

NORTON ST PHILIP PARISH COUNCIL

MENDIP DISTRICT OF THE COUNTY OF SOMERSET

www.nortonstphilipparishcouncil.co.uk

Chairman Clive Abbott, Hassage House, Faulkland, Radstock, BA3 5XG ncliveabbott@hotmail.com

Clerk Nicola Duke, 6 Shetland Close, Westbury, Wiltshire, BA13 2GN nortonstphilippc@aol.co.uk

7th December 2018

Dear Sir/Madam,

Neighbourhood Plan, Norton St Philip

I write to inform you that we are consulting on the pre-submission draft of the Norton St Philip Neighbourhood Development Plan. We are hereby seeking your views on the draft Plan.

A copy of the draft Plan can be found on our Neighbourhood Plan website at: <https://nortonstphilipneighbourhoodplan.com/> along with other documents relating to the Plan's development.

Otherwise, copies of the draft Plan can be viewed throughout the publicity period at the following locations:

- St Philip and St James Parish Church
- St Leonard's Church(Farleigh Hungerford)
- Norton St Philip Co-Op
- The Fleur de Lys pub
- The Palairet Hall.

Or available by contacting: nspneighbourhoodplan@gmail.com

The pre-submission consultation period runs for six weeks. Please return any comments/representations to us by 25th January 2019. Representations can either be sent by email to nortonstphilippc@aol.com or letter to the Parish Clerk at the address above.

Yours faithfully,



Nicola Duke (B.A Hons), MILCM
Parish Clerk
For and on behalf of
Norton St Philip Parish Council

Norton St Philip Parish Council



Neighbourhood Plan Regulation 14 Consultation

Pre submission Draft for Community and Statutory Bodies Consultation (under Regulation 14 of the Neighbourhood Planning(General)Regulations 2012)

In accordance with Neighbourhood Planning Regulation 14, Norton St Philip Parish Council is undertaking a public consultation on its Pre-Submission Neighbourhood Development Plan and is inviting comments from organisations and individuals.

The public consultation runs from 7th December 2018 until 25th January 2019.

All comments will be made publicly available on the Neighbourhood Plan website after the consultation period. Comments submitted by individuals will be anonymous on publication. Comments submitted by organisations will be identifiable by organisation name and organisation type. All other personal information provided will be protected according to the Data Protection Act 2018 and will not be made available online or otherwise.

Draft Neighbourhood Plan for NSP

The Neighbourhood Plan steering group has produced a draft Neighbourhood Development Plan which covers the whole of the civil parish of NSP. This Draft plan was adopted by Norton St Philip Parish Council on 3rd December 2018. The plan contains a vision for the parish along with a set of aims, planning policies and proposals directed at achieving the vision. The planning policies within the plan seek to protect the character and meet the needs of the parish, with policies guiding new housing development, as well as protection and enhancement policies relating to the green environment (including Local Green Spaces) and the built environment. A summary of the Policies contained in the Plan is on pages 3&4 of this document

Following this consultation, the Plan will be reviewed in the light of comments received, and if necessary amended. It will then be submitted to Mendip District Council for further consultation and subsequent Examination by an independent Examiner. Once the plan has passed Examination, a Parish referendum will be held. If the plan receives a majority vote the plan becomes 'made'. The plan will then become part of the statutory process for the consideration and determination of planning applications within the parish.

Availability of Documents

The proposed Neighbourhood Development Plan , the Neighbourhood Plan Map together with supporting documents can be viewed on this website by following this link:

<https://nortonstphilipneighbourhoodplan.com/>

Hard copies of the Plan can also be read at the Co-Op, Palairet Hall, Parish Church, Fleur de Lys and St Leonards Church in Farleigh Hungerford

How to comment

The parish council welcomes your comments. Comments should be submitted, preferably electronically, using the Survey Monkey questionnaire link below:

<https://www.surveymonkey.co.uk/r/CRRYRTV>

A paper copy of the questionnaire is attached at the end of this document. If you would rather respond by paper copy rather than online please complete it and place it in the marked boxes in the Co-Op, Parish Church or Old Schoolroom (FH).

All members of a household are encouraged to respond individually. The deadline for comments is 25th January 2019

Thank you very much for taking the time to read and respond.

Clive Abbott
Chair, NSP Parish Council

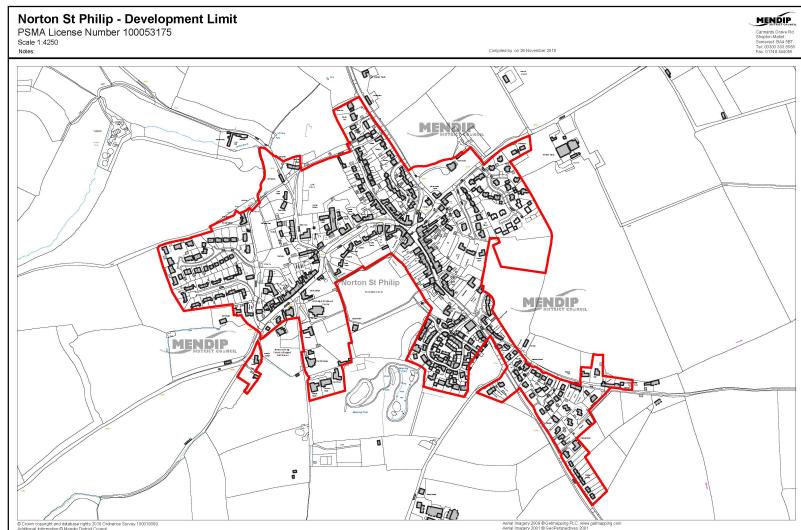
Ian Hasell
Chair, Neighbourhood Plan Steering Group

Norton St Philip Neighbourhood Plan

Summary of Policies

Policy 1: Settlement Boundary

The red line in the plan below defines the settlement boundary. Within this line, development that meets the Neighbourhood and Local Plan criteria will be encouraged. Outside of the line is open countryside and development will not be permitted unless it complies with Mendip's policies and Policy 3 of this plan.



Policy 2: Housing Sites within the Development Boundary

The following two sites are allocated for housing development:

- i) Bell Hill Garage site. This site is considered suitable for 12-15 houses. In order that the current oversupply of larger homes in the village is reversed, the dwelling mix should be predominately a mix of 2 and 3 bedroom homes. Should a small number of flats be proposed at the southern part of the site, a total of 18 dwellings could be suitable.
- ii) Former Roman Catholic Church. This site is considered suitable for up to 4 small dwellings, a suggested mix being 2 x 2 bedroom dwellings and 2 x 3 bedroom dwellings.

Policy 3: Exception Sites for Local Affordable Homes

A development of up to 10 affordable 'entry level' houses would be permitted outside of but adjoining the development limit provided that those homes were for local people or people with a strong local connection.

Criteria are set which ensure these homes are for first time buyers or renters and remain so in perpetuity.

If it was shown that a development could not proceed without including an element of market housing, up to 30% of the development could be open market.

Policy 4: Promoting Locally-Responsive Good Design

Development proposals for both new housing development and residential conversions/extensions should promote good design that follows guidance in the Conservation Area Appraisal where appropriate, and complies with the general guidelines in the Norton St Philip Character Assessment and those relevant to the specific area the development is located within.

General and 'area specific' design guidelines are set out in the NSP Character Assessment as well as this Policy.

Policy 5: Local Green Spaces

The sites listed below are designated as Local Green Spaces:

LGSNSP001 The Old Hopyard

LGSNSP002 Lyde Green

LGSNSP003 Great Orchard

LGSNSP004 Ringwell Lane

LGSNSP005 Church Green

LGSNSP006 The churchyard and adjoining field

LGSNSP007 Fortescue Fields South

LGSNSP008 Fortescue Fields West

LGSNSP009 Church Mead

LGSNSP010 Shepherds Mead

Development on Local Green Spaces will only be permitted if it enhances the original use and reasons for the designation of the space.

Policy 6: Climate Change and Low Carbon Development

This policy requires any development to be highly energy efficient and demonstrate resilience to climate change and contain measures to minimise surface water entering the sewerage system as well as run off.

It supports renewable energy proposals, electric car charging points and pedestrian/cycle way improvements.

You can see the Draft Neighbourhood Plan together with the parish Character assessment and other documents at <https://nortonstphilipneighbourhoodplan.com>

Please comment by using the attached hard copy or (preferably) going to the online survey [here](#).

Further copies of the survey form can be downloaded from the Neighbourhood Plan website [here](#).

Collection boxes for hard copies are in the Co-Op, Parish Church porch and St Leonards Church porch in Farleigh Hungerford

Your comments will be considered and may be taken into account in the preparation of the final version of the Plan.

Thank you

Regulation 14 Consultation Feedback Form

Required Information

(without this we won't be able to process your return)

Please provide us with the following information about you*. This will help us to understand the input we receive and help ensure that we have responses from all areas of the parish.

1. Consent to hold your data

Please tick

Yes	No**

* All personal information provided will be held securely and in accordance with the General Data Protection Requirements and used solely for the purposes of a Neighbourhood Plan for NSP Parish.

**If you answer "no" we cannot hold or process your response

The NP Privacy Policy can be viewed on the website [here](#)

2	Name				
3	Postcode				
4	House name/number (optional)				
5	Email (optional)				
5	Age if under 18				
6	In what capacity are you responding to this questionnaire? (please tick)	Parish Resident	Local Authority	Developer	Landowner
					Neighbouring Parish
					Other (please specify)

The Neighbourhood Plan

7	Are you broadly in agreement with the approach of the Neighbourhood Plan? Please tick	Yes	No
8	General comments on the Draft plan (including reference to evidence and any supporting documents). Please continue overleaf or on a separate sheet if necessary		

General comments on the Draft plan (contd)

Any questions about the consultation should either be emailed to the Parish Clerk at nortonstphilippc@aol.com or the NP Secretary at nspneighbourhoodplan@gmail.com . Thank you very much for completing the survey.