
Delivered by hand to Frome Library Friday 12th April before deadline

11^h April 2019

Dear Planning Policy Team,

Norton St Philip Neighbourhood Plan – Regulation 16 Consultation response

I am fully aware of the benefits of a Neighbourhood Plan, and was partly involved with the development of one in the neighbouring parish of Rode. I am therefore fully supportive of the endeavour to produce a plan for NSP.

I am very impressed with the rate of progress achieved by the planning group so far having prepared the plan, undertaken a Regulation 14 Public Consultation and submission to Mendip DC for publication, and Regulation 16 representations within 15 months of starting the project. This was quite an outstanding effort, in the circumstances.

My only concern is that the tight timetable may have impacted the effectiveness of the consultation process. That was certainly my experience, and in my position as local District and County Councillor and ex-Chair of the PC I expected a much higher level of engagement, involvement and given and a clear communication on how and who would be making the decisions on the consultation responses and how that feedback would be responded to and contributors given the opportunity to present a case to support their feedback before final decisions were made.

The draft Neighbourhood Plan and Character Assessment documents were first made available on 6th November 2018. I reviewed both documents in detail and wrote a substantial report on my views and suggested amendments. This report was submitted on 10th November, and I requested a meeting with the working groups to discuss my comments in more detail face to face. My objective was to give as much feedback as possible in the early stage so that appropriate changes could be made before the pre-submission phase and the Regulation 14 Consultation commencement date of 7th December.

Since then I have had one meeting with the Chair of the NP Group (Ian Hasell) on 25th November, and a number of meetings with the Chair of the PC (Clive Abbott). The meeting with Ian Hasell was a long meeting when I took him through my report and recommendations in detail. I got absolutely no response from the group as a result of this meeting and no invitation

to discuss any issue with the working group. On a number of occasions I questioned what was happening with my suggested amendments. Eventually, it was

At Neighbourhood Plan meeting on the 3rd December I again raised my reservations about the 'Landscape Survey' and the inclusions of trees and hedges where they did not exist and exclusion of those that did not. It was made clear then that by a member of the Neighbourhood Steering Group that there was no time to make any changes. This is despite the fact that I had submitted, as requested examples of how much landscaping had been missed and had been asking about the outcome of my input throughout

As a result of raising my concerns Clive Abbott, PC Chair, met with me and I took him through the same issues. I was once again requested to submit a marked up drawing highlighting examples of missing landscaping. Thereafter I had a number of meetings with Clive Abbott, PC Chair, and clarified again my comments and these were finally responded to in a note of our discussions on the 15th January. I also responded to some feedback from discussions that some had had with the consultant in relation to the trees. I raised a further query regarding this. Thereafter I had a number of meetings with Clive who simply told me what had been agreed and what had not been agreed. However, he was not able to satisfactorily explain fully the justification for non-agreement or satisfy me who was actually making these decisions and in what forum, and my on-going efforts to get a meeting with the decision makers within the working groups for a full and meaningful engagement continued to fail. It was apparent that the consultant was heavily involved in discussions relating to the consultation feedback I had made. I was made aware then that I would need to submit my comments through the Regulation 14 process.

The result was a feeling of great frustration that I had not been given the opportunity to express and argue my views directly with the working groups, and a feeling of disappointment that at no stage did any member of the group case to contact me to discuss my views despite the amount of work I had put in to my feedback. Equally I was surprised to find that none of the so-called 'Third Party Meetings' that I had with Ian Hasell and Clive Abbott had been recorded or in any minutes. This is contrary to the suggestion made in the Consultation Statement. I felt that the whole consultation process was not open and transparent.

The final word, which was passed on to me by the PC Chair, was that if I was unhappy about the items that were not agreed for inclusion or amendment as part of the Regulation 14 consultation I should raise the issue at the Regulation 16 stage, which is what I am now doing. Based on the criteria given in the guidance notes with the regulation consultation documents this does not seem the right way to go about it, and the format does not seem to lend itself to my situation but I have no choice, and this is why I am writing this covering letter in explanation.

It has not been easy to identify with certainty some of the dates when I met with the PC chair, as we met on a number of occasions. I think it is fair to say he was doing his utmost to be the link between the NP group and me but that meant the messages had to be relayed backwards and forwards that added to the frustration. I had originally put some of my first comments on the consultation area of the NP website but was encouraged to remove these, despite Ian Hasell

suggesting in an e-mail to me that this was an avenue for feedback. Some of the verbal discussions around my concerns made it clear that any representation on some of them would be sensitive. I actually then acquiesced and with hindsight I feel I should have not.

I am therefore submitting two 'Representation Response Forms', in explanation of the outstanding issue I have, one agreed amendment that has not been implemented and some errors that I have spotted in the final document. Neither of these issues affects the core policies of the Neighbourhood Plan; it is simply a question of the detail of the supporting text and 'Character Assessment'.

Yours sincerely,

Cllr. Linda Oliver
Mendip District Councillor, Rode & Norton St Philip Ward
Somerset County Councillor, Frome North Division

Norton St Philip Neighbourhood Plan Representation Response Form

For Office Use
Only
Date Received

- All representations should be made on a form of this type.
- There are guidance notes on page 2 to help you complete the form.
- Representations must be received by 5pm on 12th April 2019

You can photocopy this form, download copies from mendip.gov.uk/neighbourhoodplanning or collect additional hard copies from the Council Access Point, Frome Library, Justice Lane, Frome BA11 1BE or the Council Offices, Cannards Grave Road, Shepton Mallet BA4 5BT.

For further information or advice, please contact the Planning Policy Team by email: planningpolicy@mendip.gov.uk or telephone: (0300) 303 8588.

PART ONE – YOUR DETAILS AND GUIDANCE NOTES

Contact Details

Name: LINDA OLIVER
Mendip District Councillor
Somerset County Councillor

Organisation: _____
(if applicable)

Address:

Postcode:

Email:

Tel:

If you have appointed somebody to act as your agent, please give their contact details. All correspondence will be sent to the agent:

Agent Name: _____

Company Name: _____

Address: _____

Postcode: _____

Email: _____

Tel: _____

Signature:

Date: 10/4/19

Please note that representations should be attributable to named individuals or organisations at a postal address. Any representation received will be published on the Council's Website, including your name.

Future Progress of the Neighbourhood Plan for Norton St Philip

☒ Please indicate if you wish to be notified about progress of the Neighbourhood Plan, including when the District Council makes a decision about 'making' the plan (under Regulation 19), by ticking here. **We will contact you by e-mail only unless you instruct otherwise.**

PART TWO – YOUR COMMENTS

Please use a separate form for each section or policy you wish to comment on

1. To which proposed section or policy does your representation relate?
CONSULTATION STATEMENT
2. To which basic condition or other matter outlined in the guidance notes does your representation relate?
DETAIL OF THE CONTENT OF CONSULTATION STATEMENT
3. Please outline your comments below (continue on an additional sheet if necessary)

I
PLEASE READ IN CONJUNCTION WITH COVERING LETTER SENT WITH THIS AND MY
OTHER REGULATION 16 RESPONSE

CONSULTATION STATEMENT

This Consultation Statement supports the Neighbourhood Plan Submission in accordance with Regulation 14 of the Neighbourhood Planning (General) regulations 2012 in that it contains: -

- a) Details of people and organisations consulted about the proposed Neighbourhood Plan
- b) Details of how they were consulted
- c) A summary of the main issues and concerns raised through the consultation process
- d) Descriptions of how these issues and concerns have been considered and addressed in the proposed Neighbourhood Plan

Recent guidance from Department for Communities and Local Government (10 Sept 2013) states that:

‘The consultation statement submitted with the draft Neighbourhood Plan should reveal the quality and effectiveness of the consultation that has informed the Plan proposals.’

However, I have some concern about the content of the consultation statement and whether or not it is an accurate reflection of some of the consultation that took place.

Comments

In section 1.8, Page 5

In this section it suggests that meetings with third parties, including residents, were reported to the Steering Group meetings. This does not seem to be the case. There is no reference in any minutes to the numerous meetings I had. I had one long meeting with the Neighbourhood Plan chairman, Ian Hasell, where we went through both the Neighbourhood Plan and

Character Assessment ,and discussed my concerns in some detail. I also had several meetings with the Parish Chairman who did all he could to act as an intermediary between me and the Neighbourhood planning groups.

I was not given the opportunity to discuss my concerns face to face with the group working parties and the decision makers. I made numerous attempts to meet them but got no response. Given my role as the local councillor with significant planning experience and local knowledge I find this both surprising and incomprehensible.

Section 3 Pre-Regulation 14 consultation

The title suggests that this section is outlining the pre-regulation 14 consultation process. I therefore do not understand the relevance of points 3.0 to 3.12 in this regard. If it is determined that section 3.0 to 3.12 is relevant and should remain in this document, I suggest that point 3.17 for Fortescue Fields, should be amended so that it includes some further relevant information. This would ensure that the inclusion of examples of the historic information shows consistency and is equitable.

Therefore, section 3.17 on should make it clear there was overall support from the local community for this development. There were only 5 recorded objections with the local planning authority. There were a number of well attended public consultations run by the parish council and some included presentations and representation from the landowners/developers.

I feel very strongly that the consultation statement gives no detailed information about how the actual consultation process would work, and how the issues and concerns were to be considered and addressed, and by whom. If this information had been readily available and transparent throughout the consultation process, it would have certainly helped me in my attempts to get feedback and engagement with the decision makers.

Completed forms should be returned:

- **By post to:** Planning Policy, Mendip District Council, Cannards Grave Road, Shepton Mallet, Somerset, BA4 5BT
- **By e-mail to:** planningpolicy@mendip.gov.uk
- **By hand to:** the Council Offices in Shepton Mallet (address above) or the Council Access Point in Frome, the Library, Justice Lane, Frome BA11 1BE



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PART ONE – YOUR DETAILS AND GUIDANCE NOTES

Contact Details

Name: CLLR LINDA OLIVER
**Mendip District Councillor and Somerset
County Councillor**

Organisation: _____
(if applicable)

*If you have appointed somebody to act as your agent,
please give their contact details. All correspondence will be
sent to the agent:*

Agent Name: _____

Company Name: _____

Address: _____

Postcode: _____

Email: _____

Tel: _____

Signature:

Date: 11th April 2019

Please note that representations should be attributable to named individuals or organisations at a postal address. Any representation received will be published on the Council's Website, including your name.

Future Progress of the Neighbourhood Plan for Norton St Philip

Please indicate if you wish to be notified about progress of the Neighbourhood Plan, including when the District Council makes a decision about 'making' the plan (under Regulation 19), by ticking here. **We will contact you by e-mail only unless you instruct otherwise.**

GUIDANCE NOTES

If you need any further information or advice, please contact the Planning Policy Team via e-mail: planningpolicy@mendip.gov.uk or by telephone: (0300) 303 8588.

A Neighbourhood Plan For Norton St Philip

Norton St Philip Parish Council has submitted its proposed Neighbourhood Plan to Mendip District Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended). **The proposed Neighbourhood Plan and related documents can be viewed online at www.mendip.gov.uk/neighbourhoodplanning** or are available to view at the following locations:

- Mendip District Council Offices, Cannards Grave Road, Shepton Mallet BA4 5BT (Opening hours 8.30 am – 5 pm Monday – Friday)
- Council Access Point at Frome Library, Justice Lane, Frome BA11 1BE (Opening hours: 9.30 am – 1.00 pm, 2.00 – 4.30pm, Mon – Fri)
- Palairot Hall, Church Street, Norton St Philip BA2 7LU

Under Regulation 16, the Council is required to publicise the proposed Neighbourhood Plan and invite representations before it is submitted for Examination. This period will run between **Friday 1st 2019** and **Friday 12th April 2019**. Representations received outside this period may not be accepted.

What can I make comments on?

The Examiner will only consider matters in the box below. As such, **comments should relate only to such matters and this should be clearly stated in your representation.**

When examining the Neighbourhood Plan, the Examiner is required to consider the following:

- A** Whether the draft neighbourhood development plan meets the basic conditions outlined in the Regulations as:
1. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 2. The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 3. The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area;
 4. The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.
- B** Whether the draft neighbourhood development plan complies with the provision made by or under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004
- C** Whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates
- D** Whether the draft neighbourhood development plan is compatible with the European Convention on Human Rights

Can I submit representations on behalf of a group?

The Council welcomes submissions from groups who share a common view on how they wish to see a policy changed. A single representation will be as effective as a large number of individuals submitting separate representations which repeat the same points.

PART TWO – YOUR COMMENTS

Please use a separate form for each section or policy you wish to comment on

1. To which proposed section or policy does your representation relate?

CHARACTER ASSESSMENT: Survey (Figure 8, page 19)

2. To which basic condition or other matter outlined in the guidance notes does your representation relate?

CORRECTION OF DETAIL (including some other points)

3. Please outline your comments below (continue on an additional sheet if necessary)

4.

PLEASE READ IN CONJUNCTION WITH COVERING LETTER SENT WITH MY OTHER REGULATION 16 RESPONSES ON THE CONSULTATION STATEMENT.

I have a significant amount of concern about the lack of response to my feedback and lack of explanation about the decision making process. In a Parish Council meeting on the 3rd December, I challenged the detail in the 'Landscape Survey' and was told it was too late to make any amendments. I discussed my concerns later with the chairman of the Parish Council and was asked once again to mark up on the diagram the changes I felt needed to be made. I had done this before but complied nevertheless and also provided aerial photographs that clearly demonstrated where figure 8 was not accurate. In January, shortly before the consultation period ended I was then made aware of what was being agreed to and what I would need to be submit in a regulation 14 response, should I decide to do so.

My regulation 14 responses was based on the fact that all other documented comments I had made and agreed, had been accepted, but would not be implemented until after the consultation period had ended. Since I could not check that any agreed changes had been made, I reserved the right to bring these points forward again.

The main issue in my regulation 14 consultation response was in relation to what was what was referred to in relation to Figure 8, page 19 of the Character Assessment as a 'Landscape Survey'. It was made clear to me by the Chairman of the Parish Council that if I was not happy with the outcome of this I could make further representation during the Regulation 16 consultation period. Having read what the Examiner is going to consider as part of this process I am not sure the advice I was given was appropriate. However, I do feel it is important to have the opportunity to highlight what I believe are errors in the detail so they may be considered fully and corrected if deemed appropriate by the Examiner.

Amendments to reference to Fortescue Fields Ponds

It was agreed that any reference to Fortescue Fields ponds would be amended to say Fortescue Fields Drainage Ponds. The amendment was only implemented on P35 and not all other references. The drainage ponds are dry balancing ponds and therefore the majority of the time there is no water in

them, particularly in the largest. (See Appendix 1a) As a result it is not conducive to attracting wildlife, and therefore not worthy of the title given in Figure 8, page 19 of CA, as 'water features.

Two photographs with a description that is not consistent

Page 30 of the Neighbourhood Plan describes a picture as being Fortescue Fields/Church Mead (Appendix 2, photograph 1)). In the Character Assessment the same picture (Appendix 3) is described as The George from Fortescue Ponds. The correct description relates to the view from the drainage ponds to The George.

Incorrect description of an area of land

In the Neighbourhood Plan the photograph (Appendix 3, photograph 2) is describes as Church Green, it is actually a field off Vicarage Lane. Church Green is the land shown in page 43 of the Neighbourhood Plan (Appendix 4)

Figure 8, page 19 Character Assessment-Natural Features and Landmarks in Norton (Appendix 5)

Since receipt of the draft NP & CA documents on the 6th November prior to the Regulation 14 period, I have consistently raised concerns about the accuracy of Figure 8, Page 19 in the CA. I have described my frustration in trying to engage with the NP team in my comments on the Consultation Statement. Eventually, having been told on the 3rd December, Parish Council meeting that there was no time to make any changes. I did as requested and submitted a regulation 14 response. (See copy in Appendix 6). There were 5 responses to my consultation response and no other changes made.

1. The incorrect reference to Figure 9 was amended to figure 8.
2. The word 'Landscape' was removed and now simply refers to 'Survey
3. A significant hedge wrongly shown on one property was removed but not re-instated where it should(be and is highly visible). There are other trees also not shown on Fig. 8. This area is a well-used route to access PROW & to the shop, avoiding the dangerous pinch point in the road with no pedestrian footway. (Appendix 7 and 8 show the hedge and other trees in Upper Farm Close)
4. In the consultation statement, table 23 there is a summary of my representation with the following response "The volunteer survey of the village was not a full landscape survey, and has noted those trees and other features felt to be important visually from public spaces."
5. On page 14 of the appendix to the Consultation Statement regarding figure 8, the response was that the "CA considers views from public spaces, footpaths and roads."

The regulation 14 comments I made, (Appendix 6) clearly lay out my concerns. I was therefore dismayed that despite demonstrating that, " trees and other features felt to be important visually from public spaces", why were some included that are visible from public spaces and some included that are not. I also could not establish from anyone, what criteria was used in determining what was 'important visually' and who made that decision. Having submitted the same information a number of times, on request, and also having provided aerial photographic evidence the survey was not comprehensively amended.

The extent of significant trees and hedges in the village is clear from the photographs included in both the NP and CA, and there is no sound rationale why these could not have been added to figure 8 or if not the text amended to clearly indicate to the reader that this should not be seen as a true representation of the village landscape character.

I undertook my own mini survey around areas and I have made the amendments on a copy of the figure 8 documents. Appendix 9 is my version with the additions or trees included that are questionable. These are highlighted in red. Appendix 10 shows red circled areas that have been highlighted for the following reasons: -

1. In Laverton Triangle (area 1) there are a number of young trees the same size young trees as

those around the drainage ponds (area 2). See appendix 11 & 12. The ones in Laverton Triangle are not in public view. It is not clear why Laverton Triangle trees have been included but not the ones in the drainage pond area, which are in full view from PROW and permissive footpaths.

2. Area circled 3 and 4 indicate trees that do not exist.
3. Areas circled 5, 6 & 7 are an 'abundance' of trees that have not been included and these are clearly visible from 4 well used PROW routes on Shepherds Mead and from within the designated village green
4. The other circled areas show significant trees that have not been included on the diagram, all of which are visible and also shown on a number of photographs included in the NP and CA documents.

It clearly is not an easy task to undertake a full Landscape Assessment. Due to the tight timescales the NP group set themselves, it clearly appears not to have been possible to make sure the survey that was done was consistent and as accurate as possible. In the circumstances, as my survey indicates, it is not consistent and therefore misleading. I feel that corrections should be made and a statement included in the supporting text to this figure 8 clearly outlining that it should not be read as being accurate and the landscape in the area should be assessed on an individual case by case basis.

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Representations must be received by no later than Friday 12th April 2019
Representations received after this date will not be considered

**b) District and
County
Councillor
Comment
(cont'd)**

Policy	Comment	Response
Fig 11 (cont'd)	reflects its conservation status at the time the land (large Orchard) was developed and the listed buildings that surround it. (This is exemplified by the photo at B.) Also In Fig 11, the houses marked in red '2' should be terraced cottages, not least because that description was used by the PC to argue why Laverton triangle should not be developed. These cottages are 'close knit' and in the Conservation Area. See Area 5, Fortescue Fields section where there is a reference to the fact that the terraced front in Town End is an extension to the High Street and ties the most visible part of the development in well to the historic form. This clearly demonstrates that the cottages opposite should be classified under the terraced cottages category.	The area is considered to be informal mix, which includes a variety of housing types
Photo FF Ponds	8. P.35 Under the photo, refer to 'Fortescue Fields Drainage Ponds' to be consistent with the text elsewhere (and because they are indeed drainage ponds, albeit with aesthetic merit.)	Agreed
Text p 38	9. P.38 Para.2 Line 6 should refer to 'building materials' (not 'building forms' as it is the materials to which attention has been paid, ie the stone).	Amend reference
Text 16.17	<i>Neighbourhood Plan</i> 10. P.44 New penultimate para. needed to strengthen the argument and minimise vulnerability to Lochallort pointing out that that Appeal related to 'up to 49 houses.' 'Although that Appeal related to up to 49 houses, the Inspector's comments remain valid and relevant to development generally on this site.'	Amend text

Appendix 1

Appendix 10



Appendix 2

13.3 The landscape around the village of Norton St. Philip is home to a wide range of wildlife. In recent decades there have been significant declines in biodiversity in the UK and worldwide. This has been recognised through National planning policy now stating that developments should achieve net- gains for biodiversity; with the government also currently consulting on proposals for making net-gain mandatory for all development.

13.4 The green spaces within the NDP boundary are recognised and celebrated for the contribution they make to biodiversity; as well as the value they bring to people. The local landscape is in relatively close proximity to internationally important bat roosts for greater horseshoe, lesser horseshoe and bechstein bats; and the countryside area is likely to help support these, and other, bat populations. The surrounding farmland may also support assemblages of farmland birds which have also undergone significant declines since the second world war.

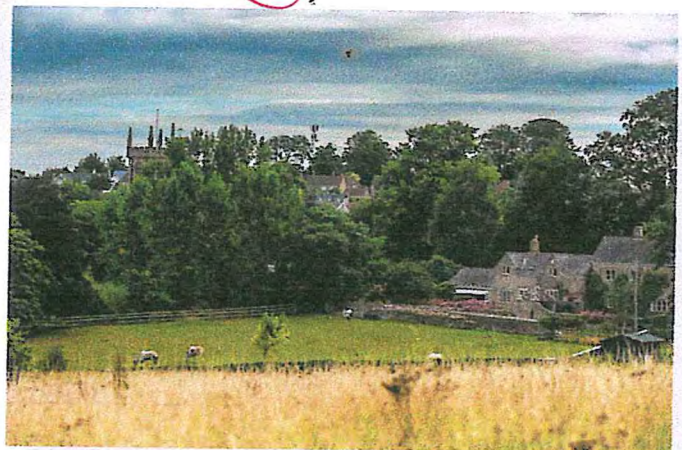
13.5. There are important ecological features within the plan area and, in line with national and local planning policy, this plan seeks measures and policies to not only protect, but help enhance, the natural environment. Areas of green space which act not only as wildlife habitats but also as green corridors have been identified and designated as Local Green Space.



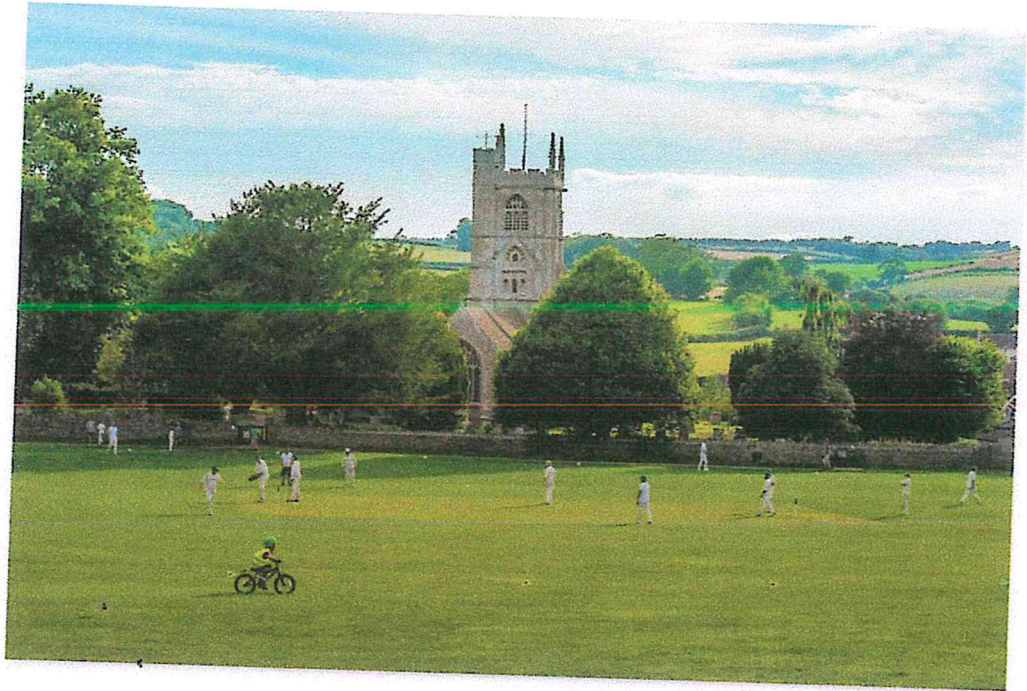
Green Corridors in the village:

Fortescue Fields/Church Mead (above)

Vicarage Lane/Church Green (right)



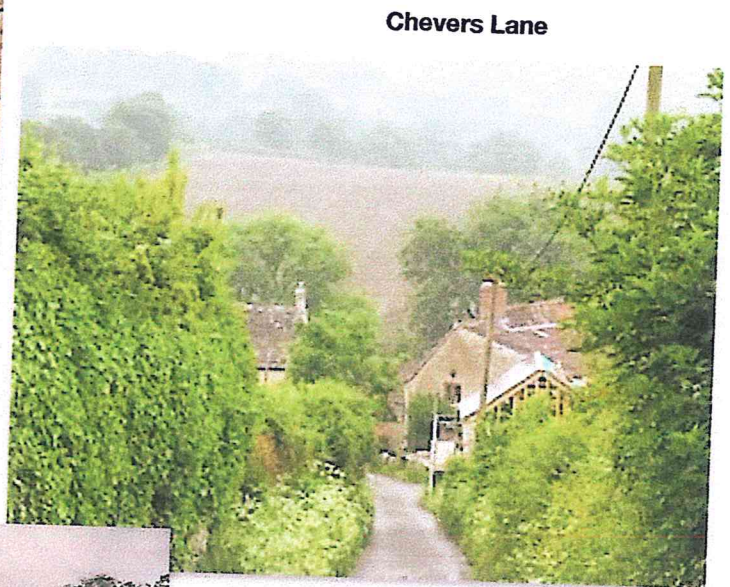
Appendix 3



Church Mead



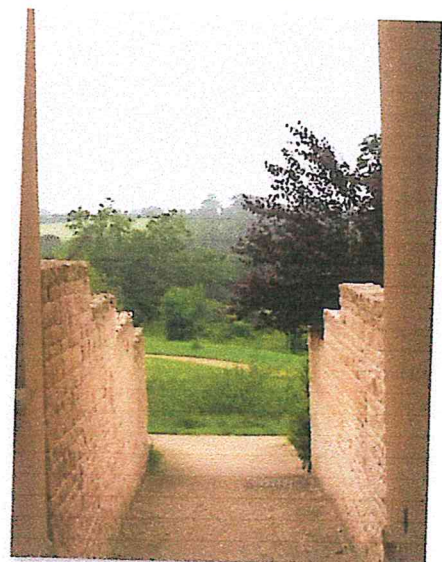
From Monmouth Paddock



Chevers Lane



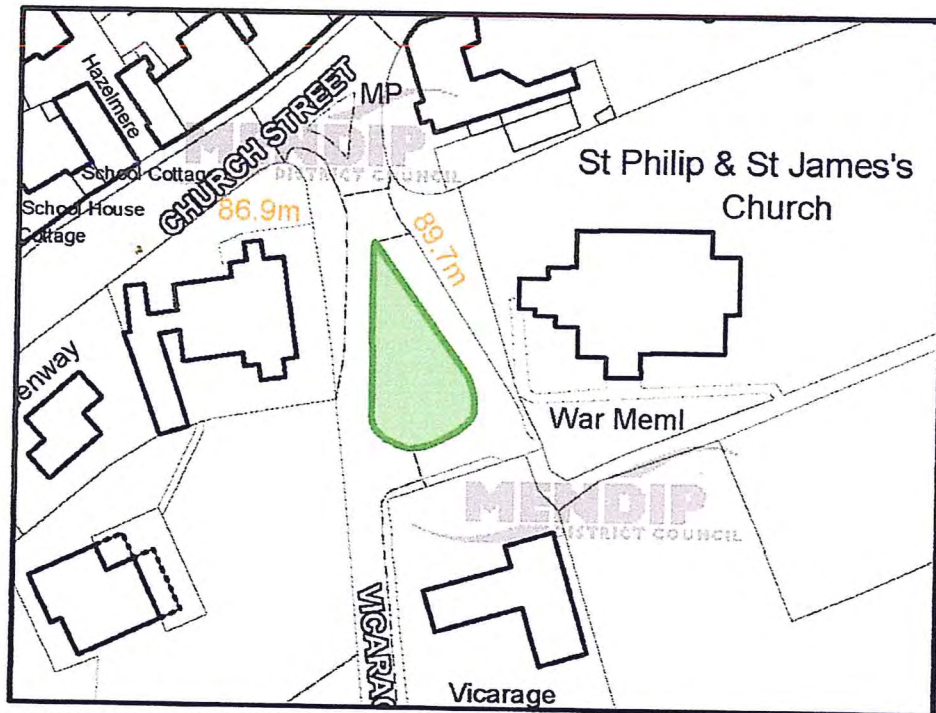
The George from Fortescue Ponds



From Fortescue Fields

NSPLGS005 CHURCH GREEN

16.13 An OALS, the site contributes significantly to the setting and character of the medieval Grade 2* Church, the Grade 2 early nineteenth century school and the surrounding area. It frames the church and adds to the sense of tranquillity in this area.



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Regulation 14 Consultation Response

I would like to take this opportunity to thank everyone involved in producing the Neighbourhood Planning documents in such a short space of time and in such detail. Its clearly involved a lot of work and commitment which I very much appreciate.

In my capacity as the local District and County Councillor I undertook a detailed review of both the Character Assessment and the Neighbourhood Plan. I also live in the village and have a wide breadth of knowledge relating to it. In addition I had a number of meetings to seek confirmation on when any changes would be made. These meetings were with the Parish Council Chair and Chair of the Neighbourhood planning group and at a Parish Council meeting on the 3rd December.

There were a number of amendments made as a result of my suggestions. Some of these were implemented in the draft documents, others had not. I was advised that some of them would not be implemented until after the Reg. 14 consultation period had ended but there was still a question mark about others.

Since the Reg. 14 consultation process had now commenced it was necessary to seek confirmation on what exactly was going to be included, what was not and if there were any that might need a response as part of the Reg. 14 consultation process.

On 9th January I met again with the Parish Council Chair and it was established that there were 10 remaining items for consideration. Further discussion between the PC Chair, the Neighbourhood Planning Committee and the Neighbourhood Planning Consultant established that, of these 10 remaining points:-

- 4 were agreed
- 2 were not supported
- 3 still being considered but open for me to submit a Reg.14 response.
- 1 still being considered

The Parish Council Chair talked me through the rationale for their views, which I very much appreciated. As a result I would like to formally bring forward under the Reg.14 consultation process one of the remaining items, where I did not agree with the rationale given, and raise a couple of other points.

Before doing so I feel it is important to mention that my Reg. 14 response is based on the fact that all other documented comments I have made have been accepted that the changes will be implemented after the consultation period ends. If not, I respectfully reserve the right to bring these points forward again.

Character Assessment

I raise the concern about Figure 8 titled Natural Features and Landmarks in Norton St Philip and the accompanying text in section 4.6.

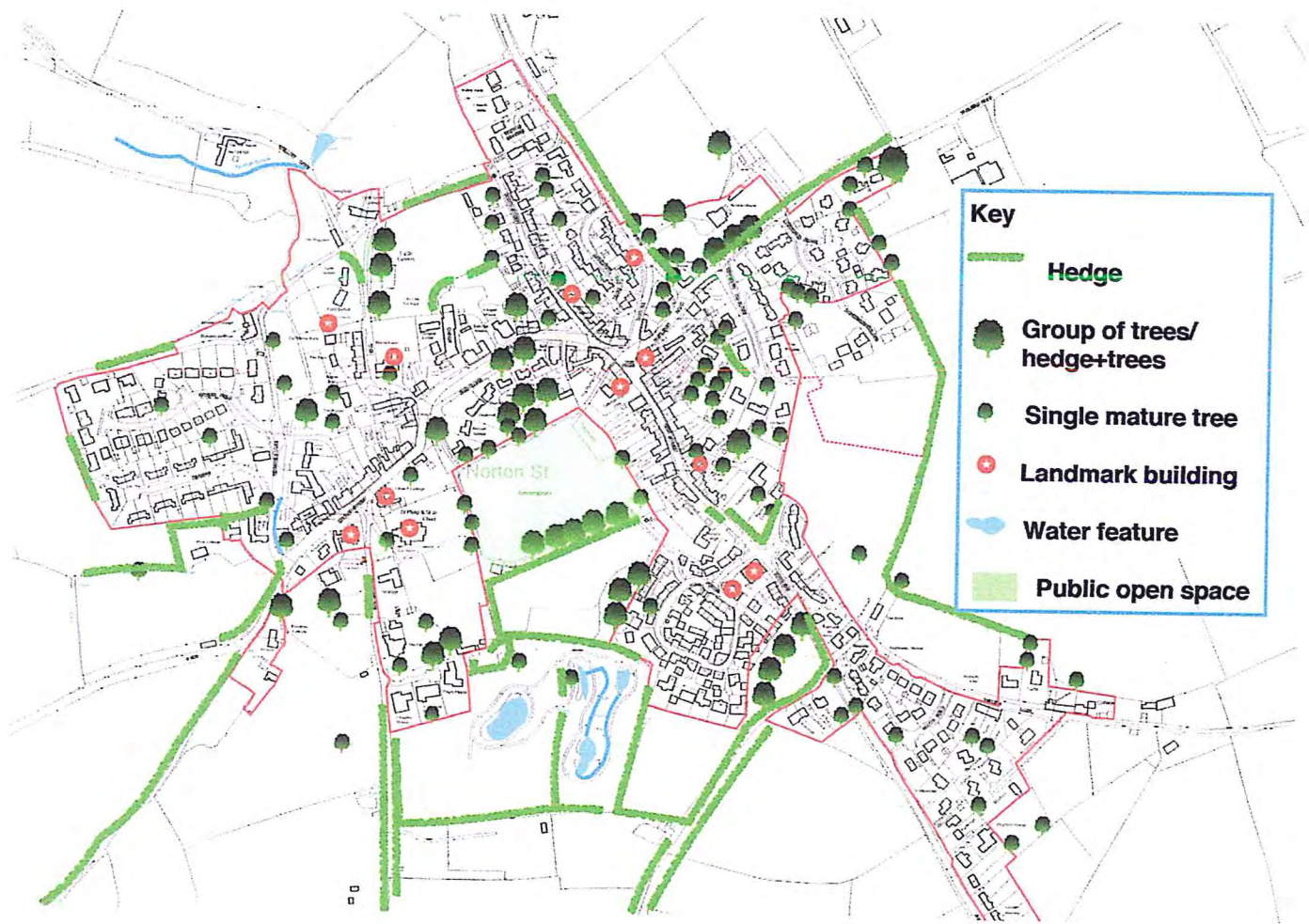
1. There is a typing error for correction. The Figure 8 is referred to in section 4.6 as Figure 9 in error. In my consultation response I refer to it as **Figure 8**.
2. In 4.6 it states that *'the landscape survey detailed in figure 8 shows'.....* The following text then describes what figure 8 *'shows'* in terms of lack of vegetation; variable amount of trees and hedges, abundant soft landscaping, no soft landscaping and highlights a green area around the church and suggests that this will be a *'key variable therefore in the guidance for the different Norton character areas'*.
 - a. If the landscape survey in figure 8 is a *'key variable in the guidance for the different Norton Character areas'*. It surely should be as accurate as possible. The character assessment is a document will be a tool to show the landscape, character and setting of areas of the village and help to ensure any future development respects and maintains or enhances that setting.
 - b. The concern I raised, prior to the Reg. 14 consultation, was that figure 8 was not an accurate *landscape survey*' and therefore not a true representation of the amount of soft landscaping in the village. By way of an example was where reference was made to areas of the village with an *'abundance of trees'* that these were not detailed in figure 8. I also highlighted other areas of significant soft landscaping that were not shown on the diagram, or that were shown where it does not exist. At the time I was advised that there was not enough time to amend the figure 8 diagram and was asked to mark up on a copy areas where I was more familiar with that changes needed to be made. This I did and also provided recently taken aerial photographs showing the extent of significant soft landscaping not shown in figure 8.
 - c. In further response to this concern, I was told that after discussion with the NP planning consultant a point made was that *"we have not done a tree and landscape survey; its about perception from public spaces and roadways"*. If figure 8 is not in fact a *'landscape survey'* then it should not be referred to as such in section 4.6. If it is simply to give a *perception from public space and roadways'* then that should be made clear that it is not a true representation of the landscape and therefore character of the village or specific areas of the village.

- d. If it is accepted that it is merely a "*perception from public spaces and roadways*" then the figure 8 is still not correct. There are significant hedges and trees that are visible from *roadways and public spaces* that are not included in figure 8 and therefore should be.
3. Can I suggest that if it is not feasible to do a comprehensive landscape survey to ensure that figure 8 is accurate that consideration is given to removing the trees and hedges from figure 8 and substituting them with some of the many aerial photographs that give a clear picture of the significant soft landscaping evident in large parts of the village. In the 4.6 text it could be made clear that these are examples and not indicative of the whole village. I have attached some examples of aerial photography that could be used.
4. The designated village green on Shepherds Mead is not marked on figure 8 and should be. It's a significant area of land for community use, hence its village green status and should be identified on this figure 8 diagram.
5. Shepherds Mead- please see comment below.

Neighbourhood Plan

LGSNSP010- Shepherds Mead includes a designated area of land with village green status. It is a land, which currently has 3 PROW with 4 routes, with a further route that has been agreed and is subject of an application for Local Green Space designation. The conservation area borders it on two of its boundaries. One particular view from a PROW is into the historic core of the village, the High Street, with listed buildings in view and the Grade 1 listed George in the background. This photograph was included in the LGS application and is the view that is highlighted in the Character Assessment in figure 10. The views across the village are mentioned in the Neighbourhood Plan in the section relating to this application. I therefore feel that it is important to include that view in the relevant section of the Neighbourhood Plan. I can supply another electronic copy of the photograph if required.

Councillor Linda Oliver
24th January 2019



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Fig 8: Natural Features and Landmarks in Norton

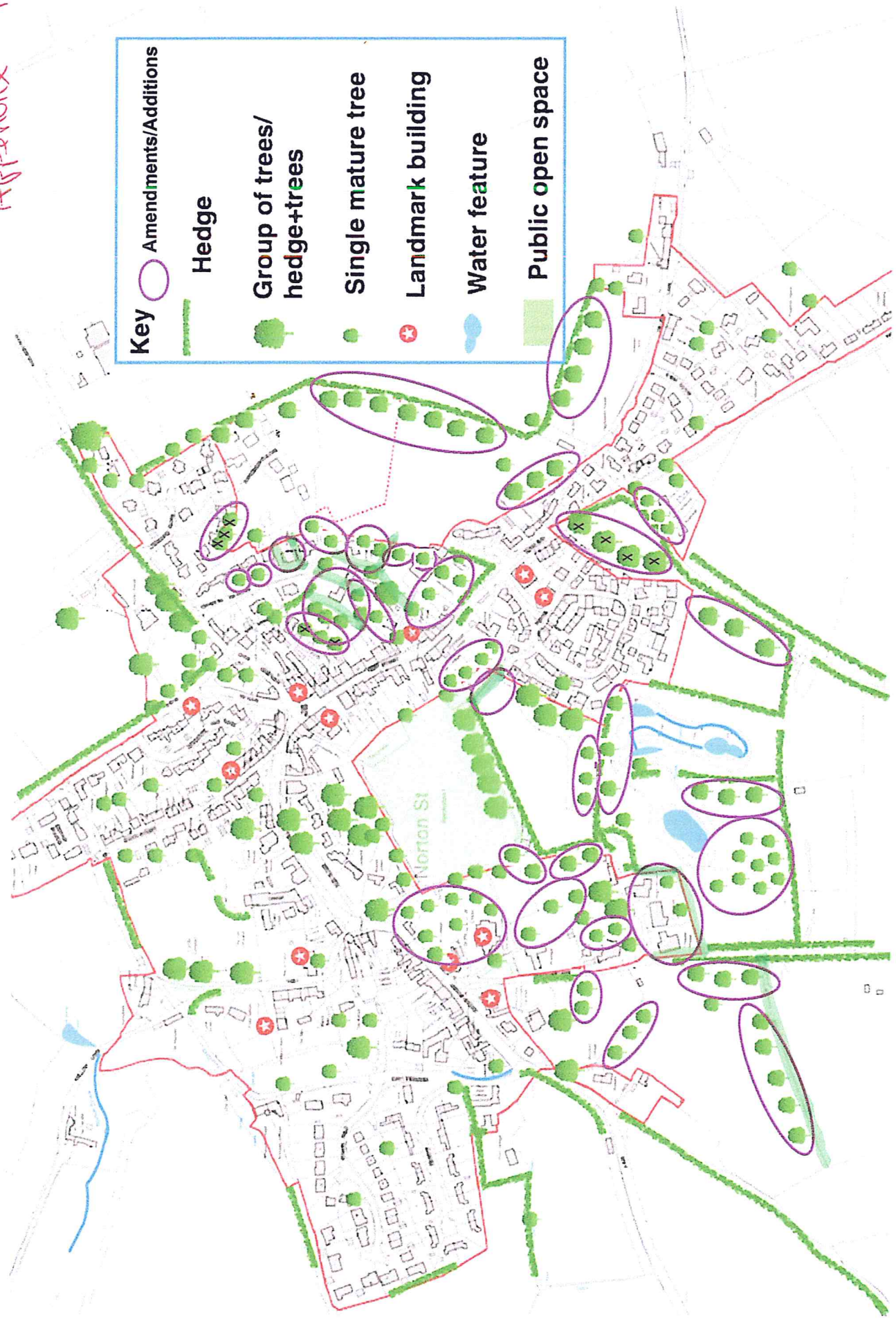
4.6 The survey detailed in Figure 8 shows the lack of vegetation in the historic terraced streets of Church Street and High Street, as well as in the new development of Fortescue. Other areas have variable amounts of trees and hedges, but the traditional scattered cottages and other buildings of the Chevers and Wellow Lane area are set in abundant soft landscaping – for a limestone area. Similarly the area around the Parish Church is also very green. Thus there appears to be a gradation from dense, mainly terraced housing directly onto the street with no soft landscaping, to an almost rural landscape with cottages interspersed. This will be a key variable therefore in the guidance for the different Norton character areas.

Appendix 7 - Upper Farm Close



Appendix 8 - Upper Form
Close





Appendix 10

There are no rivers
only 1 tree here
only 1 tree here
& only 1 tree here

○

Amendments/Additions

—

Hedge

●

Group of trees/
hedge+trees

●

Single mature tree

★

Landmark building

—

Water feature

■

Public open space

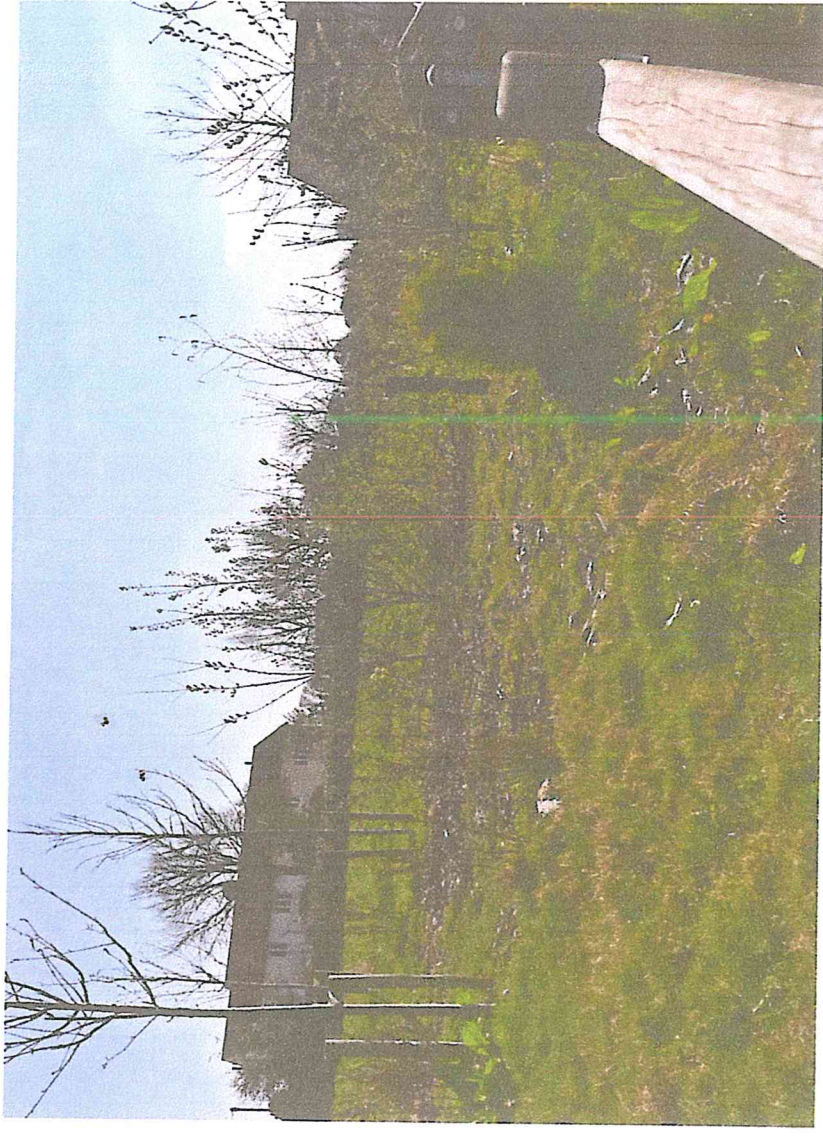


A number of trees
in public open
space. Some of these
are of some size
but not
as these *

trees of some size
as these * but NOT

Appendix 11

Small trees
in Loverton
No
hedges or
fences.
No public
access or view.



Highway 1

Some examples of the
South
Fortescue Fields
is drainage pond area

