

# Mendip District Council

## Local Plan Part 2

# Local Plan Part 2 - Background

- Planning rules changed in 2012.
- A Local Plan was required.
- Until this was done, it was virtually a free for all for developers – hence we have 108 new houses.
- Mendip's Local Plan Part 1 was approved in 2014. It covers the period 2006 – 2029.
- This identifies the overall **minimum** number of houses required, it says **broadly** where they would be built and it proved that a 5 year supply of land was available (**at that moment in time**).
- Amongst other things, Local Plan Part 2 will fill in the detail and state the circumstances for approving 'above minimum' housing.

# Local Plan Part 2

- So what does this mean for NSP?
- In LP Pt 1, NSP has an 'allocation' of 45 houses to 2029 (versus 108 already approved!).
- So we are 'safe' until 2029 then?
- Developers like the terms:
  - **minimum** number of houses required, *that means more!*
  - **broadly** where they would go, *that means anywhere!*
  - **a rolling** 5 year supply of land. *that means challengeable!*
- Local Plan Part 2 will either help keep us safe from further development to 2029 or create further opportunity for Developers.
- Mendip are saying that they are not 'expecting' to allocate more houses to NSP to 2029.
- BUT..... lets look at the proposed circumstances for approving 'above minimum' housing.

# Local Plan Part 2

- Some examples of where above “Minimum” Development are being deemed suitable are:
  - Where specific local needs are identified e.g. low cost market housing; (NSPQ2 and NSPQ4b refer)
  - Where, exceptionally, development is needed as a means of bringing specific facilities which would otherwise not be delivered; (NSPQ7 and NSPQ10 refer)
  - Where, somewhat higher levels of development would result in making the most effective use of the land without disproportionately increasing local provision or causing unacceptable planning impacts. (NSPQ3, NSPQ4a, NSPQ8 and NSPQ9 refer)
- So these are some of the risks that we need to be aware of and try to resist in our Responses.
- Now lets turn to the 15 questions on the Response Form, all of which are linked to future development.

# PC Proposed Responses – Local Distinctiveness and Character

- NSPQ1(a): What makes NSP special?
- NSPA1(a): Individual views - but its history; its 'protected' 85 listed building entries; Conservation Area status; its rural environment .
- NSPQ1(b): Are there any specific areas, features or characteristics that should be protected or improved?
- NSPA1(b):The Conservation Village and its rural setting should be protected.
- NSPQ1(c): In the event that future development is needed are there any broad areas of the village where this should be located?
- NSPA1(c): No as no need for further development is identified.
- *Anything else/any comments/any questions?*
- *Let's have a show of hands on these Responses proposed by the Parish Council on the local distinctiveness and character of NSP.*

# PC Proposed Response - Housing

- NSPQ2: Although NSP has met and exceeded its minimum housing requirement as set in LP Pt 1, are there any reasons why we should consider identifying further sites for housing in NSP in LP Pt 2?
- NSPA2: No. We support Mendip's view that no further sites for housing should be identified in Local Plan Pt 2.
- *Anything else/any comments/any questions?*
- *Let's have a show of hands on this Response proposed by the Parish Council that no further sites for housing should be identified in Local Plan Pt 2.*

## PC Proposed Response – Housing (cont'd)

- NSPQ3: Question 3 relates to 5 sites put forward for development by landowners
- So let's have a look at the 5 sites first.

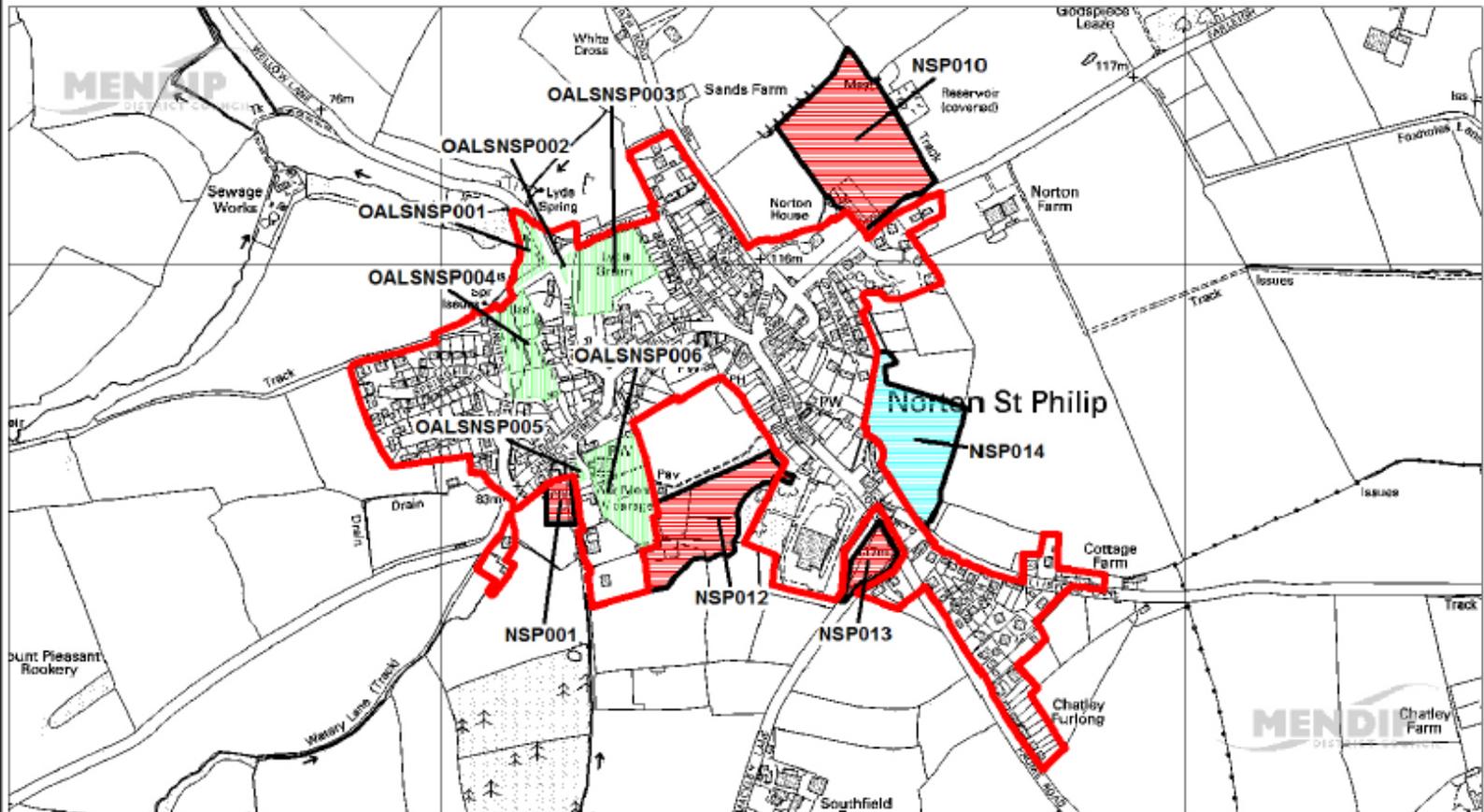
# Boundaries of existing Development Limits, Open Areas of Local Significance and Development Site Options - Norton St Philip

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Notes:

Scale 1:7500

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## PC Proposed Response – Housing (cont'd)

- NSPQ3: If a need for further development is identified, would you support/not support any of the 5 sites put forward by landowners?  
Why?
- A3: No further development identified. No support for any of the 5 sites put forward by Developers.  
Why? – In the case of 4 sites we support Mendip's reasons for their exclusion as potential sites for development.

# PC Proposed Response – Housing (cont'd)

- A3 cont'd: In the case of Shepherd's Mead, we do not support its inclusion for the following reasons:
  - As further development is not needed during the life of LP Pt 2, no site should be included for NSP. It would create a false expectation for the Developer.
  - The land in question is currently the subject of a Village Green Application. It has 3 Public Rights of Way, an 'unofficial' permissive path, is a wild flower meadow and has been well used by villagers as an informal recreation area for over 80 years.
  - If the Village Green Application is unsuccessful, this site should be designated as a Local Green Space.
  - The land in question is outside of the Development Limit.
- *Anything else/any comments/any questions?*
- *Let's have a show of hands on the proposed Parish Council Response to Q3 that no site in NSP should be included for potential development in the Local Plan Pt 2.*

# PC Proposed Responses – Housing (cont'd)

- NSPQ4a: Are there any other potential sites that we have not identified which you would like to draw our attention to?
- NSPA4a: No, not at this time.
- NSPQ4b: If further development is needed, what type?
- NSPA4b: Further development is not needed. All housing needs as identified in the 2005 Parish Plan are being met by an element of the 108 houses already approved.
- *Anything else/any comments/any questions?*
- *Let's have a show of hands on the proposed Parish Council Responses to Q4a and Q4b on other potential sites and type of housing needed.*

# PC Proposed Responses – Employment

- NSPQ5: Are there any existing employment or commercial sites that may be suitable for redevelopment? If so, where and for what?
- **NSPA5: No.**
- NSPQ6: Are there any existing employment or commercial sites that you feel should be retained in the current use if at all possible? If so where and why?
- **NSPA6: The shop within the FF Development.**
- NSPQ7: Is there a need for any additional land for employment/commercial development. If so what types and where?
- **NSPA7: No. Reason: As part of the FF Development, 3 commercial units were built but failed to attract any takers.**
- *Anything else/any comments/any questions?*
- *Let's have a show of hands on the proposed Parish Council Response to Q5 – Q7 on Employment.*

# PC Proposed Responses – Development Limit

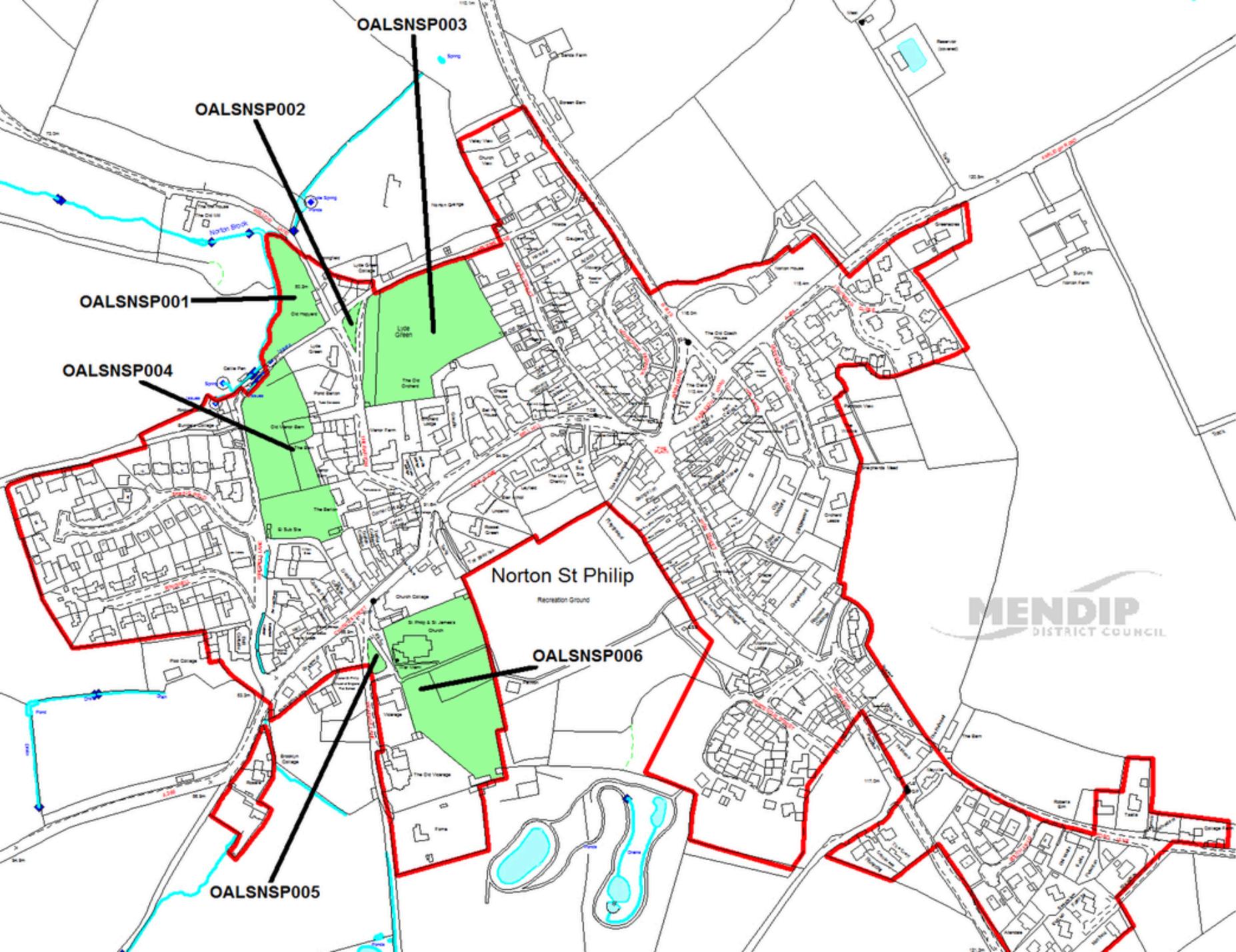
- NSPQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?
- NSPA8: No
- NSPQ9: Do you feel the current Development Limit should be changed? If so, where and why?
- NSPA9: No, because the houses being built outside of the current Development Area were not supported by the PC or the Planning Board.
- *Anything else/any comments/any questions?*
- *Let's have a show of hands on this proposed PC Response that the Development Limit should remain unchanged.*

# PC Proposed Response – Infrastructure/Facilities

- NSPQ10: Is there a need for further infrastructure or facilities in the village (eg open or recreation space, meeting place, car park)? If so, please specify what and where.
- NSPA10: Not if it means we would have to have more houses to finance them.
- *Anything else/any comments/any questions?*
- *Let's have a show of hands on this proposed PC Response that new Facilities are not desirable if it means more houses would be approved to finance it.*

# Local Green Spaces

- Mendip plan to review those spaces that currently hold a special status as a Green Space (old Q2 or Open Areas of Local Significance).
- We have 6 such spaces in NSP.



OALSNSP003

OALSNSP002

OALSNSP001

OALSNSP004

Norton St Philip

OALSNSP006

OALSNSP005

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# PC Proposed Responses – Local Green Spaces

- NSPQ11: Do you think that all the sites listed still warrant designation as a LGS?
- NSPA11: Yes.
- NSPQ12: Are there any sites from which you feel the designation should be removed? If so, which ones and why?
- NSPA12: No.
- NSPQ13: Are there any new areas of land that you feel merit designation? If so, please provide details of where and why?
- NSPA13: Yes, Shepherd's Mead and the green space behind Catholic Church on Bell Hill.
- *Anything else/Any comments/any questions?*
- *Let's have a show of hands on the proposed Responses to the questions on Local Green Spaces within NSP.*

# PC Proposed Responses – Other Matters

- NSPQ14: Are there any other planning issues in NSP that you feel should be addressed in the Local Plan Pt 2?
- NSPA14: No.
- NSPQ15: Is any of the information presented incorrect or in need of updating (eg existing facilities or services)? If so, please specify.
- NSPA15: Yes. There are a few that are incorrect or misleading that the Parish Council will correct in its response.
- *Any comments/any questions?*

# Next Steps

- PC to complete the Response Form based on tonight's consensus.
- In the next few days, the PC website will include an advanced draft of the PC response for use by residents as they see fit.
- Residents to complete individual Response Forms. **Written responses can be sent direct to Mendip or taken to one of the drop-off boxes in pubs and church.**
- If you want to complete the form on line, a blank, bespoke NSP Response Form is on the Parish Council website NOT the Mendip website.
- Any Questions? Contact David Smallacombe or Vivienne Bolton – see next slide.
- PC will also respond to the Mendip Response Form, particularly on the examples for “Minimum “ Requirements.
- Deadline for responses is 16 Dec 2015.
- **LET THE VOICE OF NORTON ST PHILIP BE HEARD**

# Any Questions?

- If you have any further questions after the meeting, please contact:
  - David Smallacombe on 01373 834339 or email on [chairman.nortonstphilippc@outlook.com](mailto:chairman.nortonstphilippc@outlook.com)
  - Vivienne Bolton on 01373 834165 or email on [vivienneabolton@gmail.com](mailto:vivienneabolton@gmail.com)