

# Norton St Philip Neighbourhood Plan

2019-2029



Norton St Philip Parish Council

**2023 Regulation 14 Version**

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# 1. Introduction

**1.1** This Neighbourhood Plan (NP) has been prepared by residents of Norton St Philip (NSP) under the provisions of the Localism Act of 2011 to guide the future development of NSP. The Plan covers the period 2019 to 2029. The end date of 2029 corresponds with the former Mendip District Council's Local Plan Period.

**1.2** On 1st April 2023 the former Mendip District Council (MDC) became part of the new Unitary Somerset Council. The geographical area of MDC is now known as Somerset East. All references in this Plan are to the adopted Mendip Local Plan, Parts 1 and 2 (LPP1 and LPP2) which remain as the statutory adopted Local Plan documents for the former Mendip District Council area until such time as they are superseded by updated Local Plan(s) prepared by Somerset Council.

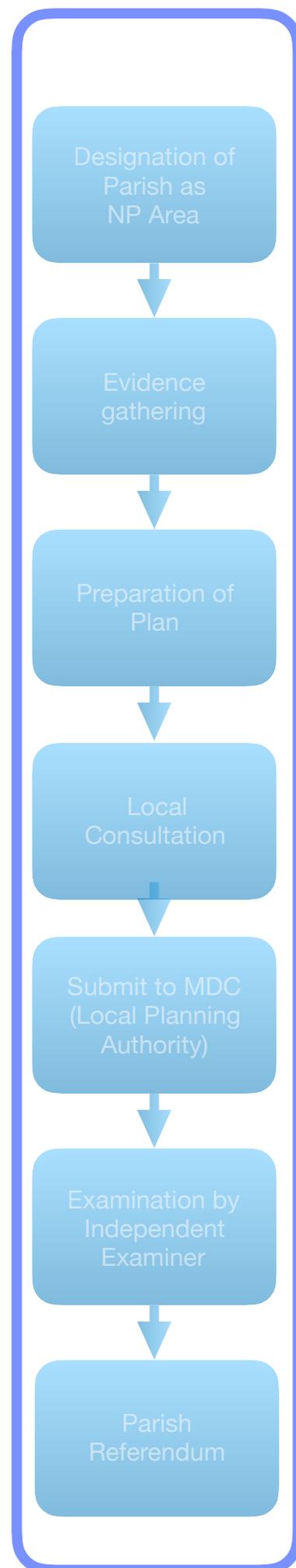
**1.3** A new combined Local Plan for the whole LPA area is to be prepared. This is likely to take several years. This Neighbourhood Plan will be reviewed at the appropriate time in order to take any account of proposals in the Draft Local Plan.

**1.4** This Neighbourhood Plan will also if necessary be subject to review as a result of changes to National Planning Policy.

**1.5** References in this Plan to the NPPF are to the NPPF published in July 2021.

**1.6** The NP covers the civil parish of Norton St Philip ( Fig 1). The purpose of a NP is to set out planning policies for a local area, in this case NSP. The planning policies contained in the NP are used by the Local Planning Authority (LPA) to decide planning applications. Local people can thus create a plan that allows them to develop planning policies that reflect their priorities for their area. These policies have the same statutory weight as policy from the LPA.

Following approval at an independent examination, a Parish referendum is held.



1.7 A vote in favour at the referendum means that the NP will then become part of the Development Plan for the area, against which any proposals for development will be assessed. Thus a NP is an important document as it has legal authority. However, as it forms part of a hierarchy of planning policies there are some limitations on what it can do, known as the Basic Conditions:

- It must have regard to government planning policies and guidance.
- It must contribute to sustainable development
- It must be in general conformity with the strategic policies in the Local Plan produced by the LPA (in this case the former Mendip District Council [MDC])
- It must conform to European environmental legislation.
- It must not conflict with the European Convention on Human Rights



**Display weekend/  
public meeting**

**1.8** The Parish Council (PC) recognise that the 2014 Local Plan requirement of 45 dwellings is a minimum. This minimum figure has already been more than doubled, with 120 completions and permissions at 31 December 2022 (Appendix 5). The PC wish to have a NP in place which takes account of the residents needs. The NP aims to reflect local concern that continuing inappropriate development will harm the unique rural and historic character of the Parish.

**1.9** The PC resolved to start the process of preparing a NP in December 2017. An application was made to the former Mendip DC which was approved on 5<sup>th</sup> April 2018. This decision designated the Civil Parish of NSP as a Neighbourhood Area in accordance with Section 61G of the Town and Country Planning Act 1990 for the purposes of Neighbourhood Planning. A Steering Group was subsequently established. This consisted of both Parish Councillors and other Parish Residents. A Planning Consultant was retained by the PC with the help of a grant from Locality. The Steering Group set up 4 Working Groups with the following titles:

- Housing and Local Green Spaces
- Environmental Sustainability
- Transport and Traffic
- Economic and Social Infrastructure

**1.10** These Groups worked with the community to feed back to the Steering Group and then to the PC. Consultation was in the form of two Public Meetings (the first attended by 60 residents, the second by 65 residents); a village wide Housing Survey; attendance at 3 village events for information, awareness and 'Initial Feedback', and a display and feedback weekend in the Village Hall.

What is meant by Development?  
It is defined in the Town and Country Planning Act 1990 as “the carrying out of building...or the making of any material change in the use of any buildings or other land”.

So development includes:

- Erecting new buildings
- Extending and altering existing building structures
- Demolishing a building
- Engineering works such as building a new road
- Changing the use of land or buildings

**1.11** A dedicated website was set up, which published all relevant documents and also contained a 'Have Your Say' page. The Steering Group also surveyed the Village of Farleigh Hungerford and settlement of Hassage for a Character Assessment which forms part of this NP. The Draft Plan has been drawn up with reference to the Parish Plan (2005) and the Conservation Area Appraisal (2007).

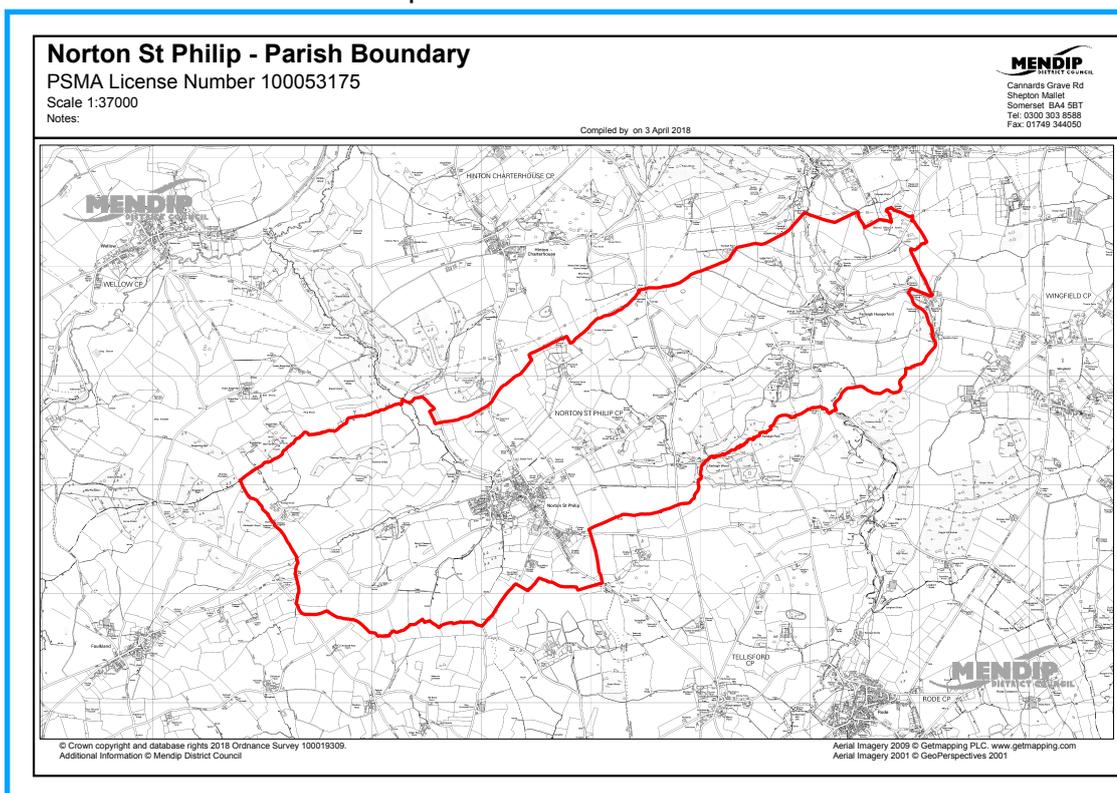
**1.12** At a Meeting in September 2018 the Steering Group decided to recommend to the PC that this initial NP should be reviewed in 2 to 3 years.

**1.13** After this (Reg 14) consultation, all the comments received were considered and where necessary changes made to the Draft Plan. A consultation statement summarising all the comments received and the action taken was produced.

**1.14** The draft plan and supporting documents were submitted to the former MDC for the Regulation 16 Consultation and subsequent examination in February 2019.

**1.15** The Examiner's report, dated 19 July 2019, concluded that the Plan, as modified in accordance with her recommendations, should proceed to referendum.

**1.16** At its Cabinet Meeting on 2nd September 2019 the former MDC decided that the Plan should proceed to referendum



**Fig 1:  
NSP Parish  
Boundary**

**1.17** On 8th October 2019, following a Hearing in the High Court, Lochailort Investments Ltd were granted an injunction which cancelled the Referendum planned for 17th October, and forbade the holding of a Referendum pending the outcome of a Judicial Review.

**1.18** On March 24th 2020 the Judicial Review Hearing took place at the High Court. The Grounds for the claim were:

- i) The decision to proceed to Referendum was unlawful as it was not taken with adequate regard to the national policies concerning the designation of LGS and misunderstood the strategic policies in the development plan.
- ii) Policy 5 of the NSP NP is inconsistent with national policies for managing Green Belts.
- iii) The view that LGS7 and LGS8 are areas of “particular importance” and “demonstrably special” was irrational and/or inadequately reasoned and/or unsupported by the evidence base.

**1.19** Judgment was handed down on 11th May 2020, with the claim being dismissed on all grounds. The Judge found that the Basic Conditions had been met and that *“the development policy in Policy 5 is sufficiently broad in scope so as to be interpreted and applied consistently with Green Belt policy”*.

**1.20** An application to the Court of Appeal was made on 1st June 2020 and heard on 28th July. There were 4 grounds;

- 1)The judge erred in concluding that Policy 5 of the NSPNP is “consistent” with policies for managing development in the Green Belt. The wording of Policy 5 is irreconcilable with Green Belt policy.
- 2) The judge erred in concluding that the Council had given consideration to the policy requirement for designation of a LGS that they are “capable of enduring beyond the end of the plan period” when she accepted that there was “an absence of any specific consideration as to whether these designations were capable of enduring beyond the end of the plan period” .

3) The Judge was wrong to enlarge the presumption that an Inspector appointed by the Secretary of State will have understood the policy framework to a neighbourhood planning inspector who is appointed very differently. In any event the judge was wrong to say this presumption could make lawful failing to make any reference to a key policy requirement for LGS designation in the Respondent's reports, the examiner's report or anywhere in the evidence base. This is especially so when the local plan inspector, who certainly benefits from the presumption, had all the same evidence base before him and concluded that all the LGS designations should be deleted from the emerging Local Plan Part II.

4) Mendip DC misunderstood its own strategic development plan policies when it took the Decision that the Basic Conditions were complied with which included the test that the NP was in general conformity with these strategic policies. The judge was wrong to hold that this error in law did not render the decision unlawful.

**1.21** Judgment was handed down on 2nd October 2020. It upheld the Mendip District Council position on 3 substantive grounds of appeal. The judgment concluded that:

- The 10 Local Green Spaces are lawfully designated by the Plan,
- the Neighbourhood Plan Examiner had sufficient expertise and experience and understood the policy background to the Plan, and
- the Neighbourhood Plan did not misinterpret strategic policies in the development plan.

However, the judgment ruled that policy 5, setting out the types of development that may be permitted within the Local Green Spaces, is more restrictive than national policy and the additional restrictions had not been sufficiently justified in the Plan. The Judgment concluded that:

*"..each of the areas was lawfully designated as an LGS; but that Policy 5, which applies to them once designated, is not consistent with national planning policies for managing development within the Green Belt. In the absence of reasoned justification, the consequence is that Policy 5 is unlawful. I would allow the appeal on that ground alone."*

**1.22** As policy 5 was not considered lawful, the Council's decision to submit the Plan to referendum was quashed. The Order provided that:

*"The Respondent Council's decision dated 2 September 2019*

*a) To accept the examiner's conclusions in relation to Policy 5 of the draft Norton St Philip Neighbourhood Plan*

*b) that Policy 5 of the draft Norton St Philip Neighbourhood Plan meets the basic conditions in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 and can proceed to referendum is quashed for the reasons set out in the Judgment. "*

**1.23** Following the Court of Appeal decision, the former MDC prepared Modifications to Policy 5 and its supporting text. These proposed deleting para 12.3 of the NP;

~~“12.3. The emerging Mendip District Local Plan has also proposed these areas as LGS. Both Local Plans and Neighbourhood Plans can designate LGS and for consistency it is important both Plans show the same areas. Local feeling supported the designations and wanted to make them in this Plan. It was decided no other area required designation as LGS.”~~

And replacing with a new para 12.3:

“Paragraph 101 of the NPPF sets out an expectation that Policies for managing development within a Local Green Space will be consistent with those for Green Belts (set out in paragraphs 143 – 147 of the NPPF).”

The proposed modification to Policy 5 was to delete:

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

And replace with:

“Development in an area designated as Local Green Space will be managed in accordance with national policy for Green Belts”.

**1.24** A Meeting of the NP Steering Group was held on 24th March 2021. The Minutes of that Meeting note that :

“It was confirmed that the amendments had been made in order to comply with the Court of Appeal’s finding that the LGS development policy had not been consistent with green belt policy. It was further confirmed that the PC’s legal team had reviewed the proposed amendments and were content with them.

Following discussion, the Steering Group determined that the amendments were acceptable and should be supported.”

**1.25** The Steering Group also considered whether there had been any material change of circumstances relevant to the Draft NP since its recommendation to the PC that the NP go forward to Reg 14 consultation. Although at that time there was a possibility that there would be further changes to the village development boundary, the Steering Group noted paras 53 and 55 of the Court of Appeal judgment; in particular the Judge’s conclusion that any misinterpretation was not material.

**1.26** The Steering Group resolved to support the proposed amendments and prepared a report for the PC to that effect.

**1.27** At an Extraordinary Meeting of the PC on 23rd April 2021 it was :  
“unanimously resolved to support the modifications to the Neighbourhood Plan as proposed by Mendip District Council”

**1.28** On 1st March 2021 MDC’s Cabinet agreed to carry out consultation on the modifications to the Plan detailed in para 1.17 (above), together with the earlier modifications identified by the Examiner and at the Cabinet meeting of 2nd September 2019. These modifications are detailed in Appendix 7.

**1.29** MDC carried out a 6 week consultation on the modifications in March/April 2021. Representations can be found on the NP website at <https://nortonstphilipneighbourhoodplan.com/representations-received-in-response-to-further-modifications-consultation/>

**1.30** During the (former) MDC Local Plan Part II Examination additional housing sites were proposed in the NE of the Mendip District. These were to meet the need for a further 505 dwellings as a consequence of an extra year being added to the life of Local Plan Pt1. The LPP2 Main Modifications allocated a site in Norton St Phillip for 27 dwellings (NSP1). A second round of public examination hearings was held in Nov/Dec 2020. The LPP2 Inspector’s Report was published in September 2021 and confirmed the additional site in NSP together with a further 4 sites in NE Mendip District.

**1.31** The former MDC and the PC agreed that until there was clarity about changes to the village settlement boundary in LPP2, progress on the NP should be paused.

**1.32** LPP2 was adopted by MDC’s Full Council in December 2021.

**1.33** NSP PC applied for a Judicial Review of Mendip DC’s decision to adopt LPP2 in January 2022. Permission was granted in April and a 2 day Hearing took place in the High Court on 18th and 19th October 2022.

**1.34** Judgment was handed down on 16th December 2022. It upheld the PC’s 2 main Grounds of Appeal, the Judge ruling that the Examining Inspector had misinterpreted MDC’s adopted spatial strategy, thereby leading MDC into legal error.

**1.35** The full Judgment and Order are on the NP website at <https://nortonstphilipneighbourhoodplan.com/local-planpart-2-judicial-review/>. Site NSP1 was one of 5 allocated sites which were remitted back to the Council with the order that they be treated as not having been adopted as part of the local development plan and that the allocations for the 505 dwellings be reviewed and reconsidered in accordance with the adopted spatial strategy.

**1.36** The PC, in consideration of the 2 ½ year period elapsed since the Court of Appeal Judgment, resolved on 10th May 2023 to hold a further Regulation 14 Consultation prior to resubmitting the Draft Plan to the Local Planning Authority.

**1.37** This Consultation relates to this Draft Plan dated 11th May 2023 and the Character Appraisal of the same date.

**1.38** All households are to be hand delivered a flyer giving a summary of the Plan's Policies together with a Notice informing them of the Consultation. The NP database of approximately 250 village residents will be emailed the Notice. and copies will be placed on the village Facebook groups and noticeboards.

**1.39** Landowners and businesses who are potentially affected by policies within the Plan will be emailed and where addresses are known posted (Royal Mail 1st Class) a copy.

## 2. Norton St Philip – a brief history

**2.1** The Parish of Norton St Philip is located in the north east corner of the Mendip District of Somerset and as such has Bath and North East Somerset along its northern boundary and Wiltshire along its eastern boundary. It is a rural area, but lies just 8 miles to the south of Bath City Centre and 7 miles north of Frome, Mendip's largest town.

**2.2** The 2011 Census recorded a population of 858; the 2021 Census recorded the population at 1004. The population of Mendip District had increased by 6% between the two Census dates; NSP's increase of 17% reflects not only the recent increase in housing stock but also that few families have moved into the Parish. The majority of residents live in the village of NSP, but there are settlements at Farleigh Hungerford (pop 45) and Hassage (pop 10).

**2.3** The village lies on a ridge and forms a strong skyline in surrounding views, particularly from the south and west. It occupies approx. 20 hectares of the Parish's 700 (3%). Farmland accounts for over 80% of the Parish area. The village itself is surrounded by farmland, which to the west, north and east also forms part of the Bristol and Bath Green belt. This covers approximately 70% of the Parish, washing over both settlements of Farleigh Hungerford and Hassage.

### Medieval Period

**2.4.** In 1345 the fair, held previously in Hinton Charterhouse, moved to Norton. The village began to develop with a busy wool market and outlet in the district for locally produced cloth. Being situated on the Jurassic limestone belt gave the village the optimum environment for wool production. The fine vernacular buildings reflect the wealth produced in this period. The George was both an Inn and storehouse for cloth. It was situated at the centre of the developing village, and many houses in the High Street and North Street have medieval origins.



The George Inn

## **Post Medieval Period**

**2.5** Most of the listed buildings in the village date from this period. More than 50 Grade 2 listed dwellings line the High Street, North Street and Church Street, with the Grade 1 George at the centre. Stone from the demolished Hinton Priory was used in the construction of many of these houses.

The village was the site of a skirmish during the Monmouth Rebellion of 1685 after which twelve men were hanged, drawn and quartered in the market place by The George. The skirmish took place in the vicinity of Chevers Lane which, to this day, is known in the village as Bloody Lane.

The 18<sup>th</sup> and 19<sup>th</sup> centuries saw infill along Bell Hill and the new Bath Road. The Gothic, Grade 2 listed village school was opened in 1827, when the Parish population was around 700.

## **20th Century**

**2.6** There are areas of modern development at both ends of the B3110 (the northern and southern entries), on the eastern edge off the A366, and at the western extremity, west of Ringwell Lane. These adjuncts have markedly expanded the physical area of the settlement and weakened the former strong boundaries between compact older development and open countryside. Modern development has also linked the two previously separate historic clusters on the ridge (High Street, The Plaine and North Street) and the area around the Parish Church. A ribbon of bungalows on the south side of Bell Hill and older, mixed housing types on the north have filled in the historic pattern. The Monmouth Paddock and Norton Grange housing developments are on the site of two local businesses.

## **21<sup>st</sup> Century**

**2.7** Greenfield development mostly at the former Longmead House together with brownfield development at the former Faccenda factory has seen the village accommodate a further 120 dwellings, taking the total within the village to 420. The total of 420 represents an increase in housing stock of 35% since 2006.

The Co-Op opened a store at the Fortescue Fields development in 2016.



21st Century Development at Longmead (left) and Fortescue Fields (right)



### **3. VISION AND OBJECTIVES**

The Vision and Objectives of this Plan were first considered at the initial meeting of the Steering Group and subsequently presented at the Public Events. The basis of the Plan's Vision is to provide for the sustainable growth of the village. This Vision provides the framework for the Objectives. The Policies of this Neighbourhood Plan accord with both the Vision and Objectives set out below:

#### **Vision**

**To maintain the special character and built heritage of the Parish of Norton St Philip while promoting its development as a compact and sustainable community.**

#### **Objectives**

- **Encourage sustainable housing development within the village settlement boundary**
- **Ensure that the location, design and scale of any housing development is managed in order to maintain the character and heritage of the village**
- **Protect and enhance the village's key green spaces and recreational facilities**
- **Support people with a local connection who wish to remain within or return to the community**
- **Promote energy efficient buildings and increasing resilience to Climate Change**

**4. In order to achieve the aims set out in the “Vision and Objectives” the Neighbourhood Plan should:**

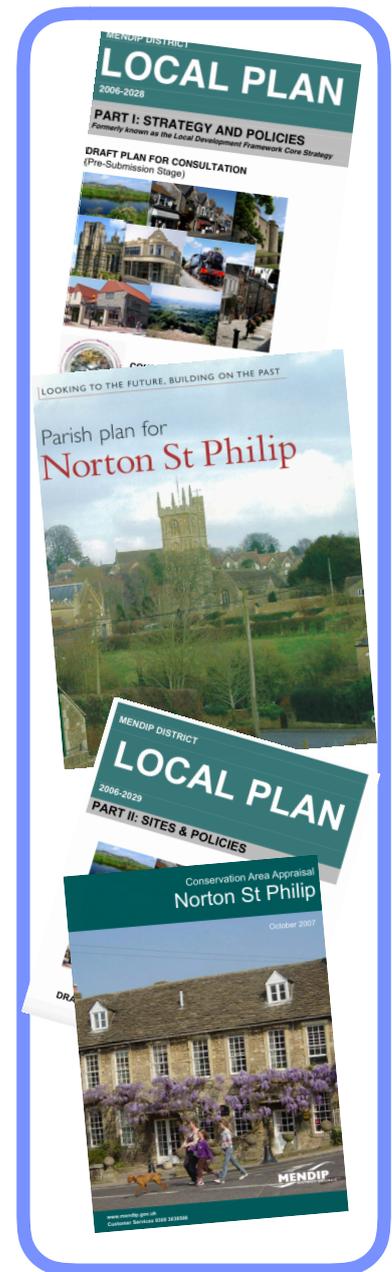
- Allocate a brownfield site in Norton St Philip for Housing Development, specifically at:
  - The Bell Hill Garage site
- Specify open areas of Norton St Philip that should be permanently protected for the future through LGS designation;
- Identify housing styles and local characteristics and develop design guidance for Norton St Philip;
- Set criteria for affordable entry level housing for people with a local connection in the parish;
- Promote good practice in sustainable design to mitigate the impact of Climate Change.

## 5. Housing Policies

**5.1** The Adopted Mendip Local Plan Pt1 2014 shows that for the period 2006-2029 the district will need to provide a minimum of 9,635 new homes. Most of this development is to be focused on the main towns, and housing allocations have been made on this basis. Norton St Philip was classified by the former MDC as a “primary village” and the Local Plan Part 1 (MLPP1) proposes a 15% increase in housing for the primary villages over the plan period – a figure that provided for local need and some in-migration.

**5.2.** In fact the village has far exceeded the quota set in MLPP1 of at least 45 dwellings. The total completions between 2006-23 plus commitments sites comes to 120. NSP has therefore provided 265% of its allocation for the period 2006-2029. In this period there has been a 40% increase in housing stock. Thus this Plan will maintain a settlement boundary around the village including the recent new development. In this Plan period market housing is only envisaged within that settlement boundary. As regards development opportunities, this NP focuses on the village of Norton St Philip as development in other settlements within the civil parish is, in effect, precluded because they are within the Green Belt.

**5.3** Much of the new development has provided larger houses, and as a result there is a strong feeling in the community that there has been under provision of smaller and ‘entry level’ housing specifically for first time buyers and those with young families. The Policies in the Neighbourhood Plan seek to address this imbalance.



Looking west from Church Mead

## **6 Housing surveys/ Housing statistics**

### **6.1 2018 Housing Survey**

NSP Parish Council carried out a Housing Survey during February and March 2018. The purpose of the survey was to identify the housing needs and wishes of the village community over the next 5 years.

All dwellings within the village received a hard copy of the Survey which was also available online. Responses were limited to one per household. 171 households completed the survey, a response rate of 44.5% of village households. 78 respondents also contributed a comment. The survey results are reproduced in full on the NSP Neighbourhood Plan website; they provided invaluable evidence for the Steering Group in considering potential Policies.

81% of respondents to the survey were opposed to new open market housing being built in the village, with 4% in favour and 19% with no strong views/don't know. When asked whether they would be in favour of new properties being built in the village to meet the needs of local people, 32% were in favour, 40% opposed and 28% with no strong views/don't know.

21 respondents had a member of their household who wished to set up home separately within the next 5 years, of whom 13 would wish to remain in the parish. 10 households had family members who had moved away from the parish but who would wish to return if housing was available specifically for local people.

When asked about the tenure of housing they would be seeking when setting up home separately, 13 (65%) would be seeking to purchase, 3 (15%) would be looking to rent privately, 2 (10%) for shared ownership and 2 (10%) for over 55 housing.

### **6.2 2023 Housing Survey**

In December 2022 Norton St Philip Parish Council decided to undertake a fresh Housing Survey in the village. The previous survey was taken in early 2018. The purpose of that Survey was to inform the draft Neighbourhood Plan by identifying the housing needs and wishes of the village community over the following 5 years. As a significant amount of time had elapsed since the previous survey the PC decided, in December 2022, to undertake a new survey in order to identify the current housing needs and wishes of the village community and to establish whether the Policies contained in the draft Neighbourhood Plan remained supported by evidence. All 420 dwellings within the village settlement boundary were delivered a Notice of the Survey. An email was sent to those on the PC and Neighbourhood Plan mailing lists (approx 250 residents). The PC website and village Facebook groups posted the Notice and links to the survey were placed in the Parish magazine.

The option to request a hard copy was taken up by 6 households with 180 households completing the identical online version. The survey was limited to one response per household. 186 households completed the survey; 15 more than in 2018. Both the 2018 and 2023 surveys had an exceptionally high response rate of approx 45% of village households. The 186 households represented 542 residents-approx 60% of the village population.

The main need for those possibly wishing to move *within* the village was for housing to buy on the open market, either up or down sizing. 17 respondents (16%) would be looking for affordable housing and 14 (13%) age restricted housing.

144 respondents (78%) opposed the building of new open market housing with 21 (11%) in favour.

107 respondents (58%) were in favour of new properties being built in the Parish to meet local needs, with 31% opposed.

10 respondents had family members who, having moved away from the village, would wish to move back if housing was available for local people. 18 respondents had young family members who would be likely to move away from home within the next 5 years.

## **LOCAL HOUSING STATISTICS**

**6.3.** Of the 111 completions to date in the plan period, there were 38 1 or 2 bedroom dwellings. 14 of these are over 55 age restricted; a further 14 were originally similarly age restricted. Permission was refused by the LPA to remove this restriction but this was overturned at Appeal. The 14 dwellings were subsequently re-designated as open market. Initial permissions for 1 and 2 bedroom unrestricted properties thus account for less than 10% of the total, whilst 4+ bedroom properties account for 47%.

**6.4** Recent house price data for NSP is given in Appendix 5b. This shows that in the period 2016-2020 the average price paid for a semi detached house in NSP was £378k compared with £278k in Frome and £290k in the East Somerset (formerly Mendip) area. This average of £378k however is substantially less than the average in Bath ( £492k) and the “green Belt” villages to the south of Bath (£545k). The average house price in Somerset in 2017 was £215,000. Average gross income was £25,000, giving a ratio of earnings to average house price of 8. In Norton St Philip that ratio is more than double.

**6.5** Evidence contained in the 2023 Housing Survey Report demonstrates that even though NSP has provided over 250% of its LPP2 “minimum”, house prices in the village have risen substantially faster than the national average. So it would not follow that more market housing in the village will have a downward pressure on houses. High prices in the village actually attracts developers as there is a premium for housing in the villages which lie outside of Bath and in particular, outside of the Bath Green Belt. NSP is the first village to the south of Bath not within the Green Belt.

## 7. BASIS OF HOUSING POLICIES

**7.1** Norton St Philip provided more than 250% of the housing requirement identified in Mendip DC's adopted Local Plan Pt1. No further housing allocation was proposed in the submission version of Part 2 of the Local Plan. Following the Judicial Review Judgment of December 2022 no further change to the settlement boundary is proposed. However this Plan allocates housing at the Bell Hill Garage Site (Policy 2) and encourages "Entry level" Exception Sites outside of but adjacent to the settlement boundary (Policy 3)..

**7.2** The 2021 NPPF States at Paragraph 29:

*'Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies' A footnote clarifies that 'Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.'*

**7.3** The Policies in this Neighbourhood Plan aim to build on the adopted strategic policies by recognising that recent housing development in the village has been disproportionate in not delivering 2 or 3 bedroom lower cost homes. Housing proposed by the neighbourhood plan is intended to meet the needs of the existing community including lower cost and affordable housing.

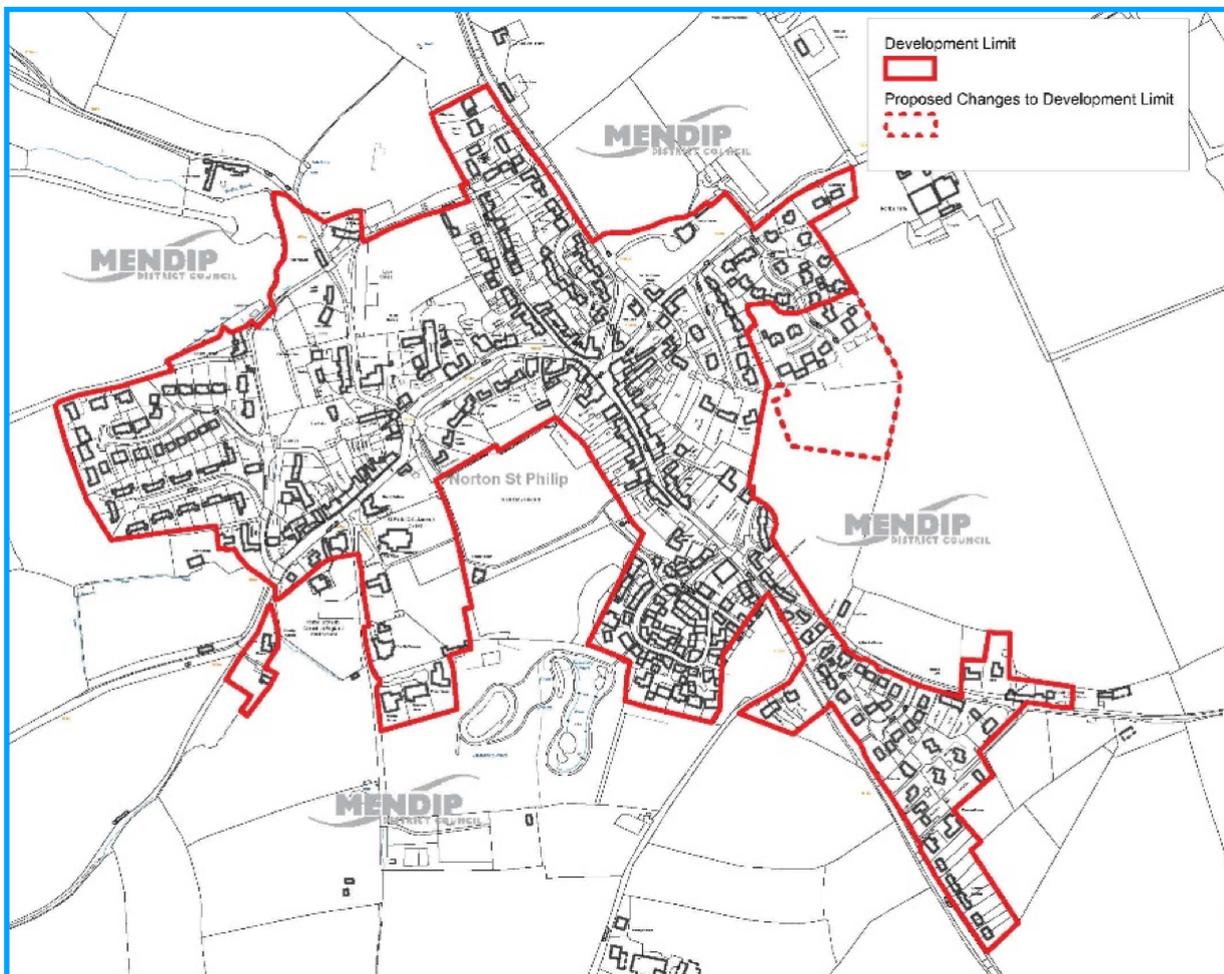
\* Appeal refs APP/Q3305/A/14/2221776 & APP/Q3305/A/14/2224073



A view of Norton from the west

## 8. Settlement Boundary/Green belt

8.1 The adopted Local Plan supports maintaining development boundaries and promoting development within them. Part 1 of the plan relied on the development limit set in the previous local plan. Part 2 of the plan includes a revision to the development limits to take account of recent development at Longmead Close in NSP. The NP plan therefore sets a development limit that follows the Local Plan to include this recent development (Figure 2 below).



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Fig 2: Development limit showing change as proposed and adopted in Local Plan Part 2

# Rural Development /Green Belt

8.2 Outside the development boundary, rural protection policies apply. Additionally, national green belt policy applies to approx 70% of the area of the parish (Figure 3 below). This is a significant asset. The parish attaches importance to maintaining, protecting and enhancing the openness of the Green Belt and restricting intrusion and inappropriate development.

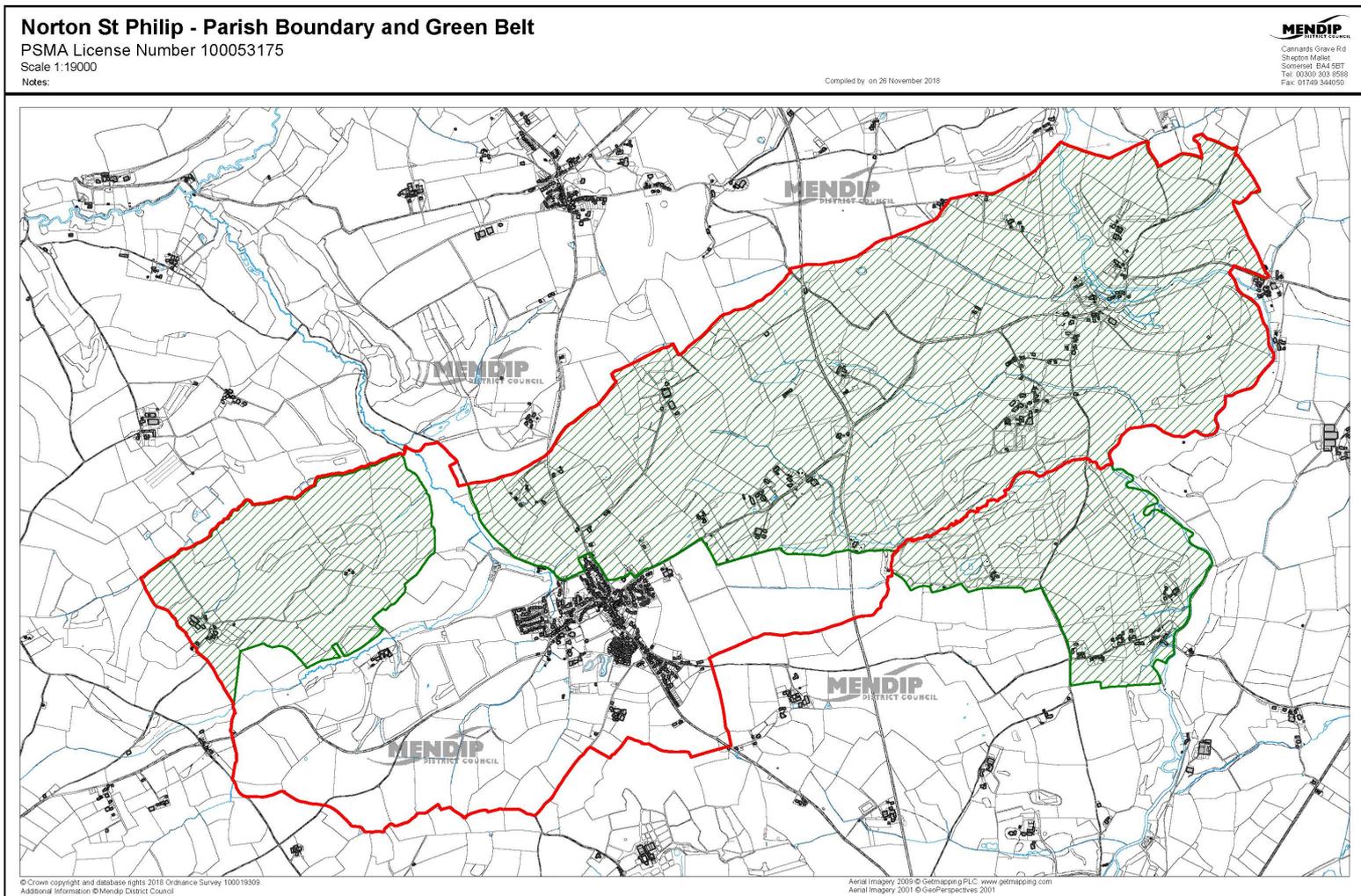
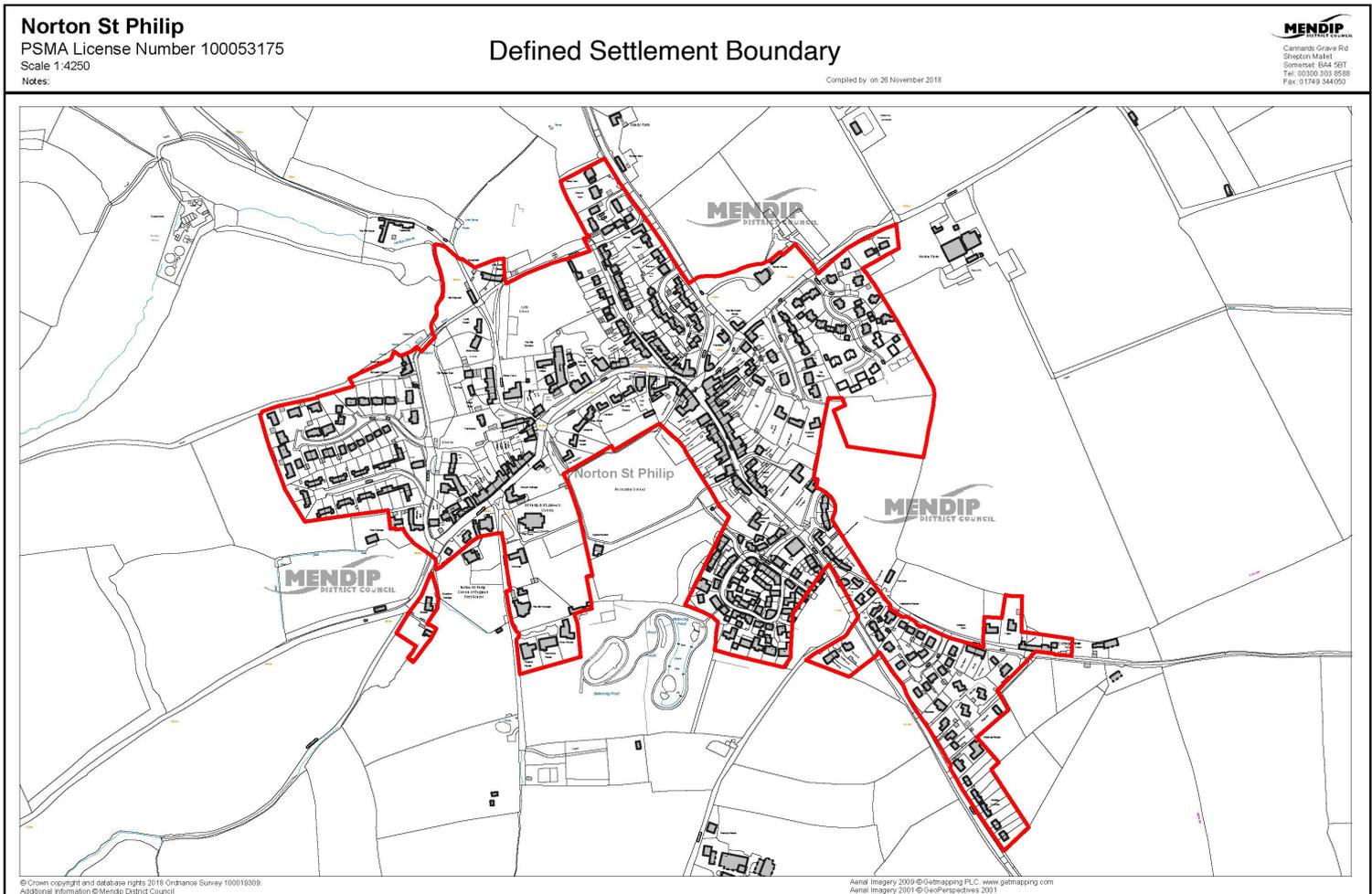


Fig 3: Greenbelt in NSP

# Policy 1: Settlement Boundary

Land enclosed within the red outline shown on Figure 4 is defined as the area within which development that will enhance or maintain the vitality of Norton St Philip will be encouraged as long as it complies with planning policies in the development plan. Outside this defined settlement boundary land is defined as ‘open countryside’ and development here will not be supported unless it complies with Policies CP4 and DP4 in the Mendip Local Plan Part 1 and other relevant policies in the development plan including Policy 3 in this Plan.



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Fig 4 : Settlement Boundary as defined by Policy 1

## **9. Housing Development Site**

**9.1** One site has been identified within the settlement boundary as suitable for infill development in keeping with the village and guidance in the Character Assessment (CA) which accompanies this Plan. Policy 4 offers initial design guidelines for this site, informed by the evidence gathered on local housing need. As the site is prominent in the Conservation Area, any development proposal will be expected to comply with Mendip DC's Policy DP 7.1 which sets standards for scale, form and layout, as well as protecting the amenity of users of neighbouring properties.

### **BELL HILL GARAGE**

**9.2.** The Bell Hill Garage is a long established and greatly valued village facility which also provides local employment. There is a long history of planning applications which are detailed on p32. Four separate Planning Applications have been approved for housing on the site. The first (025485/10) proposed 10 houses with a mix of 2,3 and 4 bedroom houses on the site of 0.4 hectares, together with retention of part of the garage business on site. Each house had private gardens, garaging and parking spaces. The Design and Access statement suggested that the hub of the business would remain on site whilst the workshop would relocate outside of the village. The Planning Statement submitted with the application stressed that the only option for continuing the business was to relocate. Planning permission for this approved scheme has now lapsed and a subsequent Planning Application for a development of 33 houses on a larger site (including the Gt Orchard OALS site) was refused (2013/2217).

**9.3** Two separate applications on adjoining land but under the same ownership have been approved. The first in 2009 was for four dwellings; a different layout for 3 houses was approved in 2012, with reserved matters approved in June 2015. The approved scheme was for 2 three bedroom and 1 four bedroom houses.

**9.4** An application for development of both the brownfield site and greenfield to the rear was submitted in December 2021 and refused in March 2023. The greenfield site is a designated Open Area of Local Significance and is designated Local Green Space in this NP. The Officer's Report and Decision Notice are on the Great Orchard LGS page on the NP website at

<https://nortonstphilipneighbourhoodplan.com/great-orchard-lgs003/>

## BELL HILL GARAGE (CONT'D)

**9.5** The brownfield site of approx 0.24ha is listed on Somerset's Brownfield Site Register (NSP002a). The site allocation in this Plan is 0.4ha and includes land used by the garage; this is detailed in Section 14 of this Plan. This section of the site outside of the brownfield boundary lost its earlier Q3 protection following the 2002 Local Plan Inspection; this itself followed a successful Planning Application in the late 1990's. A condition of that Permission was the creation of a landscaping bund around the north, west and east perimeters. Any development of this site must retain and, if possible, enhance this feature.

**9.6** The site (allowing for the landscaping shown in Appendix 1) totals approx 0.3 ha. A mix of predominately 2&3 bedroom houses are allocated and there is also the possibility of a small number of flats being provided.

**9.7** Relocation of the garage to a site outside of the village would be supported by the Parish Council subject to the site's suitability and community support.



Bell Hill Garage

## **Policy 2: Bell Hill Garage Development Site**

**The following site is allocated for housing development in line with the development briefs for it in Appendix 1:**

**Bell Hill Garage site.**

**The site is well suited to residential development subject to design constraints set out in Appendix 1 and the need to conserve and enhance the conservation area and comply with guidance in the Village Character Assessment, as set out in Policy 4.**

**In order that the current oversupply of larger homes in the village is reversed, the dwelling mix should be predominately of 2 and 3 bedroom homes. A small number of flats may be suitable at the southern part of the site adjacent to Bell Hill in the Close Terraced Cottage area defined by the Village Character Assessment.**

## 10. Entry Level Exception Sites

**10.1.** This Policy would allow a site outside of, but adjoining the village settlement boundary, to provide for no more than twelve ‘entry level’ dwellings, targeted at those with a local connection seeking to buy or rent for the first time.

The policy follows a new type of affordable housing defined in the NPPF (para 72) as follows:

*‘Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority’s area. These sites should be on land which is not already allocated for housing and should:*

- a. comprise of entry-level homes that offer one or more types of affordable housing as defined in Annex 2 of this Framework; and*
- b. be adjacent to existing settlements, proportionate in size to them, not compromise the protection given to areas or assets of particular importance in this Framework, and comply with any local design policies and standards. ‘*

**10.2** Footnotes 35 and 36 to the above paragraph in the revised NPPF specify that :

Footnote 35) *Entry-level exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement.*

Footnote 36) *i.e. the areas referred to in footnote 7. Entry-level exception sites should not be permitted in National Parks (or within the Broads Authority), Areas of Outstanding Natural Beauty or land designated as Green Belt.*

**10.3** The Policy will help meet the shortfall of affordable housing identified in the housing survey. An up-to-date housing needs assessment would be required to establish the need for any exception site allowed under this policy, and Parish Council support for the site proposed would be a requirement. Should a site come forward, the Parish Council would consult with both the local community and Mendip DC as to suitability and deliverability.

### **Policy 3: Exception Sites for Local Affordable Homes**

Where a proven need has been demonstrated for affordable housing for local people in housing need an exception site may be permitted on a small site in a location adjoining the development boundary where development would not otherwise be permitted. Any such site would need to comply with the following criteria:

- a) The development will provide affordable homes for rent or purchase that meet a clearly identified need for affordable housing in the Parish
- b) The need cannot reasonably be met in any other way on a site where a site would normally be permitted and
- c) The Development satisfies other policies in the development plan with particular regard being given to its integration into the form and character of the settlement and its landscape setting
- d) The total of all proposed sites is not to exceed 5% of the village housing stock or be larger than one hectare in size
- e) The development is supported by the Parish Council

All exception sites approved under this policy will be made subject to a planning obligation that:

- All initial and subsequent occupiers of the affordable dwellings will be for eligible local people as set out in the definition of “eligible local” in Appendix 2;
- Affordable homes secured under the policy are retained in perpetuity for occupation by those in housing need;
- Affordability will be maintained in perpetuity at the agreed % of open market value (not to exceed 80%).
- The LPA will be responsible for ensuring that any planning obligation is complied with by first and subsequent occupiers

**Continued over**

### **Policy 3: Exception Sites for Local Affordable Homes (cont'd)**

**In exceptional circumstances and where non-viability of a scheme for 100% affordable homes has been proved, the inclusion of market housing may be considered as part of an exception site. Any such proposal will only be supported if the scheme meets all the above criteria and:**

- **Has clear evidence of support from the local Parish Council**
- **Demonstrates through a detailed financial appraisal/viability assessment that the scale of the market housing component (to be no more than 20%) is essential for the successful delivery of the development**
- **The viability assessment (above) to be made available in its complete and unredacted form to the Parish Council, the LPA and the local community.**
- **Ensures no additional subsidy for the scheme and its affordable housing delivery is required**

## 11. Design of Future Development

**11.1** The NPPF promotes good design and the protection and enhancement of local distinctiveness and states that neighbourhood plans have an important role to play in doing this (section 14). The document draws out 3 elements to this: a design vision, the need to have a good understanding of local character and the importance of guidance in explaining the way in which development can positively respond to and enhance local character. The adopted Local Plan policy DP1 also promotes design that respects and enhances local distinctiveness.

**11.2** Mendip District Council's Local Plan remains the adopted Plan for the Somerset East area of the new Unitary Authority, Somerset Council. The Design Policy of this Plan supports the aim of Development Policy DP7 in the Local Plan.

The 'overview' for this Policy is that:

“Good architecture and urban design contribute to making places both functional and attractive to residents, users and visitors. While architecture is about the design of buildings, urban design is about the relationships between the buildings, the roads and spaces that they front, and the people who make use of them. The outstanding building projects are those that are not only visually stimulating, but are also sensitive and respectful of their surrounding developments and environment. A well-designed place takes into consideration the important relationships between buildings, spaces, functional needs and the wider context within which the planned building or structure sits.

The testament of a good design will ultimately be the direct spin-offs it generates in terms of economic, social-cultural and environmental benefits. A well designed new house may command a higher value, have lower running costs and emissions and perhaps contribute to the diversity of the streetscape.”

DP7 is supported by a Supplementary Planning Document adopted in March 2022 which is intended to help promote the use of sustainable construction techniques and onsite renewable energy. These aims are supported by the Design Policy in this Neighbourhood Plan.

**11.3** NSP is a parish with many distinctive features and a very visible and strong heritage legacy. As suggested by the NPPF as regards the value of producing guidance for developers to assist with the understanding of what local distinctiveness' means, the Steering Group decided to undertake a Character Assessment (CA) of the parish. A significant number of local volunteers, working with our planning consultant, assisted with this process. The resulting assessment is an accompanying evidence document, and sets out guidelines for development in NSP so that local distinctiveness and village character are protected and enhanced. Policy 4 requires new development to comply with this guidance.



## **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 guidelines within the Character Assessment are as follows:**

- The Green Corridors should be maintained as a key definition of the historic village form;**
- Development respects the natural contours of a site and both protects and sensitively incorporates natural and built features such as native trees, hedges, ponds and stone walls**
- Development respects and does not detract from views of particular merit identified on Figures 10 and 13 in the Norton St Philip Character Assessment and where appropriate is sympathetic to any surrounding heritage or community assets**
- Development will generally be expected to be of the height, scale, layout, orientation and design consistent with current development and no more than two storeys in height. Exceptionally a third storey partially or wholly within the roof space will be acceptable depending upon context and character area**
- Dwelling layouts should respect the form of the character area and reflect traditional building features as discussed in the Conservation Area Appraisal (CAA). Traditional stone construction will be expected within the Conservation Area. Elsewhere elevations should use local stone or high quality reconstituted stone that presents an acceptable appearance of stone, with some render in less visible areas and used to good overall effect. Roofs should be steep. Double Roman pantiles and slate feature in the village and may be acceptable**
- Houses should include some open outside space; although desirable in flats this is not a requirement**

**Continued over**

## **Policy 4: Promoting Locally-Responsive Good Design (cont'd)**

- **Larger developments will need to vary building elevations and scale to be in keeping with the small-scale variation found in the traditional village;**
- **New residential road layouts should ensure safe access for pedestrians, cyclists and other road users and normally be based on a shared surface design rather than use separate footways.**
- **Developments should include satisfactory off street parking to Somerset County Council standards or, if superseded, any subsequent standards whilst not reducing existing on street parking capacity**
- **External lighting should be designed to minimise light pollution, use as few lighting units as possible and be of low output LED rather than sodium lighting. Lighting fixtures and fittings should be designed to blend into the historic village and other site contexts. There should be no floodlighting of large external sports or community facilities.**
- **Development will not result in or introduce a sensitivity to unacceptable levels of light, noise or water pollution**
- **Developments should have no adverse impact upon the existing passive and active drainage of the village and incorporate acceptable methods of both surface water and foul drainage disposal that will ensure neutral or positive impacts upon the current arrangements**
- **Wherever possible, developments should make use of re-cycled materials and /or material from sustainable local sources and promote the highest standards of sustainable building and conservation of resources**
- **Boundary treatments will normally be required, and should be constructed in stone or planted in line only with native trees and hedgerows and be consistent with the treatment of surrounding properties. Any existing stone walls on a site should wherever possible be retained;**
- **Extensions and conversions are to be consistent with the above and should conform to the guidance set out in MDC's "House Extension Design Guide" (04 May 1993) or, if superseded, any subsequent guide.**

## 12. Local Green Spaces

**12.1** The Localism Act (2011) gives communities new powers to designate Local Green Spaces through Neighbourhood Development Plans. The recently revised National Planning Policy Framework (NPPF), published in July 2021, sets out the requirements for Local Green Spaces in Paragraphs 101– 103.

Para 101:

*“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period. “*

Para 102:

*“The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land. “*

Para 103:

*Policies for managing development within a Local Green Space should be consistent with those for Green Belts.*

**12.2** Work on the Character Assessment showed that much of the green space within the village is a crucial part of the local distinctiveness of Norton St Philip. These Green Corridors are often included within the boundary of the conservation area, showing their importance to the historic setting and form of Norton. The green setting of NSP that these corridors enable is particularly visible and important given the village’s setting on a ridge within the southern Cotswolds. They protect and provide the distinctive views both inwards to the village and outwards to the surrounding countryside. In recognition of this the Neighbourhood Plan is designating 10 Local Green Spaces in Norton St Philip.



**12.3.** Paragraph 103 of the NPPF sets out an expectation that Policies for managing development within a Local Green Space will be consistent with those for Green Belts (set out in paragraphs 147-151 of the NPPF). Paragraph 147 is clear that “Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.” Paragraph 149 and 150 give detail of exceptions to inappropriate development.

**12.4** The Court of Appeal Judgment of July 2020 (which can be seen at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2020/10/court-of-appeal-judgment.pdf>) clarifies Green Belt development Policy at Para 13 thus:

*“It can thus be seen that national planning policy relating to the Green Belt permits any form of development where that is justified by very special circumstances; and it also describes as “not inappropriate” the various types of development described in paragraphs 145 and 146. Relevantly, those expressly mentioned types of development include the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, changes of use for outdoor sport, limited infilling in villages, and limited affordable housing for local communities. But even in those cases paragraph 144 requires that planning authorities give “substantial weight” to any harm to the Green Belt.”*

**12.5** During the Examination of the former MDC’s Local Plan Part 2, the Inspector suggested that *either* the Council delete all LGS’s from the Draft Plan *or* revisit the methodology. The latter option would have resulted in the Examination being paused.

The Inspector’s suggested Main Modification MM7 read:

*“Delete all LGS Designations and indicate that they should be reconsidered within either Neighbourhood Plans or the Local Plan Review.”*

The Council subsequently opted to delete all the proposed LGS’s in the District from the Draft Plan.

**12.6** In its Judgment referred to above (at §12.4) the Court of Appeal considered whether the Local Plan's Examination should have any bearing on the designation of LGS's in this NP. At para 47 Lord Justice Lewinson concludes:

*"I am unable to place any significant weight on this point. The inspector was undertaking a different exercise. He was considering a district-wide plan and testing it by reference to different statutory criteria. He did not consider the LGSs individually but collectively. He also canvassed the possibility that the LGSs could be considered one by one; but because that would have held up the examination of the plan Mendip decided not to pursue that."*

**12.7** The Judgment held that

*"...each of the areas was lawfully designated as an LGS; but that Policy 5, which applies to them once designated, is not consistent with national planning policies for managing development within the Green Belt. In the absence of reasoned justification, the consequence is that Policy 5 is unlawful."*

**12.8** This amended Plan aligns LGS Development Policy with that of Green Belt, as described in the NPPF.

**12.9** In February 2023 the former MDC adopted a Greenspace Supplementary Planning Document (SPD), reasoning that *"The protection of existing greenspaces, green networks and the creation of appropriate new greenspaces is essential to healthy and vibrant local communities."*

The SPD provides guidance on the implementation of policies in the Mendip Local Plan Parts I and II relating to the provision and protection of open space and greenspace.

The document covers Local Plan policies relating to new and existing open spaces identified under Policy DP2, recreational spaces identified under Policy DP16, and other greenspaces subject to Policy DP1. The SPD provides a description of the valued characteristics of sites designated by Policy DP2 (Open Areas of Local Significance[OALS]).

Section 6 of the SPD refers to Neighbourhood Plans and the provision in the NPPF for them to designate Local Green Spaces. Para 6.5 states that:

*"Communities preparing Neighbourhood Plans may wish to consider designating any open spaces within their area that meet the criteria set out in the NPPF. They may also wish to consider adopting a settlement wide approach to protecting networks of greenspace and identify opportunities to enhance green infrastructure networks through the creation of new greenspace."*

**12.10** Sixteen Greenspaces in NSP were designated under one of the three typologies. All 10 Local Green Spaces were included.

**12.11** The SPD and supporting evidence is on the NP website at <https://nortonstphilipneighbourhoodplan.com/greenspace-spd/>

**12.12** The proposed designations have been assessed in terms of both the criteria set out both in the NPPF and in the former Mendip DC's paper "*Designation of Local Green Spaces*" for identifying and protecting green areas of particular importance to our community. Appendix 3 sets out the reasons for designating each proposed Local Green Space.



Church Mead Recreation Ground

## **Policy 5: Local Green Space**

**The sites shown on Figure 5 and 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**

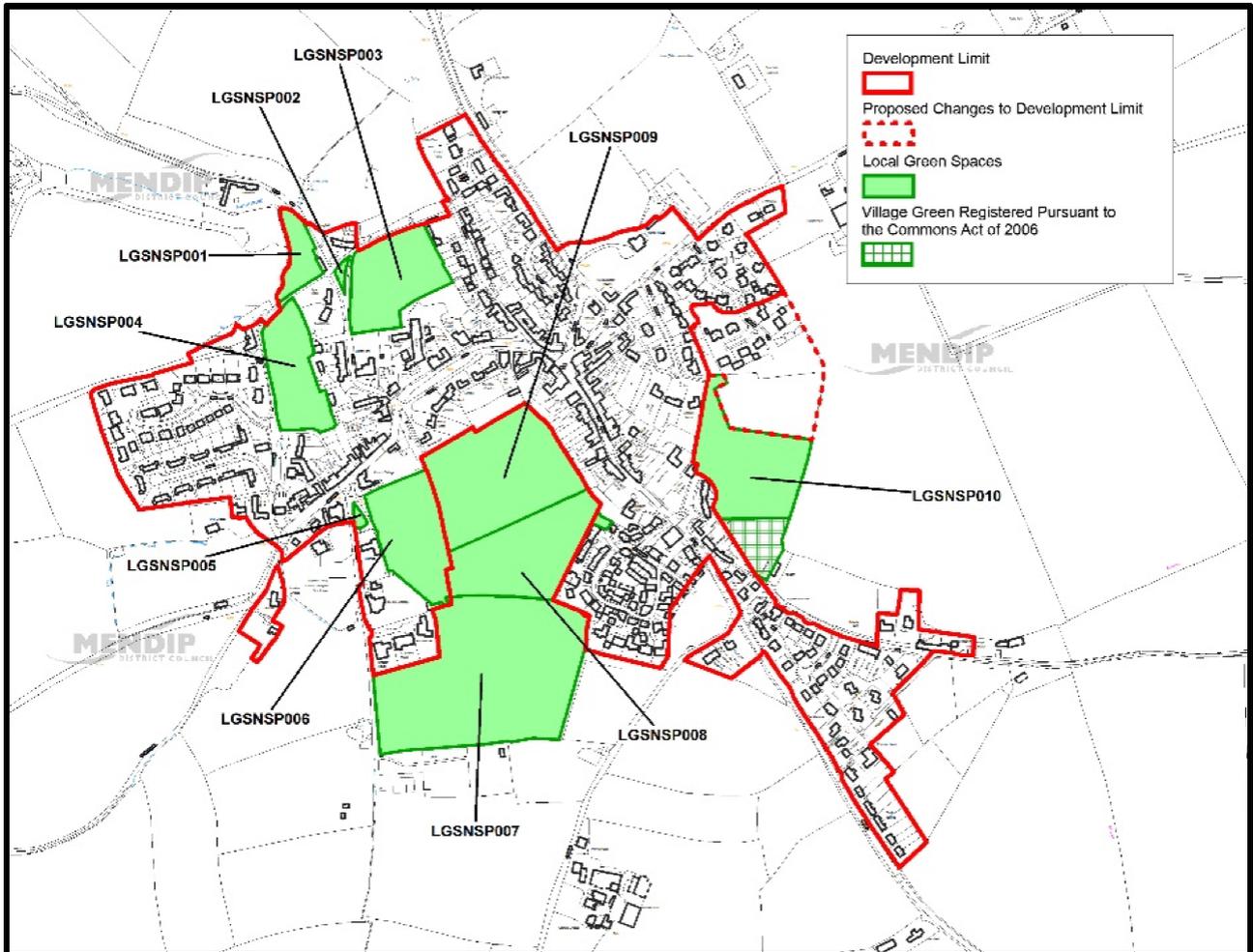
**LGSNSP007 Fortescue Fields South**

**LGSNSP008 Fortescue Fields West**

**LGSNSP009 Church Mead**

**LGSNSP010 Shepherds Mead**

**Development in an area designated as Local Green Space will be managed in accordance with national policy for Green Belts.**



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**FIG 5: LOCAL GREEN SPACE DESIGNATIONS IN NORTON ST PHILIP**

## 13. Climate Change, Biodiversity and Low Carbon Development Policies

**13.1.** The need for planning to include policies to mitigate against climate change and reduce carbon emissions is government policy. The NPPF (paras 152-9) requires plans to take ‘a proactive approach to mitigating and adapting to climate change’ and to help to ‘shape places in ways that contribute to radical reductions in green house gas emissions’. Para 156 states that:

*“Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.”*

Policy 6 aims to promote such initiatives as well as sustainable design and build practices that will reduce carbon emissions and mitigate against the adverse impacts of climate change. Guidance in the RTPI/TCPA publication “Planning for Climate Change” and the Centre for Sustainable Energy’s publication “Low Carbon Neighbourhood Planning” has informed this policy.

**13.2.** Although NSP is in a low flood risk area due to its elevated position, flooding does occur along the line of the Norton Brook watercourse at times of heavy sustained rainfall. The foul drainage infrastructure appears to be running at, or close to, capacity. The increase of approximately a third in the number of dwellings across the village within the last 10 years without commensurate infrastructure development is a major concern in the village. Development must not worsen this situation and every effort should be made to reduce the risk. Measures to achieve this include ensuring that surface water cannot enter the foul drainage system.



Ringwell Lane (above)  
Church St (below)



Fortescue Fields drainage ponds



**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 NP 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)



## **Policy 6: Climate Change, Biodiversity and Low Carbon Development**

**All proposed development will be expected to protect wildlife and ecological value and provide net gains for biodiversity.**

**Existing rights of way and pedestrian and cycle facilities are to be retained wherever possible or suitable replacement facilities are to be provided, and opportunities to extend and link to existing facilities should be made where appropriate.**

**The layout of any new development should incorporate the highest standards of energy efficiency and demonstrate resilience to the likely impacts of climate change including increased flooding risk and heat stress.**

**Any proposed development will need to include measures to prevent surface water entering the sewerage system and to minimise run off by specifying:**

- **Permeable driveways and parking areas**
- **Soakaways or SUDS**

**And also assess the opportunity to include the following:**

- **Water harvesting and storage features**
- **Green roofs**
- **Tree planting**

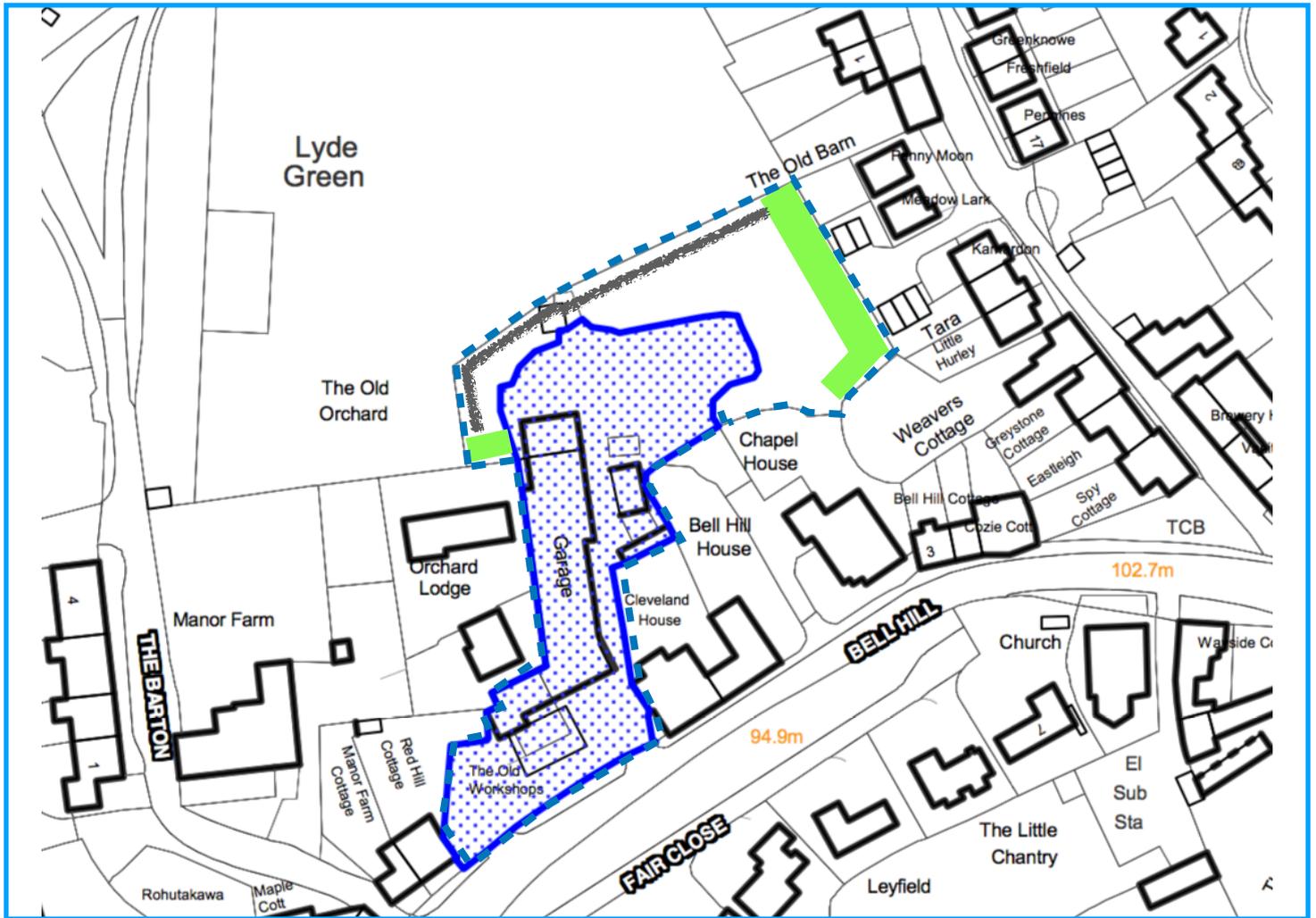
**Individual and community proposals for renewable energy generation will be supported subject to the following criteria:**

- **The siting and scale of the proposed development is appropriate to its setting and position in the wider landscape;**
- **The proposed development does not create an unacceptable impact on the amenities of local residents.**

**Any new development should consider the installation of electric car charging points including where appropriate in new street lighting columns.**

# 14. Appendix 1: Bell Hill Garage Development Brief

- Key:
- Hatched blue : Brownfield Site
  - Edged blue : Site boundary
  - Shaded green : Privacy landscaping strip
  - Brown line : Boundary requiring tree-planting and soft visual edge



**Bell Hill Garage Site (0.4ha)**

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## **Bell Hill Garage-development brief**

- 14.1.** The site is mostly a brownfield development on a working garage site. The brownfield site had an approved application for 10 houses (025485/010) which retained the important (albeit unlisted) barn as garage premises, together with 5 parking spaces. Permission was granted in 2000 (025485/008) for a workshop extension and car parking at the rear of the site separate from but adjacent to the brownfield site. Two separate applications have been approved for houses on this site; for 4 houses in 2009 (2009/1448) and for 3 houses on 2011(2011/3247). The NP allocates both the brownfield site and the land previously used by the garage for housing development whilst retaining the condition imposed by 025485/008 which specified landscaping around the boundary to reduce the visual impact and protect the residential amenity of surrounding properties. Specific requirements are listed below, although these may need to change or be added to in the consideration of any future development proposal should site constraints such as the need to conserve and enhance the conservation area require it.
- 14.2.** Development proposals will need to comply with policies in the Norton Parish Neighbourhood Plan and design guidance in the Norton Village Character Assessment, as well as the Development Plan for Mendip (now Somerset East).
- 14.3.** The frontage of the site (onto Bell Hill) is part of the 'Close Terraced Cottages' Character Area described in the Character Assessment and is considered suitable for higher density than the rear of the site, which is included within the 'Leafy Cottage' Area and abuts the Great Orchard (proposed LGS). Here development will be expected to maintain a low density, informal, rural feel, with soft landscaping and native tree-planting, additionally incorporating the Privacy Landscaping Strips as indicated on the plan.
- 14.4.** The rear of the site, adjacent to the proposed Local Green Space designation of Great Orchard, will need to present a soft edge to Great Orchard and blend into this important Green Corridor.
- 14.5.** Any development proposal should incorporate the existing stone barn fronting Bell Hill.
- 14.6.** All development will need to comply with Conservation Area requirements, and the use of traditional building materials and features will be expected
- 14.7.** Dwellings and their curtilage should make provision for refuse and recycling provision and undercover cycle parking. Attention is drawn to the requirements and suggestions for environmentally sustainable design in Policy 6 of the Norton Parish NP.
- 14.8.** The access road should be designed to prioritise walking and cycling safety. Paved surfaces for pedestrians should be provided with the possibility of shared surfaces if safety permits. Visitor parking should be incorporated into the highway design. Any street lighting should be unobtrusive, minimise glare and light pollution.

## Planning history-Bell Hill Garage

**025485/008 (Mar 1999)** Alterations and extension to garage workshop and associated car parking, landscape bunding and planting. **Approved with conditions**

### **025485/009 (March 2008)**

Outline application to demolish garage and workshop buildings and erect 11 dwellings with access from Bell Hill, layout, parking and landscaping.  
**Withdrawn**

### **025485/010 (November 2008)**

Outline application to demolish part of garage and workshop buildings, retain office space and erect 10 dwellings with access from Bell Hill, layout and parking  
**Approved with conditions (expired)**

### **2009/1448 (Sept 2009)**

Erection of 4 dwellings and below ground garaging  
**Approved with conditions (expired)**

### **2012/0624 (March 2012)**

Reserved matters approval for landscaping following outline permission 025485/010  
**Refused-different site layout shown; full landscape details not shown.  
Hard landscaping proposal would detract from appearance of Conservation Area**

### **2011/3247 (Dec 2011)**

Erection of 3 dwellings and below ground garaging.  
**Approved with condition**

### **2015/0880/REM (April 2015)**

Reserved matters for 2013/3247  
**Approved. Expired 05/18**

### **2013/2217 (October 2013)**

Demolition of existing garage buildings, forecourt canopy, hardstanding and boundary walls onto Bell Hill frontage and erection of 33 dwellings with associated means of access, access roads, parking, landscaping , open space and associated infrastructure  
**Refused- Scale of development; harm to local character**

### **2021/2928**

Demolition of existing garage buildings; erection of 21 No. dwellings; extension to existing barn dwelling; erection of new commercial garage building

**Refused : Harm to local character, Conservation Area , Open Area of Local Significance.**

Officer's Report and Decision Notice are at <https://nortonstphilipneighbourhoodplan.com/great-orchard-lgs003/>

## 15. Appendix 2: Definition of Local Need

15.1. When reference is made to “Local Need” this includes those who are in housing need\* and meet one or more of the following criteria:

- 1) Have lived in the Parish for at least 10 years during their lifetime
- 2) Currently live in the Parish, having been resident in the Parish for at least two years;
- 3) Currently in full time employment in the Parish or on a long-term contract of two years or more;
- 4) Have close family already living in the Parish (parent, grandparent, child, sibling)

If, after a period of six months of marketing following practical completion of the housing offered at a reasonable price given current market conditions there is no prospective purchaser or tenant for a property, the geographical area for the above criteria will be widened initially to neighbouring parishes. \*\* If after a further 3 months the property has not been let or sold (as relevant to that property) then it shall become available to anyone in housing need.,subject to the criteria set out in Policy 3.

\*Those in Housing Need are households whose needs are not met by the market ie unable to purchase/rent a home of the appropriate size on the open market. The criteria for this would be set by either the registered provider or Community Housing Trust.

\*\* Neighbouring civil parishes are : Hemington; Lullington; Tellisford; Hinton Charterhouse; Wellow; Wingfield; Westwood.

## 16. Appendix 3- Local Green Spaces

### Comments on Proposals for LGS Designations in Norton St Philip.

**16.1** As part of its pre-submission consultation in late December 2017, the former Mendip District Council identified ten sites in Norton St Philip which, in its view, merited Local Green Space (LGS) Designation.

Those summaries are contained in an Annex to this Appendix (section 17)

**16.2.** The Parish Council supported those ten designations and designate them as Local Green Space in this Neighbourhood Plan.

**16.3** The withdrawal of all the proposed LGS's in the District from the former MDC's Local Plan Pt 2 enables the suggestion made by the Inspector of that Plan that they be reconsidered in Neighbourhood Plans.

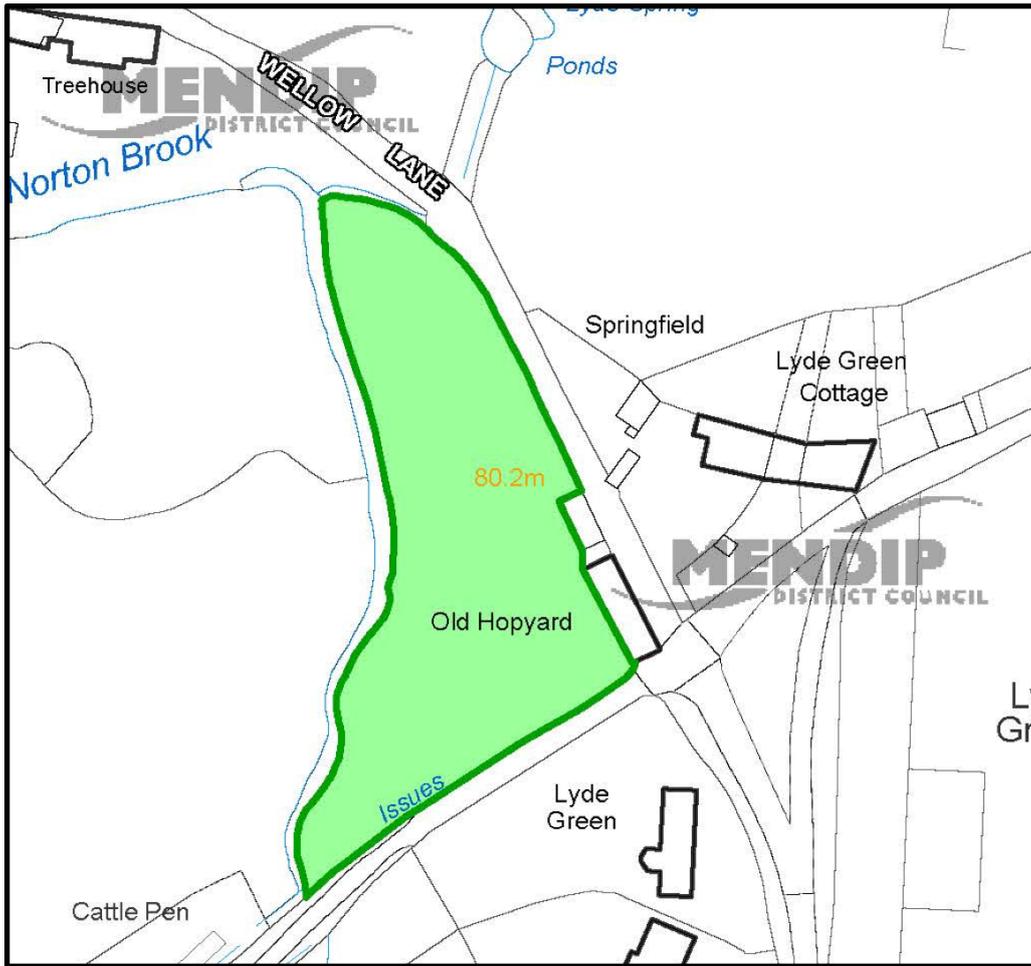
**16.4** Each designated LGS is considered below:

#### LGSNSP001 - THE OLD HOPYARD

**16.5** An OALS\* and designated stage 3 Greenspace, this site contributes to the village's rural character and the street scene. Although some parts are enclosed, it nonetheless creates a sense of openness with vistas glimpsed through gaps in the enclosing walls and vegetation and a sense of open space above and behind the frontage. The openness of the site of the site is particularly important to this part of the village. The land is much higher than the the meadows at the bottom of Ringwell Lane and is an important feature when viewed from this direction. There are already protections in place for this site. LGS designations are appropriate in the NSP Conservation Areas and do not duplicate Listed Building Regulations where the openness of a site contributes to the beauty and tranquillity of a given area.

\* OALS-'Open Area of Local Significance' as designated in MDC's Local Plan 2006, previously designated as both Q3&Q2 (Open Space of Visual Significance). This designation is carried forward into the current Local Plan.

The Old Hopyard (cont'd)

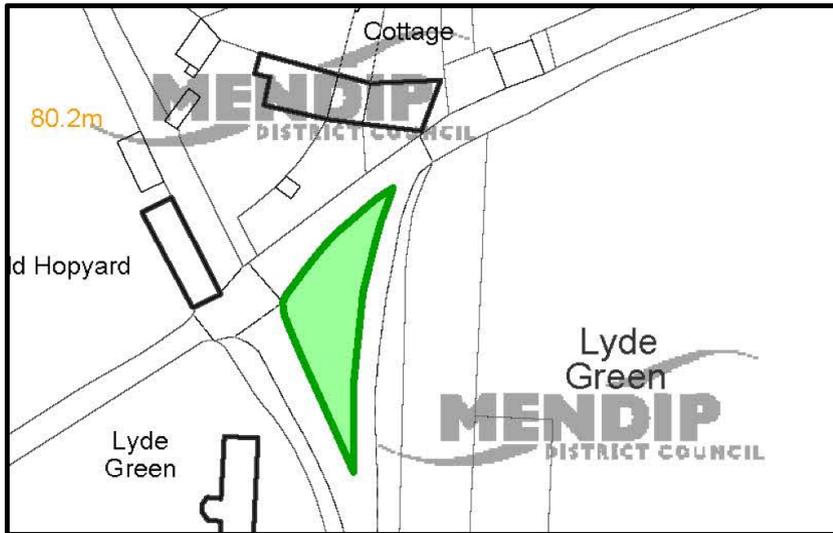


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## NSPLGS002 LYDE GREEN

16.6. An OALS and stage 3 Greenspace, this is a small triangle of common ground which forms the focal point of the surrounding network of green verges and leafy lanes. It allows views along the network of lanes that join the triangle and is important to the street scene and the rural character of this part of the village, characterised by a network of narrow lanes interspersed by open spaces, and divided by walls, trees and historic buildings.



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## LGSNSP003 - GREAT ORCHARD

**16.7** An OALS and Stage 3 Greenspace, the site makes a major contribution to the visual appeal of the conservation area, blending with the surrounding contours. This also applies when looking back towards the village from the north-west. It provides an ideal setting for the surrounding listed buildings, in particular Manor Farm House. It also complements the loose-grained residential character of this corner of the village. The open space can be seen through breaks in the walls that surround it and there are views from the elevated ground to the north east, across and over the site. The site contributes to the village's rural character and the street scene. The openness of the site is a key feature in the historic development of the village, marking a break between the rural character of the lower village and the more densely built upper village.

**16.8** In commenting on Planning Application 2013/2217 for proposals to build 33 houses on this site and the adjoining Bell Hill Garage (subsequently refused), MDC's Conservation Officer wrote:

*'The site should still be considered as a designated heritage asset through its conservation area status. It is the open and undeveloped nature of the land and the contribution this makes to the Conservation Area and surrounding environment that is being sought to be protected. It is an important green space within the conservation area and makes a significant contribution to the rural character of this part of the village. It is a prominent site in surrounding views and provides a clear connection between the village, its historic development and wider agricultural surroundings.'*

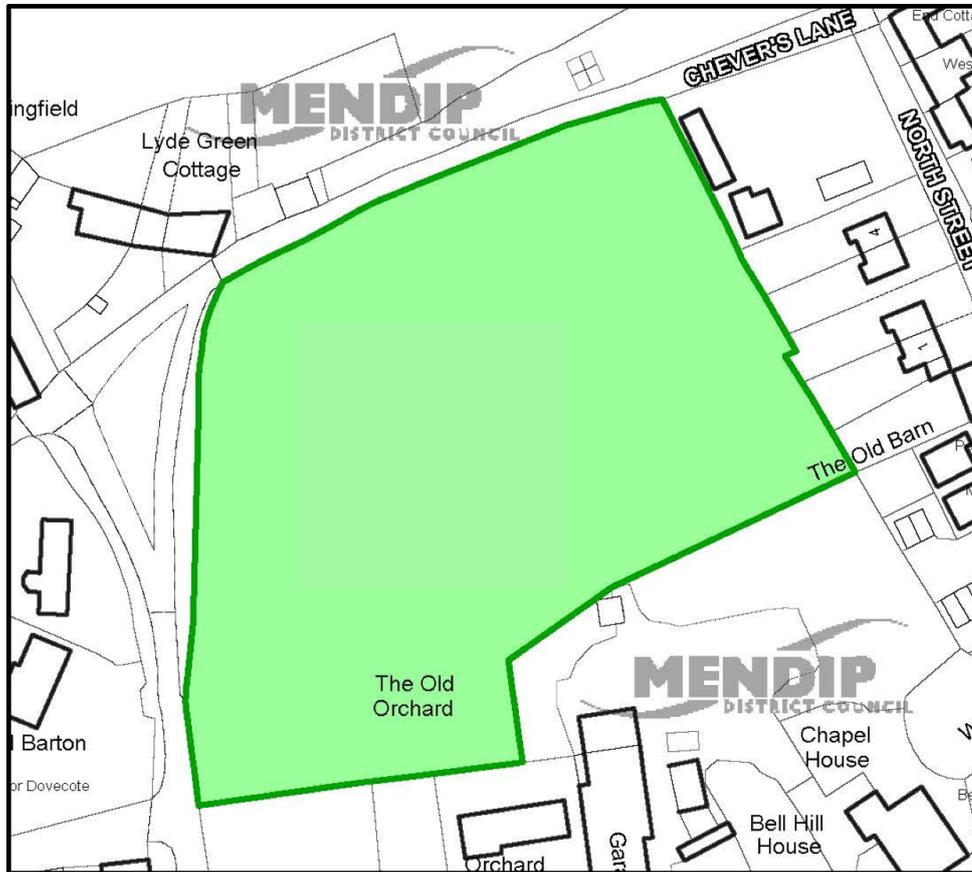
**16.9** In its comments on this application, English Heritage wrote that:

*'The area named Great Orchard provides an important green space within the Norton St Philip Conservation Area and plays an important part in creating the rural character that dominates this part of the village. This green space is prominent in views from the north-west of the village and helps to form a rural environment which connects the village with its wider agricultural surroundings and historic development.'*

**16.10** Comments from Historic England, CPRE and the Council's Conservation Team on the application for this site refused in 2023 can be found on the NP website at <https://nortonstphilipneighbourhoodplan.com/great-orchard-lgs003/>

## Great Orchard (cont'd)

**16.11** The LGS boundary as shown in this drawing reflects a change to the OALS boundary to conform with the approved bund line as ratified by the Local Plan Inspector in 2002.



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## LGSNSP004 - RINGWELL MEADOW

**16.12** An OALS and Stage 3 Greenspace, the site contributes to the village's rural character and street scene. The open space can be seen through breaks in the vegetation which surround it and the openness creates important views from Ringwell Lane, which open up suddenly on approach. Vegetation in the gardens to the south provides a visually pleasing backdrop to the views from Ringwell Lane.

**16.13** Mendip DC's policy is that only in exceptional circumstances should private gardens be designated as LGS. The two garden areas to the south of the proposed LGS are part of the site which was designated Q2 in 2002 and OALS in 2006.

**16.14** The whole of the site previously classed as OALS merits LGS designation, as it meets the relevant NPPF and Mendip DC criteria. This was considered by the Planning Inspector in the Appeal ref Q3305/W/16/3167455 dated 23 May 2017 which related to planning applications on the two gardens on the site. The Inspector noted:

*'I have also had regard to where the Framework refers to Local Green Space and the criteria for designating such areas. However, I find no significant conflict between this and the OALS designation relevant to these appeals as this area is, as set out above, of particular local significance for its beauty and tranquillity, which is one of the criteria for Local Green Space designation'.*

**16.15** Further Planning Applications were lodged in 2019 for development of the 2 garden parts of the site. These applications (2019/2552 and 2019/2549) were refused on grounds of the harmful effect of the proposed developments on the character and appearance of an Open Area of Local Significance (OALS).

**16.16** These decisions were appealed; the Appeals were dismissed in 2020. These Decisions can be found on the NP website at

<https://nortonstphilipneighbourhoodplan.com/ringwell-lane-lgsnsp004/>

## Ringwell Meadow (cont'd)

**16.17** Para 13 of the 2019/2549 Appeal Decision state that :

*“It is acknowledged that the site and the wider OALS does not have a recreation use nor is it publicly accessible, yet this does not detract from its local value given its distinctive natural appearance and the tranquillity it contributes to this part of the village. These qualities can be experienced from locations surrounding the site including Ringwell Lane and the rear of properties along The Barton.”*

**16.18** In his Decision on 2019/2552 the Appeal Inspector referenced the 2019/2549 Decision, agreeing that

*“Paragraph 170a of the Framework states that planning policies should contribute to and enhance the natural and local environment by, among other things, protecting and enhancing valued landscapes in a manner commensurate with their identified quality in the development plan.*

*I consider that the OALS policy is broadly consistent with the Framework. In this regard, my findings are consistent with those of the Inspector who considered the appeal at Land adjacent to The Barn.”*

He concluded that

*“...the proposal would cause harm to the character and appearance of the OALS.”*

# Ringwell Meadow (cont'd)

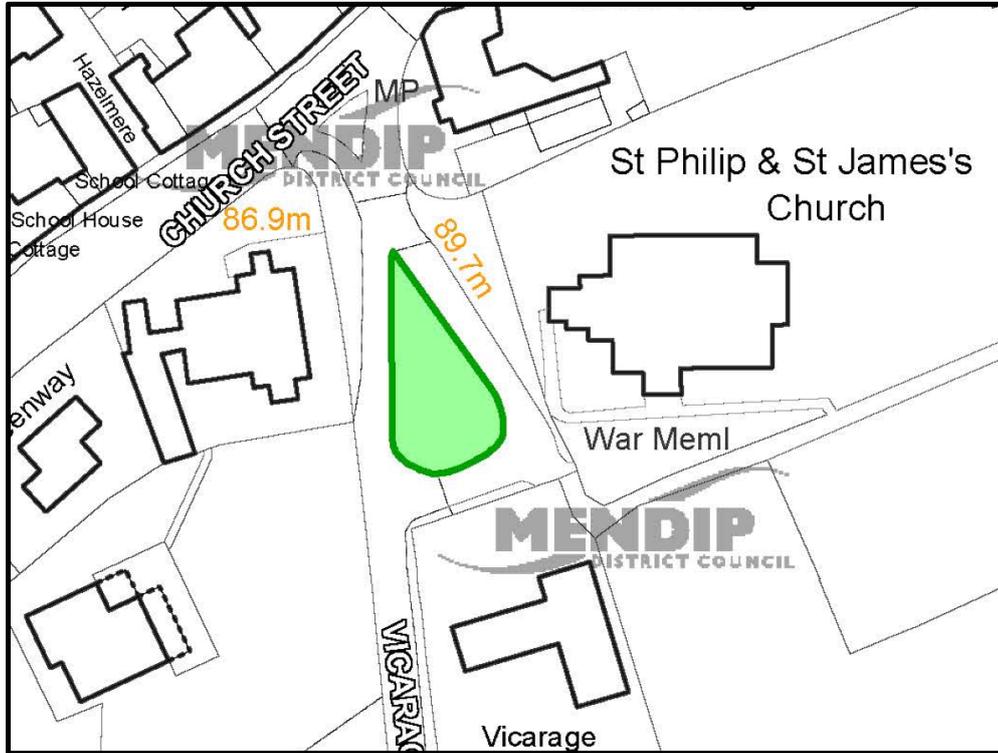


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## NSPLGS005 CHURCH GREEN

**16.19** An OALS and Stage 1 Greenspace, 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.

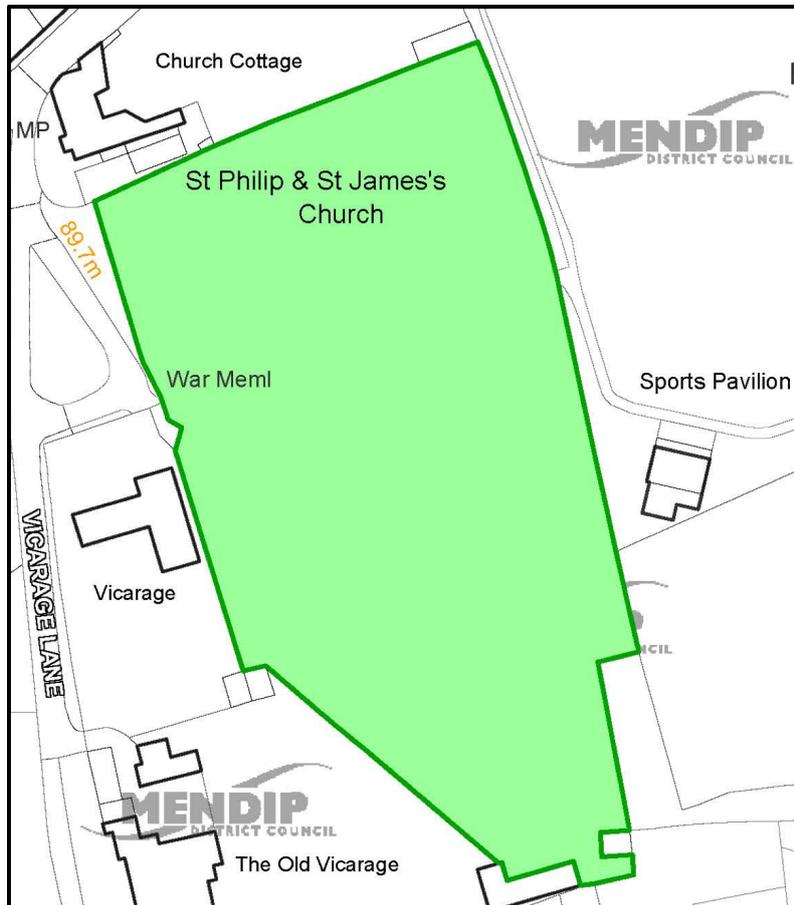


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**NSPLGS006 THE CHURCHYARD AND ADJOINING Paddock.**

**16.20** An OALS and Stage 1 Greenspace, these adjoining areas form a crucial and inter-connected part of the setting of the church, with the Churchyard containing many listed graves. LGS designation of the adjoining paddock is supported by its owners, who frequently make it available for village events.



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## LGSNSP 007 AND 008 - FORTESCUE FIELDS SOUTH AND WEST

**16.21** Since their creation in 2015, the footpaths that cross these two fields (007 and 008) have become part of a circular walk and village amenity, linking Church Mead with the new development at Fortescue Fields and Vicarage Lane. It should be noted that as regards the permissive nature of these footpaths the s.106 of 24/2/11 associated with Planning Permission 2010/0493 obliges the landowner “to make the footpaths available for use by the public at all times”.

**16.22** The views from these footpaths in all directions are extremely important to the village. They merit LGS protection. The drainage ponds located at Fortescue South (LGS 007) have, as well as framing views of the village and open countryside, encouraged wildlife habitats.

**16.23** The key views into and out of Fortescue West (008) and the role it plays in the setting of The George (Grade 1), Parish Church (Grade 2\*) and Church Mead merit LGS protection. The site has been the subject of an Appeal (APP/Q3305/A/14/2224073) by the landowner against MDC’s refusal of permission to build up to 49 homes. This appeal document is contained in the original submission for LGS. The following comments from the Inspector are relevant:

*‘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*

*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.*

*As a consequence (of development on the site), Church Mead would be enclosed on all sides by built form and the crucial link through to the open countryside beyond would be obliterated. 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.’*

**16.24** Although this Appeal related to a scheme for up to 49 houses, the Inspector's comments relate to development generally on this site. Evidence for this can be shown in the 3 subsequent applications for development of LGS008 which included the northern part of LGS007.

**16.25** The first application (2019/2976) was withdrawn following almost 200 objections from village residents. The Council's Conservation Officer commented that *"significant harm would be caused to the important relationship between the two most important historic areas of the village and the setting of Church Mead. The legibility of the village's historic settlement pattern and links to the open countryside to the west both make positive contributions to the Conservation Area's significance and both would be negatively affected by this proposal....The impact of the west site proposal on the setting of the Conservation Area would not be significantly less than the "verging on substantial" harm which the Inspector found previously"*

The Council's Landscape Consultant commented that : *"there is no doubt that the proposed scheme will cause significant visual harm to users of the adjacent community play space. It will cause significant harm to the setting of the Conservation Area and the various Listed Buildings within it."*

Historic England commented *" the impact would be detrimental to the understanding and legibility of the historic development of the village, negatively intruding on the rural setting and 'in-filling' between the two identified character areas....the scheme would have a harmful impact on the appreciation of the historic development of the conservation area and therefore its special interest."*

These 3 comments are on the NP website at

<https://nortonstphilipneighbourhoodplan.com/fortescue-fields-west-lgs008-2/>

**16.26** A further planning application was made for development of LGS008 together with part of LGS007 in 2021 (2021/2776). This was submitted in December 2021 and refused under delegated authority in April 2022. The Officer Report and Decision Notice are on the NP website at <https://nortonstphilipneighbourhoodplan.com/fortescue-fields-west-lgs008-2/>

The Officer report referenced the 2015 Appeal Decision for the site, noting “...*the Inspector’s conclusions....are unambiguous. Any development on this site would have a harmful effect on the setting of the Conservation Area....There would be substantial harm to the setting of the Conservation Area*”

**16.27** A further application for LGS008, extending into LGS007, was submitted in February 2023 and withdrawn in April 2023 ((2023/0247). By the time it was withdrawn over 50 objections had been lodged by village residents. The Council’s Landscape Consultant submitted an “Objection in Principle” comment, stating that “*This scheme introduces houses where there are not supposed to be any, will cause harm to landscape character and harm to the visual amenity of those living near and walking through this area.*”

Historic England commented that “*the proposals would result in the incremental erosion the green swath that contributes significantly to the experience of the conservation area...., the impact would be detrimental to the understanding and legibility of the historic development of the village, negatively intruding on the rural setting between the two identified character areas...., this proposed development would continue to incrementally erode the understanding and historical values associated with the development of the village of Norton St Philip and its designated Conservation area.It would incrementally erode the rural setting of the conservation area, which has been consistent through its history, acting as a clear green buffer between the two historic groups. It’s therefore, allows for the two centres to retain a sense of separation once more formally linked via the historic incremental development on Bell Hill*”

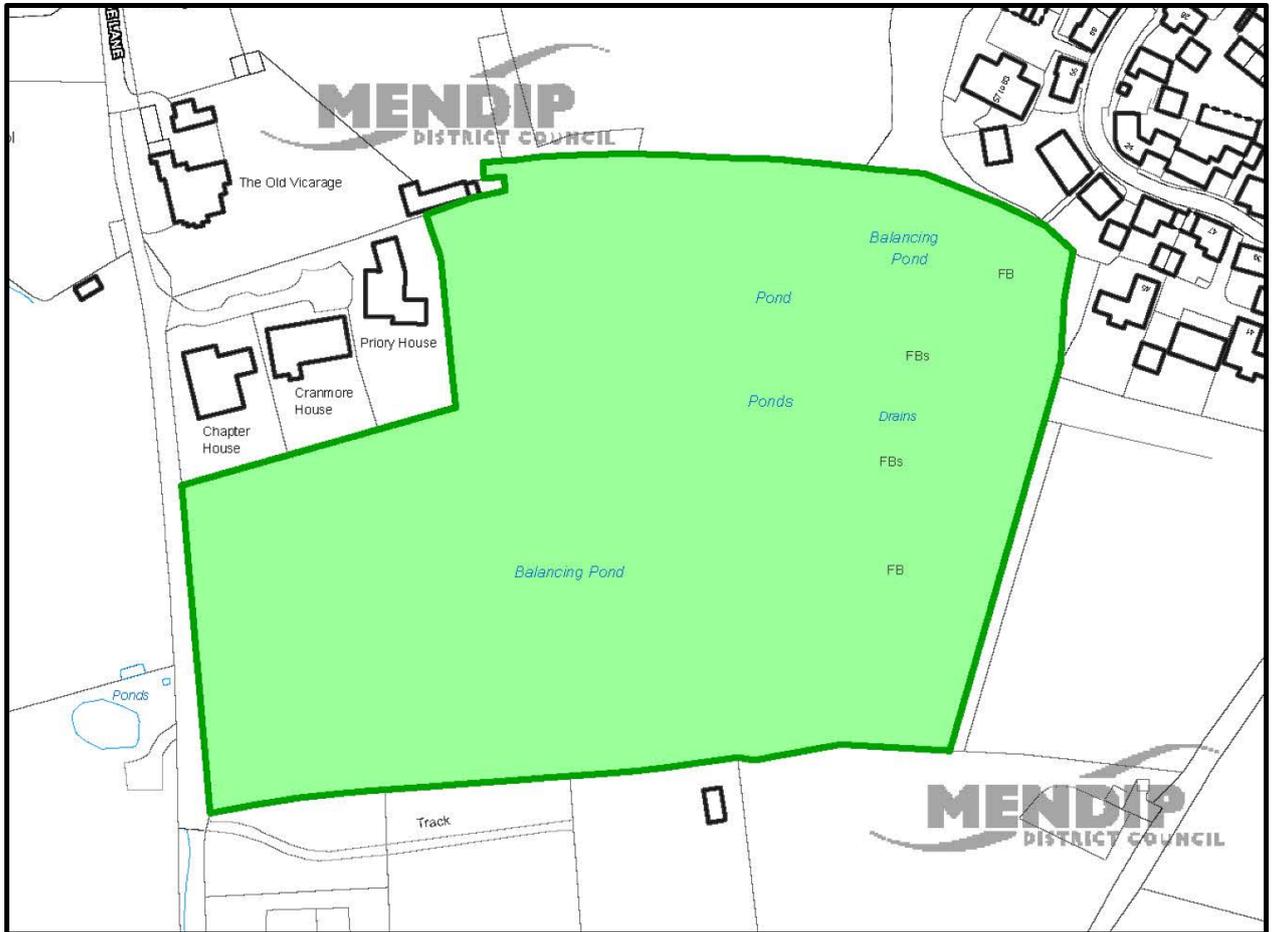
These 2 comments are on the NP website at

<https://nortonstphilipneighbourhoodplan.com/fortescue-fields-west-lgs008-2/>

**16.28** Community support for these two sites, as evidenced by the PC in its resolution of 2 December 2015 takes account of strong support for LGS status indicated at a public meeting, attended by over 100 people, in NSP on 19 November 2015, and also a village-wide survey in December 2015, to which 45% of village households responded, with 98% in favour of designation.

16.29 Fortescue Fields South (LGS 007) is designated Stage 2 Greenspace; Fortescue Fields West (LGS008) is designated Stage 3 Greenspace.

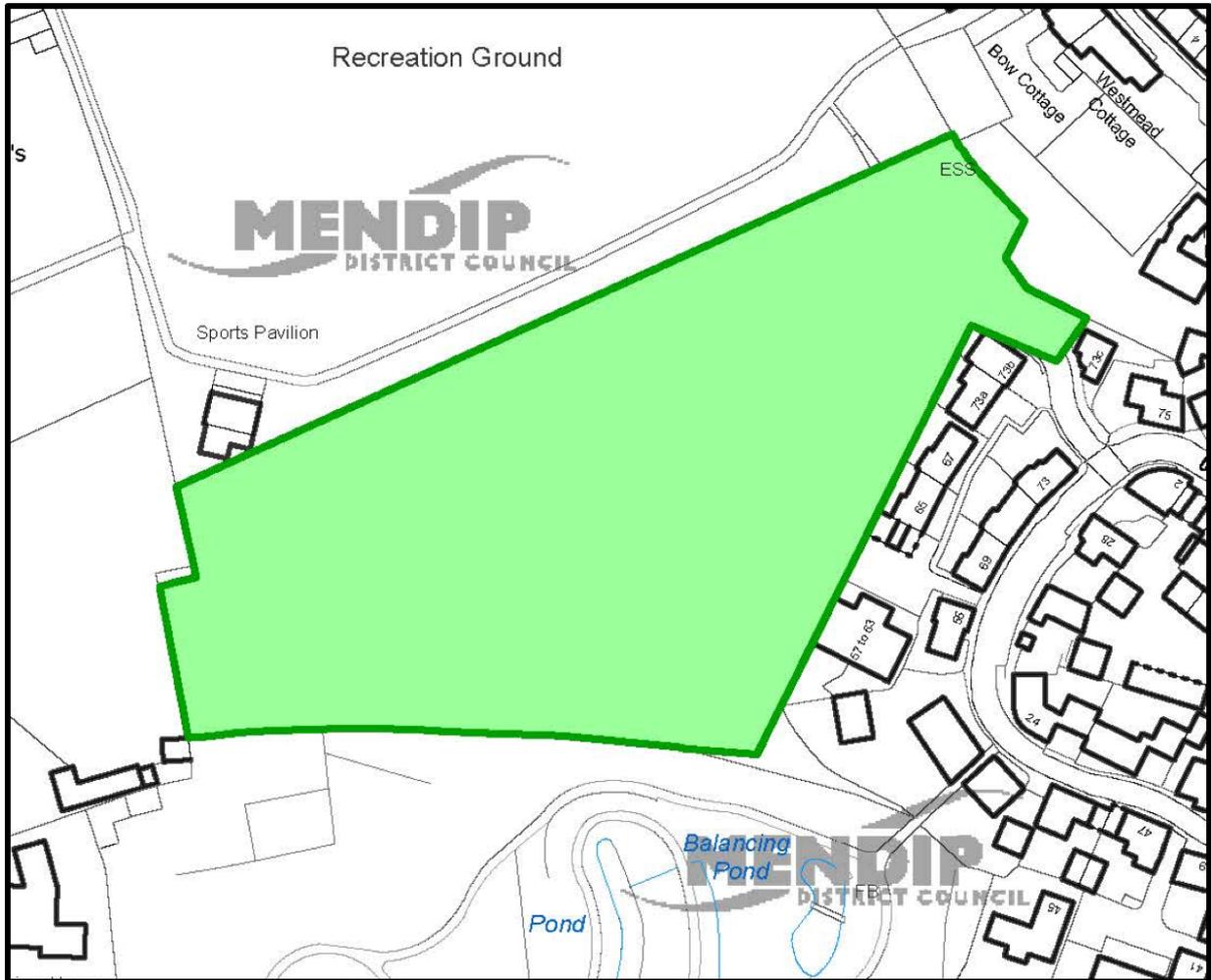
LGSNSP 007  
FORTESCUE  
FIELDS  
SOUTH



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Fortescue Fields West (LGSNSP 008)

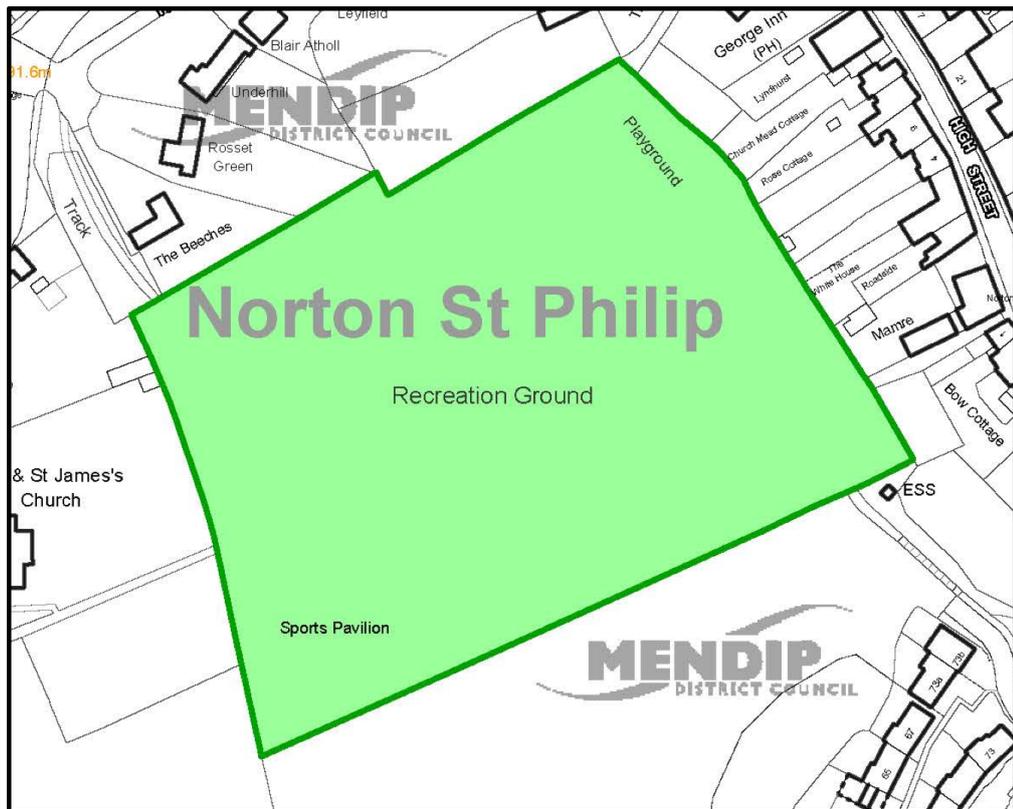


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## NSPLGS009 CHURCH MEAD.

**16.30** One of the most photographed and admired village greens in England, Church Mead is home to Norton St Philip Cricket Club. It is run by a charity which holds fundraising events on the mead, including a summer fete and spectacular Bonfire Night firework display. Thus this site is of particular importance to the character of the village, as well as being a valuable and much-loved recreational facility. The views across the site to the Parish Church, the Grade1 George Inn, gardens and the surrounding countryside is iconic and often used to exemplify the character of Norton St Philip. It is designated Stage 1 Greenspace.



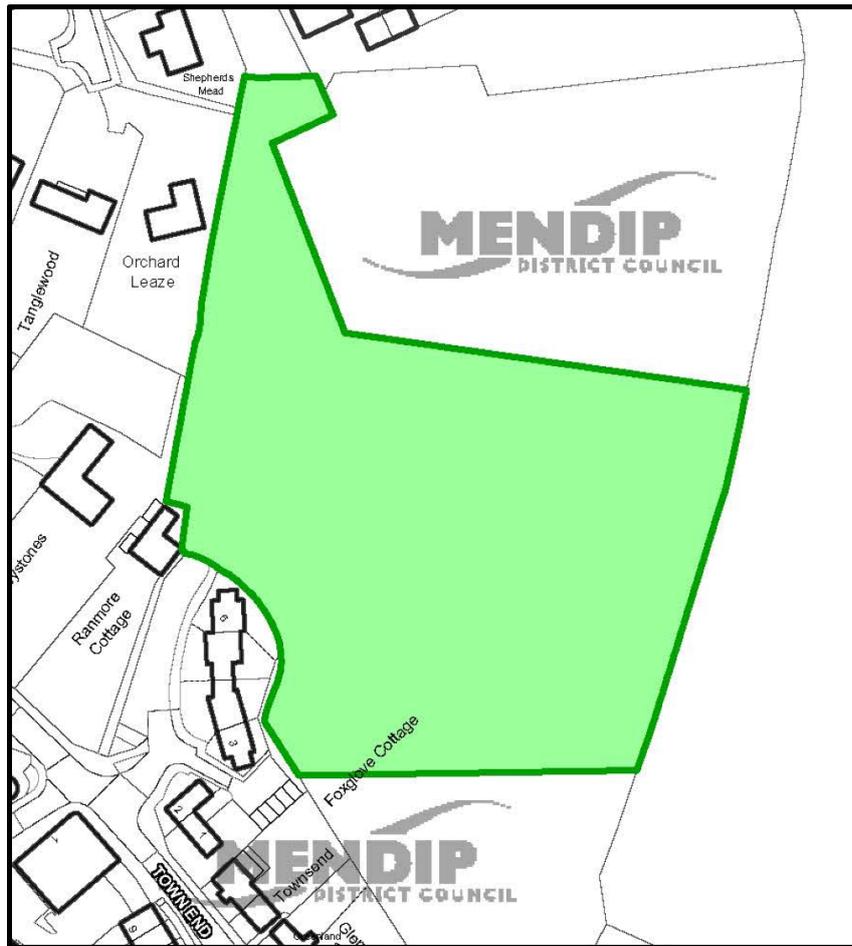
## **LGSNSP010 - SHEPHERDS MEAD**

**16.31** Proposed LGS designation received overwhelming support at a public meeting, attended by over 100 people, in NSP on 19 November 2015. The PC took the same view at its meeting on 2 December 2015. Shepherds Mead is part of the rural landscape into which the village fits, thereby enhancing its setting: it is adjacent to the heart of the village and the Conservation Area.

**16.32** The site includes three Public Rights of Way which are much used and valued, especially by residents in the adjacent built up area. The southern tip of the mead was registered as a Village Green by Somerset CC in June 2018. In his report on the PC's Village Green Application in March 2018, the Inspector accepted (para. 658) the attractions of the land on the eastern side and towards the middle of the land and he also said that he was impressed with a very vivid description (para. 666) of views over the meadow.

**16.33** The site, bordering the Village Green, is an important open space in an elevated position on the ridge. It gives panoramic views across the village to the west and eastwards towards Salisbury Plain.

**16.34** The site is designated Stage 3 Greenspace.



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## ANNEX 1-LGS CRITERIA

**17.1.** Criteria for designation of Local Green Spaces in Norton are taken firstly from the NPPF paras 101-102. Para 101 sets out the principles of designation :

*“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period. “*

Para 102 specifies the specific criteria which must be met for designation:

*The Local Green Space designation should only be used where the green space is:*

*a) in reasonably close proximity to the community it serves;*

*b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*

*c) local in character and is not an extensive tract of land.*

**17.2** These criteria were considered by the Neighbourhood Plan Examiner in 2018, the High Court in May 2020 and the Court of Appeal in October 2020. The question of whether the LGS's in this Plan have been lawfully designated is considered in both the High Court and Court of Appeal Judgments. The outcome of the Court of Appeal judgment is that *“each of the areas was lawfully designated as an LGS”*

**17.3** All of the sites designated for LGS in this Neighbourhood Plan were proposed for such designation in the former MDC's Draft Local Plan Pt 2 and were considered by them to meet not only the NPPF criteria but also the criteria specific to MDC. These criteria are reproduced below at 17.4 and their notes on the individual sites are at section 18.

## Local Green Spaces – Criteria for Designation in Mendip

**Local Green Spaces will be designated in Mendip where the site meets the following requirements:**

1. They are located in reasonably close proximity to the community they serve,
2. They do not represent an extensive tract of land,
3. Their contribution to the settlement is not already protected through other policies or designations,
4. They are demonstrably special and warrant special protection as a result of fulfilling at least one of the following roles:
  - Protecting an important public view towards or out from a significant local feature, for example a church or manor house, which aren't already protected by other designations;
  - A park, play area or recreation facility which makes a significant visual contribution to the street scene or character of the settlement;
  - An important part of the street scene or character of the settlement, for example spaces such as orchards or gardens within a village characterised by its open layout or sectioned form
  - Contributing to an important public view into or out of an otherwise built up street scene;
  - Offering informal recreation space (i.e. not a park or formal recreation facility) and/or tranquillity within a settlement, for example seating areas and riverbanks;
  - Being of local historical or cultural value to a settlement, for example land surrounding a memorial, cemeteries or allotments which aren't already protected by other designations ;
  - Being valuable for the richness of its wildlife .

# LGS CRITERIA

TABLE 1- ALL CRITERIA MUST BE MET

17.5

	Old Hopyard LGS001	Lyde Green LGS002	Great Orchard LGS003	Ringwell Lane LGS004	Church Green LGS005	Churchyard & Paddock LGS 006	Fortescue Fields South LGS007	Fortescue Fields West LGS 008	Church Mead LGS009	Shepherds Mead LGS 010
Criteria	1	2	3	4	5	6	7	8	9	10
Land is not the subject of a planning permission for development	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Space is not allocated or proposed for development in the Development Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Is not an extensive tract of land and is local in character	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Within close proximity of the community it serves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## LGS CRITERIA (CONT'D)

TABLE 2 - AT LEAST ONE CRITERION MUST BE MET ;THE SPACE MUST BE DEMONSTRABLY SPECIAL AND WARRANT SPECIAL PROTECTION AS A RESULT OF FULFILLING AT LEAST ONE OF THE FOLLOWING ROLES:

17.5 (cont'd)

Old Hopyard LGS001  
Lyde Green LGS002  
Great Orchard LGS003  
Ringwell Lane LGS004  
Church Green LGS005  
Churchyard & Paddock LGS 006  
Fortescue Fields South LGS007  
Fortescue Fields West LGS 008  
Church Mead LGS009  
Shepherds Mead LGS 010

Criteria	1	2	3	4	5	6	7	8	9	10
Beauty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tranquility	✓		✓	✓		✓	✓	✓	✓	✓
Protecting important view towards or from a significant local feature		✓	✓	✓	✓	✓	✓	✓	✓	✓
Recreation Facility									✓	
Important part of street scene or character of the settlement	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Contributing to important public view into or out of an otherwise built up street scene		✓			✓					
Informal recreation space					✓	✓	✓			

## Annex 2

### Summary of the former Mendip DC's Views on Proposed Local Green Spaces

Mendip DC's summaries of its views on the 10 proposed sites in NSP from its Dec 2017 paper "Designation of Local Green Spaces", pp. 32-34 are reproduced below:

	Site ref	Description	Reason for Designation
<b>18.01</b>	LGSNSP001 (Old Hopyard)	Area of garden rising from Norton Brook to Wellow Lane at Old Hopyard.	Site contributes to the village's rural character and the street scene. Although some parts of it are enclosed it still creates a sense of openness, with vistas glimpsed through gaps in the enclosing walls and vegetation and a sense of open space above and behind the frontage. The openness of the site is particularly important to this part of the village, which is rural in character. The land is much higher than the meadows at the bottom of Ringwell Lane and is an important feature when viewed from this direction.
<b>18.02</b>	LGSNSP002 Lyde Green	Triangular green area at the junctions of Wellow Lane, Ringwell Lane, Chevers Lane and The Barton with grass and a number of small trees.	Site contributes to the village's rural character and the street scene. It allows views along the network of lanes that join around the triangle and is important to the rural character of this part of the village, characterised by a network of narrow lanes interspersed by open spaces, and divided by walls, trees and historic buildings.
<b>18.03</b>	LGSNSP003 Great Orchard	Area of grassland surrounded by high walls, residential buildings and Bell Hill garage within the built up area of the village. Numerous trees adjacent to the boundary walls.	Site contributes to the village's rural character and the street scene. It is important to the rural character of this part of the village, characterised by a network of narrow lanes interspersed by open spaces, and divided by walls, trees and historic buildings. The open space can be glimpsed through breaks in the walls that surround it and there are views from the elevated ground to north east, across and over the site. The openness of the site is also an important feature in the historic development of the village, marking a break between the rural character of the lower village and the more densely built upper village, mirroring Church Mead on the other side of Bell Hill. It is important in views of the village from footpaths to the south of the village. These views are particularly significant and the historic settlement can be seen marching up the hillside towards the ridgeline.
<b>18.04</b>	LGSNSP004 Ringwell Lane	Greenfield area alongside Ringwell Lane, made up of water meadow surrounding Norton Brook and steeply rising land to the east.	Site contributes to the village's rural character and the street scene. It is important to the rural character of this part of the village, characterised by a network of narrow lanes interspersed by open spaces, and divided by walls, trees and historic buildings. The open space can be seen through breaks in the vegetation that surrounds it and the openness creates important views from Ringwell Lane, which open up suddenly on approach. Both the water meadow and the embankment to the east are important to the site's contribution to the street scene. Vegetation in the gardens to the south is particularly important as a backdrop to the views from Ringwell lane.

## LGS CRITERIA (cont'd)

<b>18.05</b>	LGSNSP005. Church Green	This is a triangle of green space at the front of the church.	The site is important to the character of the church and the surrounding area. It frames views of the Church and adds to the sense of tranquillity of the area.
<b>18.06</b>	LGSNSP006 Churchyard & Paddock	The churchyard adjoining Church Mead	The site is extremely important to the character of the village. It provides an appropriate and tranquil setting for the church and churchyard and is important in views across Church Mead, which are pivotal in defining the character of Norton St Philip.
<b>18.07</b>	LGSNSP007 Fortescue Fields South	Greenfield area south of the new Fortescue Fields development, including a complex of ponds.	The site has recreational value and allows views across the ponds from higher land to the north. It is also important to views across Church Mead, and although not in the foreground, the presence of open countryside beyond the immediate confines of Church Mead is visually important.
<b>18.08</b>	LGSNSP008 Fortescue Fields West.	Greenfield area between the Fortescue Fields development and the recreation ground	Site contributes to the village's rural character and the street scene. It contributes significantly to the sense of tranquillity surrounding Church Mead and views across Church Mead.
<b>18.09</b>	LGSNSP009 Church Mead	This is an open field in a central village location, overlooking the church. It is used as the village recreation ground.	The site is extremely important to the character of the village and it is a valuable recreational facility. The view across the site to the Church, gardens and countryside beyond is iconic in the village and is often used to sum up the character of Norton St Philip.
<b>18.10</b>	LGSNSP010 Shepherds Mead	This is an open field in an elevated position on the eastern edge of the village. It is currently used for grazing sheep.	The site is important to the character of the village, and is an open space in an elevated location on the ridge. Its value is in the views it allows out of the area, across the village and open countryside. It also allows views out of the adjacent built up area across the open land

# APPENDIX 4

## House sales in NSP 2016-2018 compared with Mendip and BaNES averages

19.01

Residential Property Sales Oct 2016 - Oct 2018 (Zoopla/Rightmove)																
Date	Location	Type				Tenure		Beds				Sale Price (£)				Totals £
		Detached	Semi	Terraced	Flat	F	L	1	2	3	4+	1 Bed	2 Bed	3 Bed	4+ Bed	
<b>NSP 2018</b>	<b>Sub Totals</b>	6		4		10		1	3	6		510,000	1,335,000	3,072,600	4,917,600	
		2,835,000		2,082,600												
<b>NSP 2017</b>	<b>Sub Totals</b>	13	6	2	4	21	4	2	6	7	10	491,500	2,315,200	2,468,500	5,517,900	
		6,683,700	2,132,500	890,200	1,086,500											
<b>NSP 2016</b>	<b>Sub Totals</b>	5	2			7		1	2	4		325,000	455,000	4,070,000	4,850,000	
		4,395,000	455,000													
<b>NSP Totals 2016-18</b>		<b>24</b>	<b>8</b>	<b>6</b>	<b>4</b>	<b>38</b>	<b>4</b>	<b>2</b>	<b>8</b>	<b>12</b>	<b>20</b>	<b>491,500</b>	<b>3,150,200</b>	<b>4,258,500</b>	<b>12,660,300</b>	
		<b>13,913,700</b>	<b>2,587,500</b>	<b>2,972,800</b>	<b>1,086,500</b>											
	<b>NSP Average 2016-18</b>	<b>579,738</b>	<b>323,438</b>	<b>495,467</b>	<b>271,625</b>							<b>245,750</b>	<b>393,775</b>	<b>354,875</b>	<b>633,015</b>	
<b>Mendip/BaNES Comparisons</b>																
	First time buyers Mendip Average 2018														209,500	
	First time buyers BaNES Average 2018														297,100	
	Former owners Mendip														288,100	
	Former owners BaNES														368,700	
	Detached BaNES													560,000		
	Detached Mendip													404,000		
	Semi detached BaNES												349,000			
	Semi detached Mendip												257,000			
	Terrace BaNES											299,000				
	Terrace Mendip											215,000				

20.1 APPENDIX 5a  
HOUSE COMPLETIONS/ EXTANT PERMISSIONS 1/4/2006-31/3/2023

Completions 1/4/2006-31/3/2023 Application No/Site	1 & 2 Bed	3 Bed	4+ Bed	Affordable	Age Restricted	Total
105368/002 The Barton		1				1
116732/001 Sunnyside			1			1
117257/002 Highbanks		2				2
105954/009 Longmead		2	4			6
043594/037 Fortescue	3	5	2	8		10
105954/009 Longmead			2			2
121374 Fairbank		1				1
2012/1029 Fortescue	2					2
2010/2725 Old Forge	3					3
2010/0493 Fortescue		5	4			9
2013/1855 Commercial units, Fortescue			2			2
2010/0493 Fortescue	14	4	10		14	28
2015/2521 Bell Hill	1					1
2010/0493 Fortescue			6			6
2013/0063 Foma			3			3
2015/1517 Longmead			3			3
2016/0947 Market Bldng, Fortescue	1					1
2017/1380/REM Sth of Longmead	14		15		14(+1 Wardens not built)	29
2017/1380 Land to sth of Longmead			2			2
2020/1120 Longmead Close		1				1
Less: Demolished 105954/009 & 2013/0063			(2)			(2)
<b>TOTAL COMPLETIONS IN PERIOD</b>	<b>38</b>	<b>21</b>	<b>52</b>	<b>8</b>	<b>14 *</b>	<b>111</b>
<b>EXTANT PERMISSIONS AT 31/3/18</b>						
2015/1326/OTS The Barn,Barton			1			1
2011/3247 Chapel Hse, Bell Hill		3				3
2021/0248 Former RC Church	4	1				5
<b>TOTAL COMPLETIONS/EXTANT PERMISSIONS</b>	<b>42</b>	<b>25</b>	<b>53</b>	<b>8</b>	<b>28*</b>	<b>120</b>

\*NB 14 x 2 bed dwellings originally restricted to 'Over 55' had age restriction lifted on appeal in 2016. (APP/Q3305/W/16/3144605 & 3144619). The obligations on owners to subscribe to the Estate Manager and other services remain.

## 21.1 APPENDIX 5b-house price data

### House prices in Norton St Philip in comparison with neighbouring towns/villages

Table 1: Average prices paid for new build and existing housing in Mendip and B&NES 2019/20 (ONS)

	New build	Existing
Mendip	£320k	£250k
B&NES	£420k	£340k

Table 2. Average price paid in NSP by bedroom numbers 2016-2020

1 / 2 bed (18 sales)	3 bed (19 sales)	4+ bed (28 sales)
£ 354k	£ 368k	£735k

Table 3. Average house prices in Norton St Philip by type compared with surrounding towns and villages (2016-2020)

	Detached £k	Semi £k	Terraced £k	Flat £k
Norton St Philip	618	378	488*	297

Bath	760	492	439	346
Frome	415	278	249	147
Bradford on Avon	538	369	352	225
Freshford	888	514	433	387
Wellow	1126	577	552	-
Midsomer Norton	330	242	197	126
Radstock	369	244	202	137
All Mendip (19/20)	420	290	250	120

- This surprisingly high figure reflects sales of (now formerly) age restricted houses at Fortescue Fields

## APPENDIX 6

### Acronyms used in this document

Abbreviation	Full phrase
NSP	Norton St Philip
NP	Neighbourhood Plan
MDC	Mendip District Council
LPA	Local Planning Authority
PC	Parish Council
BaNES	Bath and North East Somerset
LPP1	Local Plan Part 1 (Mendip District Council)
LPP2	Local Plan Part 2 ( Mendip District Council)
NPPF	National Planning Policy Framework ( published 2018 and updated 2019)
CAA	Conservation Area Appraisal (Mendip DC October 2007)
LED	Light Emitting Diode
LGS	Local Green Space
OALS	Open Area of Local Significance
Q2 and Q3	Title given to areas of 'Open Space of Visual Significance'
SUDS	Sustainable Drainage System