural settlement.

#### Appeal A

35. This triangular site, which lies between the Fortescue Fields development to the west (from which access to all but one of the dwellings indicated would be taken) and Mackley Lane to the east (which would provide access to the other indicative dwelling) fronts on to Town End, the main approach to the village from the south east.
36. At present, the land is used as a contractors' compound in relation to the adjacent development. It contains plant, machinery and building materials and, at the time of the site visit, the top soil had been scraped off and was banked up against the site boundaries. However, that is a temporary arrangement. On completion of the Fortescue Fields development the land would (pending any planning permission for its development) be returned to its previous grassed and undeveloped state. I am mindful, in this regard, that the Fortescue Fields scheme necessitated the felling of a row of protected trees along the boundary with the appeal site. As secured by the accompanying Planning Agreement, replacement planting is to be carried out in a 15 metre wide band along that shared boundary but *wholly within* the Triangle site. Due to the current use of the land as a compound, that planting has not, as yet been carried out.
37. Whatever the purpose of the original trees as planted, or the purpose of the replacement tree belt to the south of the Fortescue Fields development as currently proposed, there was no disagreement that there is currently a requirement for that planting to be carried out. I have assessed the appeal scheme therefore, on the basis of the contribution of the site to the character and appearance of the area as an open field in its fully restored state, as anticipated by the Fortescue Fields permission.
38. Immediately opposite to the appeal site on the eastern side of Town End, lying within the Conservation Area, are a small grade II listed cottage (Townsend) and a new, larger detached dwelling in traditional style (adjacent to the junction of Tellisford Lane with Town End). The appeal site is considerably higher than the land opposite, its frontage defined by a rubble retaining wall to the bank along Town End that runs along the back of the carriageway here, topped by a hedge. Whilst the frontage wall and hedging, together with a strip of land behind lies within the Conservation Area, the remainder of the site lies adjacent to, but outwith it, forming part of its rural setting. Given that the significance of the Conservation Area derives in part from its rural landscape setting and the historic approaches through that setting, I am in no doubt that, in its anticipated restored state, the Triangle site would continue to play a role in allowing for an appreciation of the significance of the Conservation Area, contributing to its significance.
39. The listed two storey Townsend (also known as Papillon) which dates from the C17, is of rendered rubble stone with a steeply pitched clay tile gabled roof and coursed rubble stone end chimney stacks. Windows to the front and right hand

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<sup>15</sup> Built Heritage Statement

return elevations are set in step chamfered stone mullion frames. The entrance lies within a lean to addition at the northern end of the building. Another grade II listed cottage, Townend, lies further away to the north. The special interest of Townsend derives not only from its age and history, but also its form and appearance. The elements of setting that contribute to its significance include its relationship with the street, and its immediate plot. In that context, I consider that the appeal site contributes little, if anything, to the significance of the listed building or its setting. The same applies to the setting of Townend.

40. There is modern development on the eastern side of the approach to the village from the south. However, land to the west comprises open fields. Whilst there is a very small cluster of older properties at the junction of Mackley Lane with Town End, they are incidental to the very rural aspect of this side of the road. Indeed, the previous Inspector noted that the *'hedges, glimpses of the field through the field gate and the impression of openness beyond all assist in giving the traveller along [Mackley] lane the perception of being in the countryside. The houses on the southern side of the lane near to the junction are well screened by banks, hedges, shrubs and trees and so do not obviously intrude..... In short, the land [the Triangle site]....appears to be part of the countryside and not the village.'*
41. That observation was made notwithstanding the industrial buildings and structures on the Faccenda site. That industrial development has since been replaced with the Fortescue Fields development. Nonetheless, the impression of countryside when approaching the site from the south, and along Mackley Lane, is maintained right up to the junction with Town End, the presence of the Laverton Triangle site helping the countryside to flow into this part of the village. The previous Inspector concluded that *'The loss of the Laverton Triangle to built development would mean that the built boundary of the village would move markedly westwards, out into the open countryside. Houses on the field would be seen above the hedges, as the land lies above the adjacent roads. The built impact of the proposal would be seen as an incursion into the open countryside.'* Whilst the appeal scheme would not extend any further west than the Fortescue Fields development, the other observations hold true today.
42. The indicative layout does not include space for the replacement tree planting belt required in connection with the Fortescue Fields scheme, either along the shared boundary or elsewhere within the appeal site. There was much discussion in this regard, as to the purpose of the required planting. It seems to me however, that not only would it eventually screen the approved housing development from the adjacent countryside, but it would also provide a soft edge between the development and the adjacent countryside. When the Fortescue Fields scheme was being considered by the Council, the officer noted that whilst *'the screening function was no longer there,'* the tree belts themselves had become an important landscape feature, providing a green backdrop to the development proposed. Absent the development currently proposed, I am in no doubt that the replacement tree belt remains necessary in the anticipated location in connection with Fortescue Fields development.
43. The indicative layout before me does suggest areas of what are referred to as *'significant planting of semi-mature trees'* at the northern and southern ends of the frontage to Town End. However, even acknowledging that the plan is

indicative, it appears to amount to not much more than two or three trees in each location, at the back of parking areas, together with retention of the existing boundary hedgerow. To my mind, that is no substitute for the conditioned 15 metre wide planting belt that should be here, which would provide a much softer verdant edge to the extent of built development, screening the new housing.

44. As the land lies above the level of the adjacent roads, particularly Town End, I consider that houses on the appeal site would be seen above the hedges, the indicative sections through the appeal site submitted with the appeal doing nothing to allay my concerns in this regard, especially the relationship of dwellings with Town End. Whilst there would be no harm to the significance of the nearby listed cottages, and whether or not there is a need for the tree belt in relation to the Fortescue Fields development, I am in no doubt that the built impact of up to 18 dwellings on this site would be seen as an incursion into the open countryside that would cause substantial harm to the character and appearance of the area. There would be conflict therefore, with policies DP1, DP4 and DP7 of the Part 1 Plan, which together seek to ensure that new development is appropriate to its local context and that it contributes positively to the maintenance and enhancement of local identity and distinctiveness in a manner that is compatible with the pattern of natural and man-made features.
45. There would also be harm to the setting of the Conservation Area, an integral part of its significance on this approach. Whilst, in the parlance of the Framework, that harm would be less than substantial, there would still be real and serious harm. There would also be conflict therefore, with policy DP3 of the Part 1 Plan, which is only supportive of schemes that would preserve, and where appropriate enhance the significance and setting of the District's heritage assets.

#### Appeal B

46. This site comprises an area of agricultural land directly to the south of Church Mead and is adjoined to the east by the Fortescue Fields development from which access would be taken.
47. There are numerous listed buildings in the locality. However, the grade I listed George Inn and the grade II\* listed parish church are the most significant of those that have intervisibility with the appeal site. The George has a C14 core with subsequent alterations and additions over the centuries and is a striking building located at the highest point of the village, close to the market place. The ground floor is of coursed rubble Douling stone, whilst the C16 upper floors are jettied out with an exposed timber frame. The street elevation contains central porch with a moulded four-centred archway which gives access to the Inn and a central courtyard.
48. The significance of a heritage asset derives not only from its physical presence, but also from its setting, the setting comprising all of the surroundings in which it is experienced, or that can be experienced from or with that asset.<sup>16</sup> Due to its historic importance and its location, the George has a complex setting. Its primary aspect is to the north-east and The Plain, where it is seen as a key part of the group of historic buildings here including the listed Fleur de Lys, rendering legible the historic development of this part of the village. Whilst

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<sup>16</sup> English Heritage *The Setting of Heritage Assets*

each of those buildings has individual significance, their significance is enhanced by being part of that group.

49. Later alterations have also provided the George with a range of views from the rear, to the south and south-west, which are afforded by its elevated position in relation to the surrounding countryside. From the beer garden, there are broad views across the falling land to the south-west. Those views encompass Church Mead and the countryside beyond, including the appeal site. I am in no doubt therefore that appeal site lies within the setting of the George. However, the views from the George over the appeal site seem to me to be more 'opportunistic' than designed and I am not persuaded that, of itself, the contribution of the appeal site to the *significance* of the George Inn is anything more than neutral.
50. The church of St Philip and St James also dates from the C14 with later adaptations. As noted in the list description, its architectural style is unorthodox and somewhat eccentric, though generally perpendicular. It is of coursed rubble Douling stone, with a stone slate roof and includes a three stage tower. Like the George, because of its historic importance to the village, and its height, it has a complex setting. In addition to the churchyard, which contains ten listed tombstones, its main aspect is to the east, uphill across Church Mead towards the George. There are also views of the church from various vantage points, demonstrating its links with the surrounding village. Clearly, the appeal site lies within the setting of the church. Again, however, I am not persuaded that, in the absence of any functional link, the appeal site makes anything more than a neutral contribution to the *significance* of the church.
51. So, whilst the development proposed would result in change to the setting of the George Inn and the church, together with other listed buildings in the locality, that is not the same, necessarily, as causing harm. Whilst it would be seen, I am satisfied that the scheme proposed would not affect the ability to understand or appreciate the *significance* of the listed buildings.
52. Moving on then to the Conservation Area. The appeal site lies immediately adjacent to but outwith the Conservation Area boundary here and thus lies within its setting. Church Mead is an integral part of the character and appearance of the Conservation Area, forming a transition between the village and the adjacent open countryside. It is adjoined by built development to the north/northeast (centred on the George Inn) and to the west (around the church). Whilst the Conservation Area is generally inward looking, its significance also derives from outward views afforded by its elevated position in the landscape. That is amply demonstrated in the sudden, quintessentially English view out from the George car park and the summit of Bell Hill over the lower slopes, including Church Mead which forms an important visual link between the centre of the village and the countryside beyond. I am in no doubt that the open undeveloped nature of the appeal site has a positive role in the significance of the Conservation Area, allowing for an appreciation and understanding of the historic evolution of Norton St Philip.
53. Even with reinforcement of the hedge/tree line along the northern boundary of the appeal site, the development proposed would create a much stronger urban presence than is currently the case in those views and would intrude into the experience of the Conservation Area. On completion, the development would

also link the Fortescue Fields site with other parts of the village, including recently approved residential development on land to the west. As a consequence, Church Mead would be enclosed on all sides by built form and the crucial link through to the open countryside beyond would be obliterated.

54. The planning guidance confirms that substantial harm may arise from works to an historic asset or from development within its setting. I recognise that substantial harm is a high test and may not arise in many cases. In this case however, I consider that the development proposed would have a considerable adverse impact on the setting and significance of the Conservation Area, completely altering its historic development pattern and plan form, with significant consequences for one of the most important and clearly cherished views into and out of the Area. To my mind, the scale of that harm verges on substantial. There would be corresponding harm to the established character and appearance of the area more generally. There would be conflict therefore with policies DP1, DP3, DP4 and DP7 of the Part 1 Plan DP3 of the Part 1 Plan.

#### *Other Matters*

55. In relation to Appeal B, the reasons for refusal included impact on ecology and biodiversity, and traffic movements. In relation to biodiversity, the appellant submitted a preliminary ecological appraisal dated August 2014,<sup>17</sup> which confirms that any impact on protected species and breeding birds etc would, at worst, be negligible and could be managed through careful timing of operations and through the use of planning conditions were the appeal to succeed. Conditions could also secure enhancements in this regard. No evidence was produced by the Council or others to refute the findings and conclusion of that evidence and I have no reason to take a different view.
56. I was also advised that the Highway Authority had withdrawn its objection following the submission of further information by the appellant relating to traffic movements associated with the proposed community hall and the performance of the Fortescue Fields junction with High Street.<sup>18</sup> Again, in the absence of any substantiated evidence to the contrary, I have no reason to take a different view. That said, the developments would clearly increase traffic through the village. That has caused significant local concern, given existing problems. However, the increase, even when considered cumulatively with other committed/ permitted development, would be in the order of 5-6% which, with regard to industry standards, is not significant. The Highway Authority raises no concerns in this regard and has made no request for any measures in relation to the flow of traffic through the village.
57. Local residents spoke eloquently about flooding problems experienced not only in the past, but also since the introduction of the substantial surface water attenuation and drainage scheme provided in relation to the Fortescue Fields development. The Council confirmed that, historically, the former factory on the Fortescue Fields site extracted water from boreholes, which appears to have lowered the local water table, with local residents suggesting that, since those operations ceased, the water table has risen. There was concern that the additional development proposed would exacerbate existing problems. Although the initial concerns of the Environment Agency were addressed

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<sup>17</sup> Appendix S of the appellant's statement

<sup>18</sup> Appendix R to the appellant's statement

through the submission of further information, the Council and local residents still have significant concerns.

58. At the Hearing, the appellant advised that both the appeal schemes had been designed with on-site attenuation measures sufficient to ensure that run-off from the sites would be no greater than greenfield run-off rates, confirming that the swales and basins were of sufficient capacity to adequate those additional flows. However, whilst the rainfall in the area during the winter of December 2013/January 2014 may well have been exceptionally heavy, the existing system, which should have been designed to accommodate extreme events including climate change, does not appear to have coped well. Any additional loading on that system is, therefore, a concern. However, I am not persuaded that the appeals should fail on this basis, since I have no reason to suppose that a properly engineered solution could not be achieved. Were the appeals to succeed, this is a matter that could be dealt with by condition.

#### *Unilateral Undertakings*

59. Each of the appeals was accompanied by a Unilateral Undertaking. Consideration of the obligations thus secured must be undertaken in the light of the policy set out at paragraph 204 of the National Planning Policy Framework and the statutory requirements of Regulation 122(2) of the Community Infrastructure Levy Regulations. These require that planning obligations should only be accepted where they are necessary to make the development acceptable in planning terms; are directly related to the development; and are fairly and reasonably related in scale and kind to it. For the appellant, it was argued that, as well as mitigating the impact of the development proposed, some of the arrangements secured should be considered as benefits to be weighed in the planning balance. I have therefore examined each of the provisions secured.

#### *Appeal A*

60. Affordable Housing: Policy DP11 of the Part 1 Plan requires 30% provision of affordable housing on development sites, with an 80/20% split between social rented housing and intermediate (shared ownership) housing. Whilst the arrangement secures 30% provision, the split is 70% for affordable housing for sale or rent and 30% shared ownership. The arrangement proposed does not reflect the conclusions of the Council's Housing Needs Assessment and also allows for discretion as to how the 70% would be provided in terms of tenure. That said, affordable housing is an important element of the overall provision of housing. The quantum of affordable housing proposed accords with the relevant policy and I am satisfied that it meets the tests.
61. The Parish Council was keen to ensure that any affordable housing was occupied by local people in need, rather than meeting need from across the District and raised concern at the absence of any local connection criteria in the Undertaking. However, paragraph 137 of the Inspector's Report on the Part 1 Plan confirms that it is the Council's duty to provide for people in the greatest need of housing regardless of where they come from. He goes on to say that a local occupancy condition could not, therefore, be legitimately applied as normal policy across the rural area as a whole. As a consequence, no such policy was included in the adopted version of the Plan. The absence of such a clause in the obligation does not tell against the proposal.

62. Games Area: The Undertaking secures the design and construction of a multi-use games area (MUGA) on Mackley Lane, away from the appeal site, and an arrangement to transfer that to the Parish Council is included. Although there was concern that the arrangement did not include the provision of allotments referred to by the appellant as part of the package being offered, it was agreed that, if they were found to be necessary, a Grampian type condition might be appropriate in this regard.
63. Policy DP16 of the Part 1 Plan requires new development to make a contribution towards the provision of new open space, where necessary. The provision of a MUGA has been a longstanding requirement of the Parish Council, with the land already benefitting from planning permission for both a MUGA and allotments.<sup>19</sup> I was advised that whilst a youth play facility was included in the planning obligation related to the Fortescue Fields development, the original location for that was changed due to concerns from local residents. The MUGA comprises the relocated youth play facility. I understand however, that the previous obligation only secured the land for the facility, the provision of the facility itself was not secured. The arrangement before me addresses that.
64. Based on the limited evidence available, I am satisfied that there is an existing demand for such a facility, which demand would be increased by the development proposed. I am not persuaded however, that the demand from the *appeal site would, by itself, justify the MUGA but it is clear that the arrangement cannot be provided in part – it is all or nothing.* On balance, therefore, it seems likely that the MUGA, which would be provided entirely at the appellant's expense could, in all likelihood, be considered as meeting the tests.
65. Planting belt to the south of Fortescue Fields: This is offered in lieu of the 15 metre planting belt secured by the Planning Agreement in relation to the Fortescue Fields scheme, which was to have been provided on the Triangle site. It would be managed thereafter by the Fortescue Fields Management Company. It was suggested that it would help improve biodiversity and would help the transition of the existing development into the wider countryside. That may be so. However, in addressing the south side of the existing development, it does not make the development proposed acceptable and would not meet the tests.
66. Landscaping Scheme: The arrangement secures the submission of a landscaping scheme and its implementation and ongoing maintenance. It also provides for the management, maintenance and any necessary reinforcement of the hedgerow along the highway boundaries, which hedgerow would be excluded from the curtilage of any of the dwellings proposed. It is in lieu of a condition and is intended to mitigate the impact of the development proposed. As such, it would meet the relevant tests.
67. Community Facilities: The arrangement secures the use of a sum of money related to the number of the open market units (the Specified Sum) to be put towards the construction of a village/community hall on the west site, if such was being constructed on a specified date. Otherwise, the Specified Sum would be paid to the Parish Council to be applied in the provision of unspecified community facilities for the benefit of residents of the village.

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<sup>19</sup> Application No 2013/2447

68. Before the Hearing, I raised concerns that the arrangement did not 'bite' until occupation of the last market dwelling on the site, noting that, in theory, there could be a situation where that trigger was never reached. That concern was not addressed in the revised version submitted part way through the Hearing. In any event, I recognise that whilst the provision of a new village/community hall might be welcomed by some, others at the Hearing questioned the need. The arrangement was not sought by the Council and is not intended to remedy, either in whole or in part, some external 'cost' that would be consequential upon the development the subject of this appeal, and is thus not *necessary* to make the development acceptable. For the same reason, it is not directly related to the proposal. There is no substantiated evidence either as to the basis for the actual amount secured, other than an indication at the Hearing of a rough costing for the facility divided by the maximum number of houses proposed. In the alternative of a village/community hall being provided, the arrangement for the money to be spent as the Parish Council might see fit does not mitigate a direct impact of the development proposed and is not justified. The arrangement clearly does not meet the tests.

*Appeal B*

69. Affordable Housing: The arrangement secures 40% affordable housing provision, 80% of which would be social rented and 20% shared ownership. There would be no conflict in this regard with the policy requirement. The Obligation also includes local connection criteria for occupancy of 50% of the units. Whilst I recognise that this would in part address the concerns of the Parish Council, such an arrangement is not supported by the Part 1 Plan. That said, it includes a cascade mechanism whereby the occupancy 'net' could be cast wider if necessary to fill the units.
70. MUGA: Addressed above.
71. Management of on-site surface water drainage systems: The arrangement secured is in lieu of a condition requiring the submission of a management scheme and is necessary in order to avoid pollution and to prevent increased risk from flooding. As such, it would meet the relevant tests.
72. Parking Spaces: The arrangement secures the provision of ten parking spaces within the site to be made available in perpetuity for use by existing residents of High Street. The provision is intended to help address some of the problems caused by parking on High Street. Whilst the facility might be welcomed it is not addressed at mitigating an adverse impact arising from the development proposed and does not meet the tests.
73. School: A payment to Norton St Philip First School is secured, related to the *provision of open market housing, to be applied by the school at its discretion*. That payment is not justified by the development proposed, there being sufficient space at the School to accommodate potential pupils from the scheme, and has not been sought by the Council. There is no indication either as to how the amounts provided for have been calculated. Again the arrangement does not meet the tests.
74. Landscaping: The arrangement secures the management, maintenance and, where necessary, reinforcement of the hedge between the appeal site and Church Mead and the existing copse adjoining the curtilage of the Old Vicarage.

It would be in lieu of a condition intended to mitigate the direct impact of the development proposed and would meet the relevant tests.

75. Open Space: A payment to the Parish Council is secured, related to the provision of open market units, for the provision and maintenance of open space and recreational facilities in the village. At the Hearing, I was advised that the contributions equated to the cost of providing a Local Equipped Area of Play. However, there is no demonstrated need for such as a consequence of the development proposed, nor is there any indication as to where such a space might be provided. I am mindful in this regard that the contribution is not sought by the Council and that, in any event, the Undertaking also secures the provision of the MUGA. Accordingly, this part of the obligation does not meet the tests.
76. Highways: A payment towards a scheme of traffic calming measures in the village is secured. Whilst many of the measures proposed are welcomed by the local community, they have not been requested by the highway authority to address any adverse impact directly arising from the development proposed. There is no detailed evidence as to how the contribution has been calculated or which of the various measures shown it is intended to implement. The contribution does not, therefore, meet the tests.
77. Community Facilities: A sum of money related to the number of the open market units (the Specified Sum) together with monies payable towards community purposes from the Triangle site (were that application to succeed) would be used for the construction of a village/community hall on the appeal site. Once completed, the facility would be transferred to the Parish Council. If there was no contribution from the Triangle site, then the land for the village/community hall would be transferred to the Parish Council together with the Specified Sum. This arrangement does not meet the tests for the reasons set out above.

#### Conclusion on the Undertakings

78. Certain of the arrangements and contributions secured by the Undertakings are aimed at addressing the direct impacts of the development proposed. However, they also secure further contributions and arrangements which amount to benefits. It is well established that the presence of what might be considered as extraneous inducements should not influence planning decisions. As those elements do not meet the relevant tests, it would be unlawful, having regard to current legislation and guidance, to take those particular obligations into account. Accordingly, they cannot carry any positive weight in favour of the development proposed.

#### **Overall Planning Balance and Conclusions**

79. The Framework establishes that sustainable development should be seen as the golden thread running through decision-taking. It identifies three dimensions to sustainable development - economic, social and environmental.
80. The appeal schemes would be deliverable and would increase the supply and choice of housing provision of new homes, including affordable housing, adjacent to a Primary village. As such, there would be some resonance with the social and economic dimensions of sustainable development. That said, the weight to be afforded to that consideration is reduced because of the existence

of a five year supply of housing currently, which means there would conflict with policies CP1 and CP2 of the Part 1 Plan which continue to merit weight. Moreover, additional housing provision has already been made locally in Norton St Philip that significantly exceeds the requirements anticipated as being met here by the Part 1 Plan, even recognising that the requirements are expressed as minima. That development represents a 35% increase in housing stock over and above the position in 2006 (the start of the Plan period) well above the 'proportionate' 15% growth anticipated by the Part 1 Plan for villages such as this. Additional dwellings of the order proposed would therefore undermine the Council's Spatial Strategy.

81. The provision of the MUGA would be a social benefit of the developments proposed in that it would also be accessible to existing residents. In addition, the schemes would create direct and indirect jobs and would increase local spend amounting to an economic benefit. In particular, future occupiers would increase the number of potential customers for the village shop, which would help in terms of its prospects for the future and its contribution to the general sustainability of the village.
82. The strengthening and maintenance of hedgerows along the boundaries of both sites, as secured by the Unilateral Undertakings, which hedges would be retained outside of private gardens and would be maintained by the existing Management Company, has the potential to increase biodiversity which would accord with the environmental dimension to sustainable development. Without the development schemes, there is no obligation on the appellant to carry out such works and would be a benefit of the developments proposed.
83. However, to be weighed against those benefits is the identified environmental harm, which includes significant harm to the landscape character and appearance of the area, and the harm to the setting and heritage significance of the Conservation Area. In the case of Appeal A, the harm would be less than substantial, which harm is to be weighed against the public benefits of the proposal. In relation to Appeal B, the harm would be substantial. In such cases, the Framework advises that permission should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh that harm. The benefits outlined above are not, in either case, sufficient to outweigh the harm that I have identified. Even had I found, in relation to Appeal B, that the harm was less than substantial, the outcome in terms of the eventual decision would have been the same. That harm significantly limits the sustainability credentials of the developments proposed.
84. I have taken all other matters raised into account but, in this case, the harm I have identified significantly and demonstrably outweighs any benefits that can be weighed in the planning balance and the schemes proposed cannot be considered as sustainable development. I therefore conclude, for the reasons set out above, that neither of the appeals should succeed.

*Jennifer A Vyse*

INSPECTOR

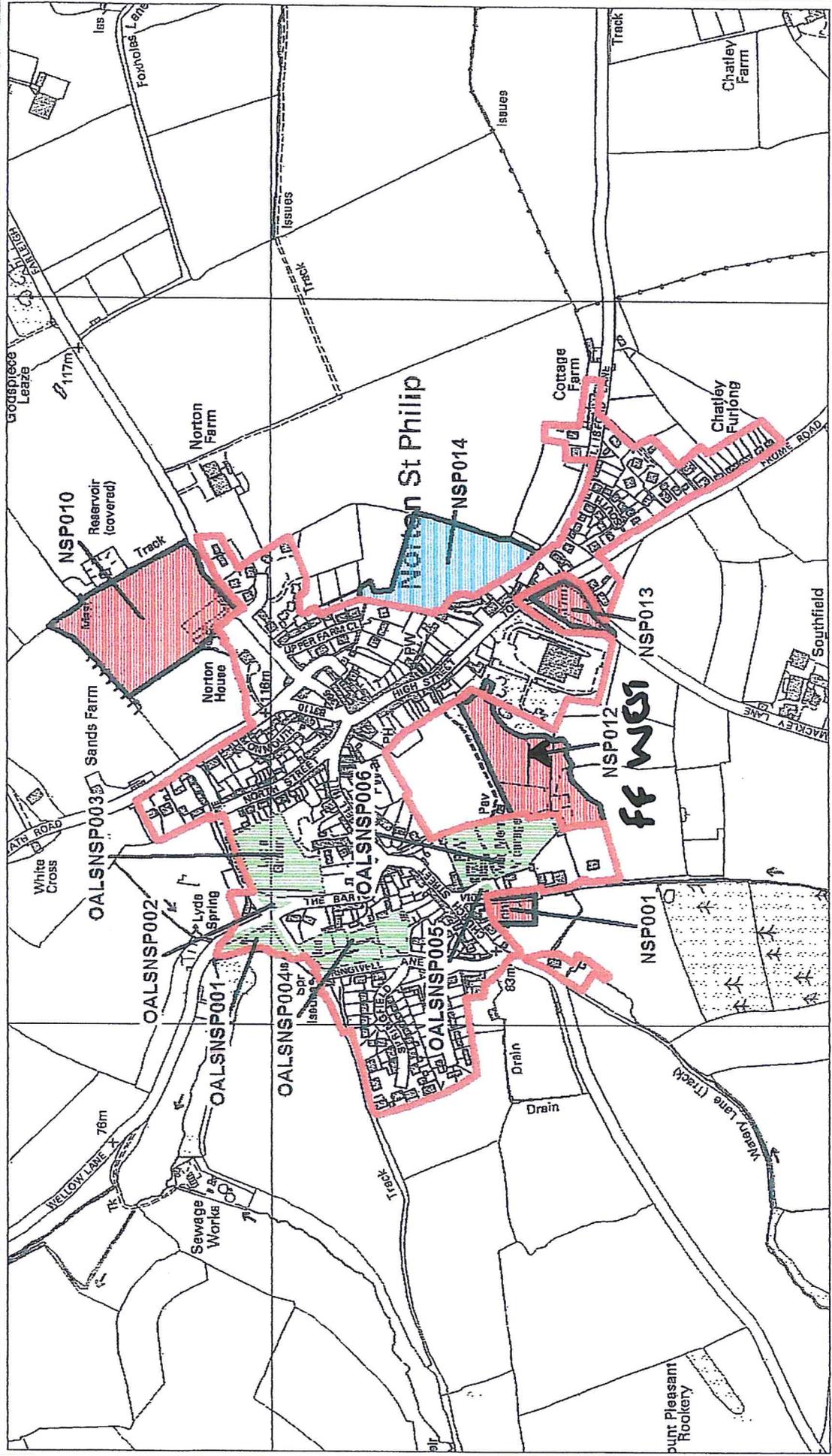
# Boundaries of existing Development Limits, Open Areas of Local Significance and Development Site Options - Norton St Philip

**MENDIP**  
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Notes:

Scale 1:7500

Compiled by on 10 August 2015



# Boundaries of existing Development Limits, Open Areas of Local Significance and Development Site Options - Key

**MENDIP**  
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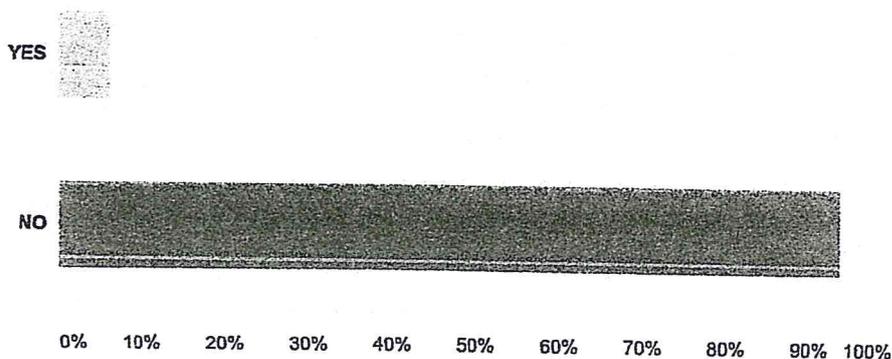
Notes:  
Compiled by on 24 August 2015

-  HELAA - A: Potentially suitable within development limits
-  HELAA - B: Potentially suitable outside development limits
-  HELAA - C: Potentially suitable Employment Land
-  HELAA - D: Excluded or not suitable
-  Development Limit
-  Existing Strategic Housing Allocation  
(See Local Plan Part I)
-  Future Growth Area for Housing  
(See Local Plan Part I)
-  Committed Employment Site  
(See Local Plan Part I)
-  Future Growth Area for Employment  
(See Local Plan Part I)
-  Green Gap
-  Town Centre Development Areas
-  Open Areas of Local Significance



**Q2 Are you in favour of 'up to 49 houses' being built on Fortescue Fields West - the field adjacent to Church Mead pictured below? .**

Answers: 200 Skipped: 0



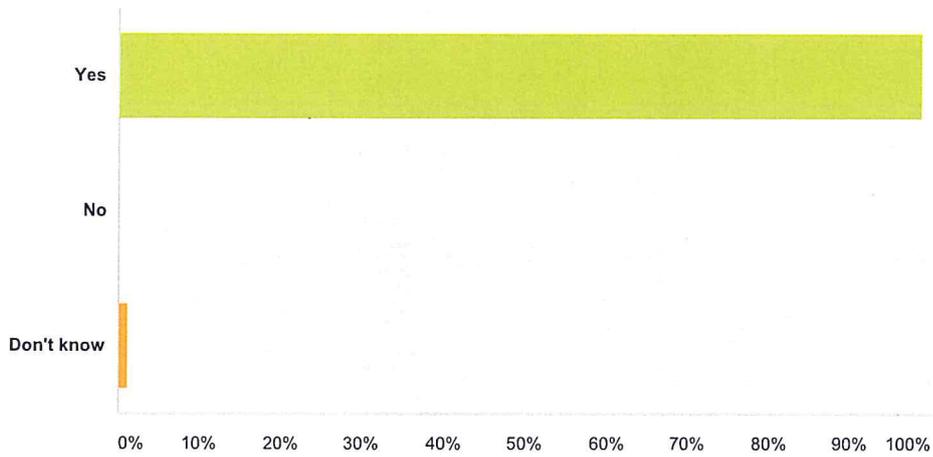
**Answer Choices**

**Responses**

YES	6.00%	12
NO	94.00%	188
<b>Total</b>		<b>200</b>

### Q2 Would you be in favour of Fortescue Fields West being designated as a Local Green Space?

Answered: 171 Skipped: 5



Answer Choices	Responses
Yes	98.83% 169
No	0.00% 0
Don't know	1.17% 2
<b>Total</b>	<b>171</b>

**Q4 Please let us know whether you think there is anything that we might need to consider in preparing our submission. Thank you**

Answered: 41 Skipped: 135

#	Responses	Date
1	We understand the need for more houses but understand more the importance to have these green spaces, they are essential for us, our children and our village.	11/29/2015 8:04 PM
2	Current over-development of the village	11/29/2015 5:56 PM
3	The areas nominated provide open space between the village and farmland. All for locals and visitors to use and benefit from.	11/29/2015 4:54 PM
4	Building on any of the sites will increase the likelihood of flash flooding at the entrance to Ringwell Lane and beyond.	11/29/2015 12:39 PM
5	I cannot think of anything else at this time.	11/29/2015 9:53 AM
6	Local people need these green places for the children and walking dogs	11/29/2015 7:06 AM
7	The B3110 entering the village, the recently sold field bounded by the new boundary wall should remain as pasture land due to the extensive views towards the village and surrounding countryside.	11/28/2015 8:47 PM
8	I think we have already discussed this George so nothing more to add at this stage.	11/28/2015 2:38 PM
9	NSP now over-full; need for green lung around new developments. Planning Inspector decisively refused development of FFE and FFW. FFS also needs protection. Can't fight greedy developers every few years. These areas need strong protection for all time.	11/28/2015 9:00 AM
10	The current new houses are unsightly and ruin the village skyline. I would not want any more being built.	11/28/2015 8:52 AM
11	Great need to preserve these green spaces for appearance and peaceful wildlife sanctuaries	11/27/2015 6:16 PM
12	The need to preserve the essential rural nature of the land adjacent to and visible from the conservation zone especially the view from the Grade 1 listed internationally renowned George Inn	11/26/2015 9:02 AM
13	This application has real merit, especially Fortescue Fields West, which adjoins Church Mead. It must however be considered alongside other local green space applications across Norton St Philip, as part of a 'one village' approach.	11/26/2015 8:54 AM
14	Good luck!	11/25/2015 9:48 PM
15	Make sure you emphasise the rural setting of Norton St Philip and thus the need to retain open spaces from which to see out to the wider countryside. Also the need to create wildlife corridors through the village. The ponds will provide wetland habitat, previously available from streams in the landscape.	11/25/2015 8:11 PM
16	We consider that there is sufficient housing already in Fortescue Fields. Also as only three of the over 55's housing has been sold in the last six months - one must question whether any further housing is required.	11/25/2015 3:35 PM
17	These pieces of land are of special interest to local residents for their wildlife and countryside amenity they afford us.	11/25/2015 11:03 AM
18	Soon this will not be a village but small town with none of the amenities. Roads cannot cope now, parking is now dangerous on Bell Hill. Some of us are hoping to keep the hedgehogs we have visiting us but this will soon be a thing of the past if all green spaces are built up with large houses and no gardens.	11/25/2015 10:11 AM
19	Designation of these areas as Local Green Space will help to protect the wildlife mitigation that was put in place by the developer for the Fortescue Fields site. This will help to secure this mitigation in the long-term; a commitment made by the developer for offsetting the impacts of the Fortescue Fields site. The ponds in particular and the surrounding rough grassland within the adjacent fields already provides important habitat for amphibians, reptiles, bats and barn owl; all seen using these habitats.	11/25/2015 8:08 AM
20	far far too many new houses in this lovely village, it will soon be a small town ???	11/25/2015 6:55 AM

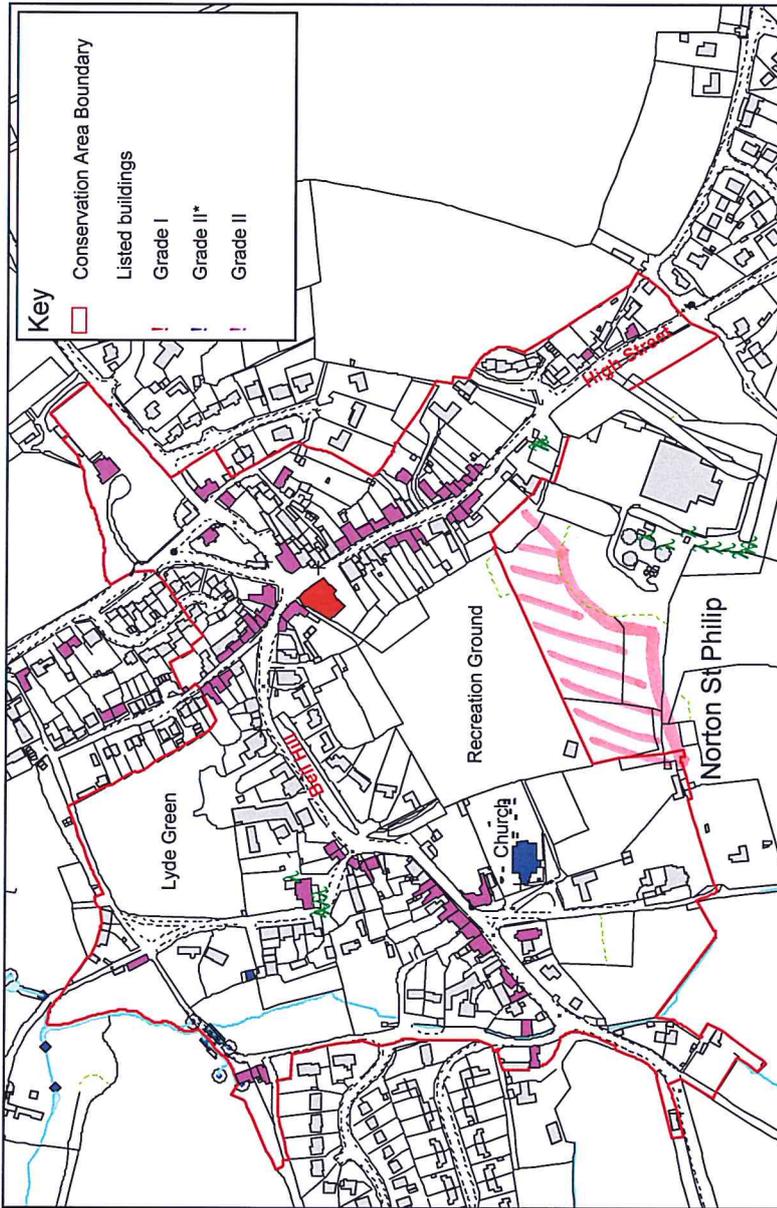
## Fortescue Fields- Local Green Space

SurveyMonkey

21	The spaces referred to in the survey are valuable to the community in supporting the integrity of a rural village. Norton St. Philip needs these spaces to be maintained as green fields/spaces in the light of recent housing development and to act as a buffer for Fortescue Fields and the village itself. These fields have historically been pastoral/agricultural fields and should remain so. They also ensure the medieval and historic buildings in the village remain unspoiled by encroaching modern development and the view to and from these ancient buildings remains conserved.	11/25/2015 4:29 AM
22	All agreed details of Local Plan - NSP has already surpassed its quota of new housing.	11/23/2015 10:47 PM
23	I cannot think of anything	11/23/2015 8:33 PM
24	We are a small local community and by my understanding we have already fulfilled our housing commitment	11/23/2015 7:10 PM
25	None of these sites was built on before when the chicken factory existed. They are not brownfield land	11/23/2015 5:22 PM
26	The owners of the land should be consulted, that may be the remit of the Parish Council, however in my own case there was no consultation by the PC.	11/23/2015 3:57 PM
27	Evidence of use by the public. Evidence of special nature of these areas, eg, proximity to church, etc.	11/23/2015 2:34 PM
28	NSP has had enough houses built in the last 3/4 years and we cannot incorporate all the newcomers as it is without more families, people moving into the area. We are a historic village NOT at new town.	11/23/2015 2:23 PM
29	This proposal, although submitted by residents living adjacent to these sites, has the support of the majority of the wider community.	11/23/2015 11:14 AM
30	The tree belt below the retirement homes on the west site were planted by local children years ago and should also be protected.	11/23/2015 10:49 AM
31	East site: small tract of land; tree belt; harmonizes east edge of village; adjacent to community; protection of view for public and residents on Mackley Ln; outside development limit. West site: small tract if land; designated greenfield site; adjacent to Church Mead; important public view of village, church and surrounding area; protection of view for residents of Sheltered Housing on Fortescue Fields, designated as "Church View" by developer; in the centre of and adjacent to community; contributes to an important public view that is regularly used by many residents and visitors walking up/down the footpath along the edge of this land; natural extension of Church Mead used extensively for recreation by residents and visitors; outside development limit. Ponds: small tract of land; water and meadow environment; regularly used by residents walking on designated pathways; recreation area for residents and family; protects an important public view of village church and surrounding countryside; adjacent to and forms the edge of the village on southern side; designated as detention pond area for Fortescue that have to maintained and managed; outside development limit.	11/23/2015 10:06 AM
32	NSP has fulfilled its obligation for new housing. We don't need more million-pound plus houses Lochailort can't sell!	11/23/2015 9:56 AM
33	It is important to retain Laverton Triangle as green space so as to minimise the visual impact of the Fortescue Fields development set in an historic and rural village. Retaining a nature corridor is important, which would be enabled by protection of the 3 sites as green spaces. We have noticed a reduction in the number of species we see since the removal of the bank of trees on Townsend. Retention of the green space adjacent to the Mead and the line of trees is very important so as to retain the stunning views and to minimise the visual impact of the new development. The fields with the ponds provide well used recreational areas and remain wildlife habitats, with at least one of the ponds home to a diversity of pond life.	11/23/2015 9:27 AM
34	The existing development which overlooks the conservation area already breaches conservation area rules. This should not be seen as a precedent for development adjacent to Church Mead.	11/23/2015 9:10 AM
35	Essential breathing space around the Mead, a Barrier to further village expansion towards Falkland	11/23/2015 9:07 AM
36	Existing footpaths/rights of way, plus new bridleway across the land with the drainage ponds, and the flora and fauna that exists in that area. This land is a natural softener between the new Fortescue fields properties and the countryside as well as being used for informal activities such as dog walking, jogging and riding.	11/23/2015 1:08 AM
37	Protection of the West area is important to maintain the amenity of the Mead and protect local wildlife. The South area incorporating the ponds are a key attraction to the village, attracting wildlife, and local residents walking around to enjoy the open green space.	11/22/2015 11:19 PM
38	The overdevelopment has already exceeded the ratio suggested by the government. Enough already, previously it was 'a need' & 'an opportunity' now it's 'greed' and 'bullying'.	11/22/2015 10:25 PM
39	Norton St Philip is a rural village and needs to have green open spaces around to keep this rurality. In previous appraisals of the village much has been made about the need for green open spaces that contribute to the overall appearance and structure of the village.	11/22/2015 9:45 PM
40	Norton St Philip is not a large town and is currently overdeveloped for the size of the village and infrastructure. There is no post office, or currently a shop and no we believe no further growth is needed	11/22/2015 9:42 PM

41	i love walking round the village with my family enjoying our local scenery and wildlife and if it keeps being built on soon we will have no beautiful scenery or wild life left. Also I think the village has drainage problems that impact on other areas of the village and the extra building keep affecting the natural safe drainage and flooding houses. Who needs all these houses, we have plenty already , they will spoil the natural historical look of our historic conservation village and make it a small town. where will all the traffic go from the cars that are generated going through the village from the new houses, we have terrible parking and traffic flow problems as it is. Bell Hill and church st, and the high street is getting very dangerous to drive in and cross over the roads, it is overrun with cars and traffic and cannot cope with more!	11/22/2015 9:31 PM
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### 3. History and Development

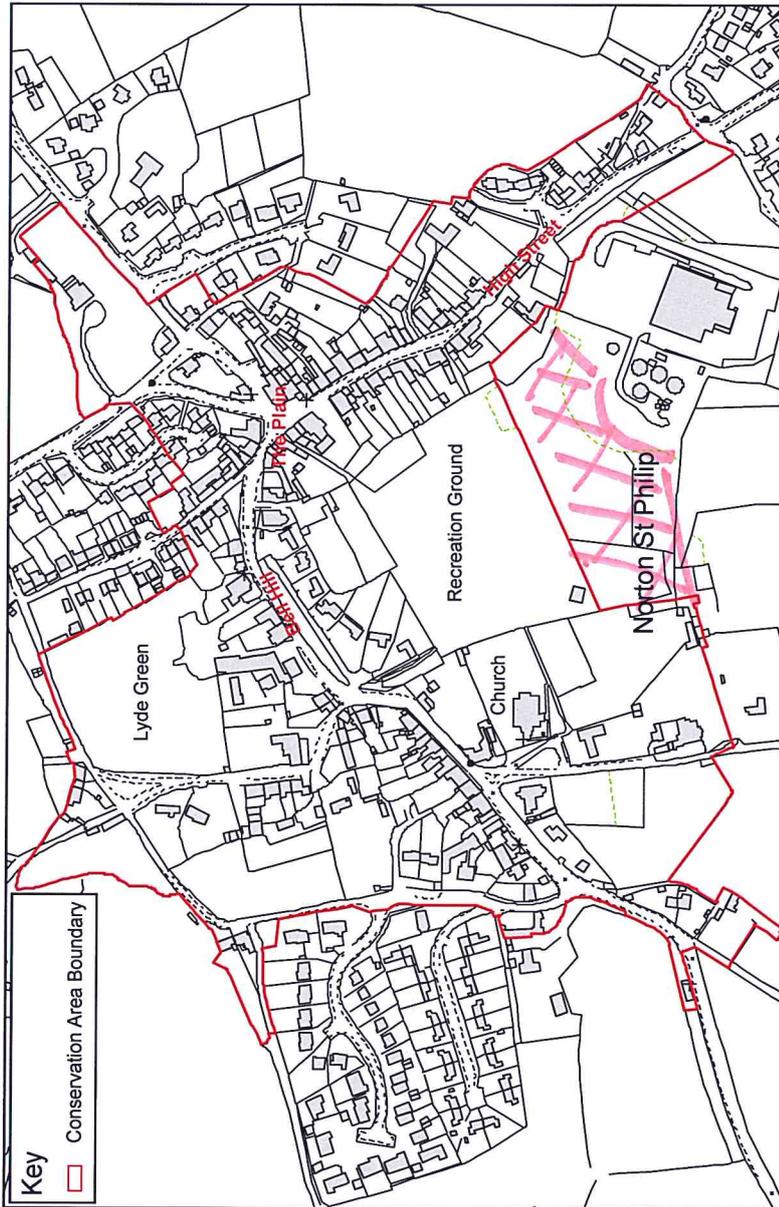


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Ordnance Survey Map showing Statutorily Designated Sites and Features

VIIII : FF WEST (THE SITE)

# I. Introduction



Ordnance Survey Map showing Norton St Philip Conservation Area Boundary

 : FF WEST (THE SITE)

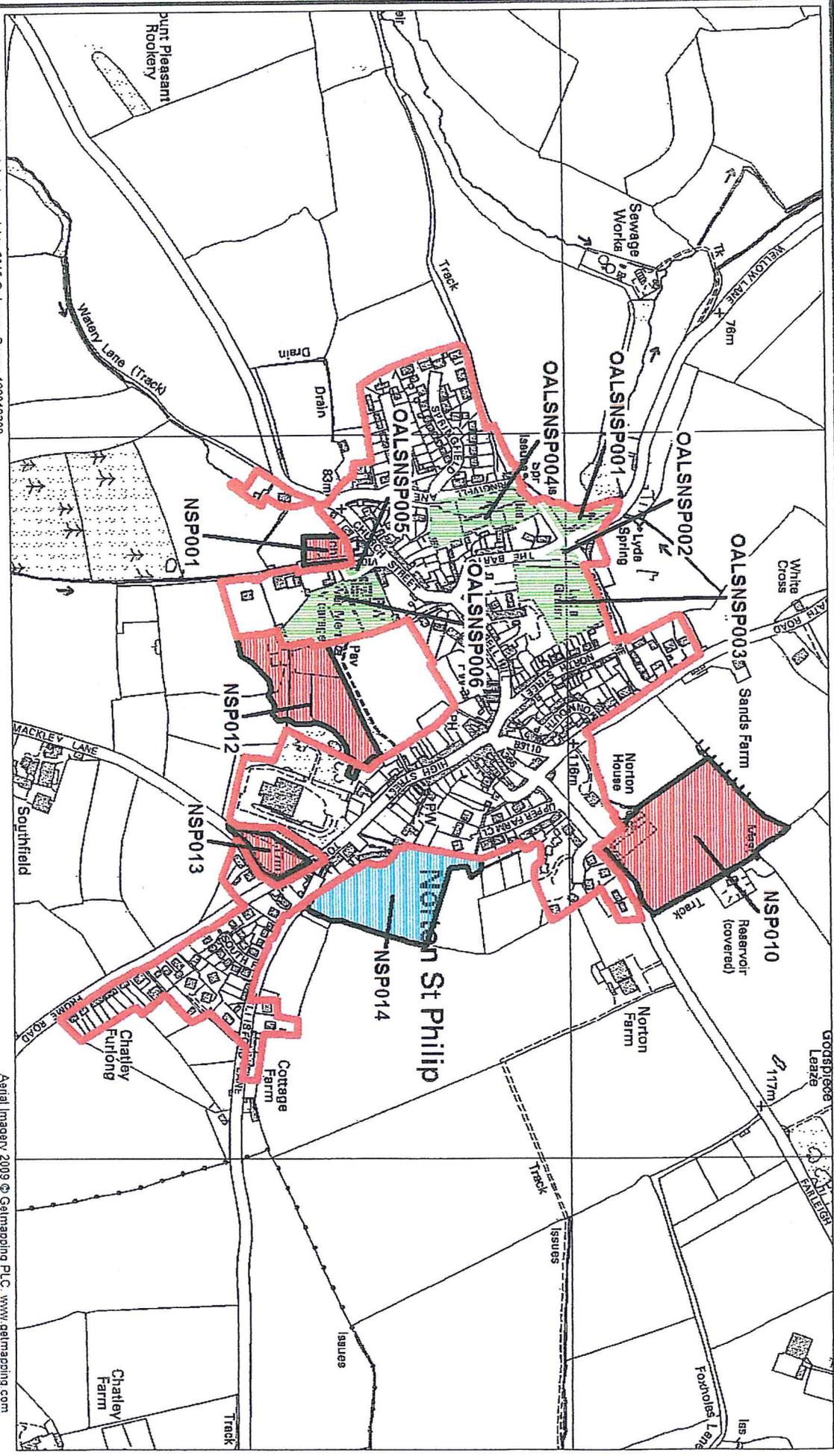
# Boundaries of existing Development Limits, Open Areas of Local Significance and Development Site Options - Norton St Philip

Notes:

Scale 1:7500

Compiled by on 10 August 2015

**MENDIP**  
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# Boundaries of existing Development Limits, Open Areas of Local Significance and Development Site Options - Key

Notes:

Compiled by on 24 August 2015

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-  HELAA - A: Potentially suitable within development limits
-  HELAA - B: Potentially suitable outside development limits
-  HELAA - C: Potentially suitable Employment Land
-  HELAA - D: Excluded or not suitable
-  Development Limit
-  Existing Strategic Housing Allocation  
(See Local Plan Part 1)
-  Future Growth Area for Housing  
(See Local Plan Part 1)
-  Committed Employment Site  
(See Local Plan Part 1)
-  Future Growth Area for Employment  
(See Local Plan Part 1)
-  Green Gap
-  Town Centre Development Areas
-  Open Areas of Local Significance