

Norton St Philip Parish Meeting

7pm

Monday 6 December

Mendip District Council's Development Plan

Local Plan Part 1

Sets development strategy 2006-2029 'Core Policies'

Includes Development Policies
eg landscape, drainage, design

Adopted 2014



Local Plan Part 2

Makes site allocations
in line with strategy of LPP1
Designates Local Green Spaces
Adopted Dec 2021?

Neighbourhood Plan

Communities can plan:
Where & what
Protection of green spaces
(Local Green Spaces)
Must align with LPP1

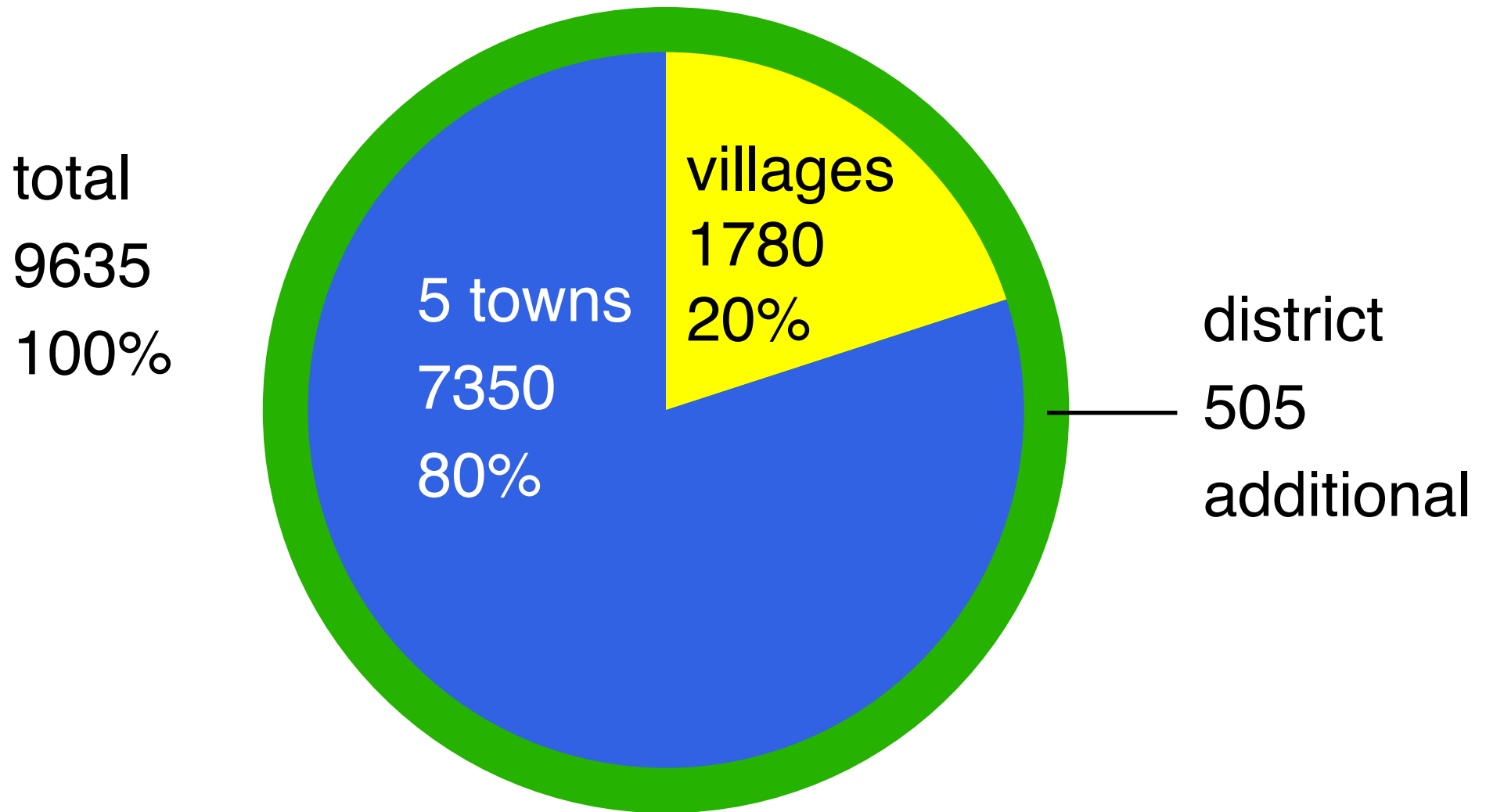
Core Policy 1: Mendip Spatial Strategy

For sustainable growth:

- **Most** development in the five principal settlements
- In the rural parts **new** development **for local needs** in
 - 1 Primary villages – includes NSP
 - 2 Secondary villages
 - 3 Other villages/hamlets
- **Scale** of housing is within Core Policy 2
- Emphasis on maximising **re-use of developed sites** and other land **within existing village boundary**

Core Policy 2: Provision of New Housing

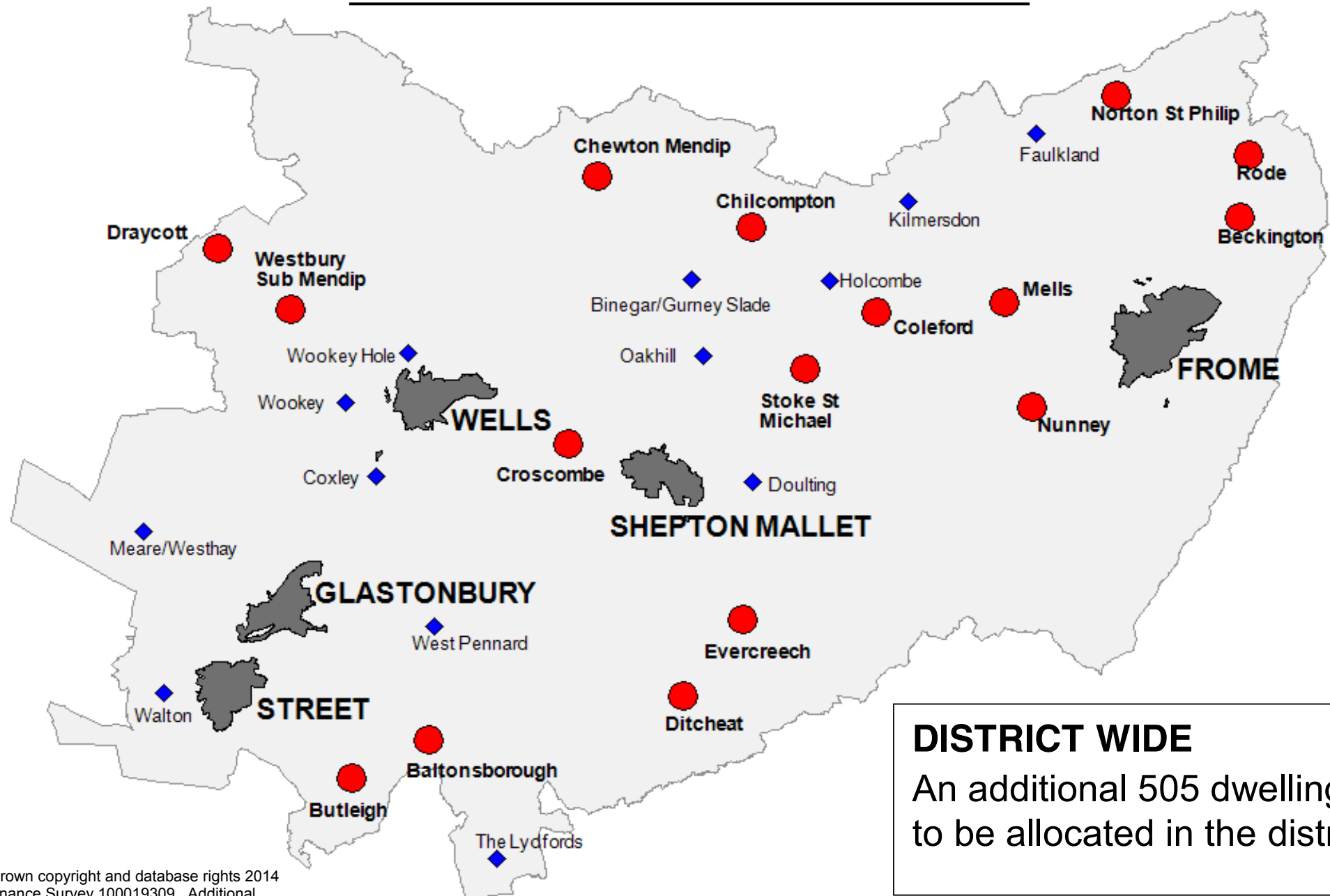
Provision for a minimum of 9,635 additional dwellings will be made over the plan period from 2006 to 2029



Delivery of housing

- Infill, conversions and redevelopments
- Strategic Sites
- Other allocations outside development limits
- Proportionate growth in rural settlements
- Informed views of the local community
- The contribution of development since 2006

Mendip



DISTRICT WIDE

An additional 505 dwellings
to be allocated in the district

The 505 dwellings

LPP1

para 4.7

“The towns of Radstock and Midsomer Norton lie on the northern fringe of Mendip district. The Council will consider making specific allocations as part of LPP2 to meet the development needs of Mendip. In the event that such allocations are considered, this will be undertaken in consultation with B&NES and local communities.”

para 4.21

*“The rolling forward of the plan period to 2029 will result in an additional requirement for 505 dwellings in the District... likely to focus on **sustainable locations in accordance with the Plan’s overall spatial strategy as set out in Core Policy 1** and **may include** land in the north/north-east of the District primarily adjacent to the towns of Radstock and Midsomer Norton.”*

MDC's initial response to the Inspector's questions about the 505 (IQ7)

- No requirement for allocations in Midsomer Norton/Radstock
- NSP has already *“significantly exceeded minimum requirement”*
- LPP1 4.32 stresses need for proportionate growth in villages

Primary and secondary villages in the north of the district

Settlement	Minimum requirement in LPP1	Completion commitments 2006 -18	Percentage of requirement	
Beckington	55	108	196%	
Chilcompton	70	158	225%	
Faulkland	20	36	180%	
Norton St Philip	45	113	251%	?...
Rode	65	79	121%	

The LPP2 Inspector's Report

- Although LPP1 says 'may' rather than 'will' include, nowhere else in Mendip is singled out
- NSP is closest unconstrained settlement to Bath & Bristol
- Allocation justified as NSP is relatively unaffordable compared to Frome
- Protection against other sites “stalling”
- Future proofing
- Housing numbers not a “maximum”
- Can be implemented sustainably and without harm to NSP.

Errors and omissions in the Inspector's Report

- ✖ Inadequate consideration of the core spatial strategy
- ✖ No consideration of proportionate growth in NSP or the other NE villages – an “essential consideration”
- ✖ Selectively and subjectively quoting from both LPP1 and the LPP1 Inspector
- ✖ Ignoring the lack of consultation admitted to by MDC at the Stage 2 Hearings
- ✖ Not referring to the 400+ objections or arguments put forward in Stage 2 Hearings
- ✖ Giving as justification the “lack of allocations” in the NE
- ✖ Stating that NSP is the nearest suitable settlement to Bath and Bristol
- ✖ Misunderstanding the Highways issues of Mackley Lane.

What next?

- MDC Cabinet recommend adoption of the Plan at 20 December full Council meeting
- Adoption likely despite substantial concerns & opposition
- PC have consulted with a specialist property lawyer
- Advice received: grounds for legal challenge
- “Reasonable prospect of success” of legal challenge
- Not a risk-free option
- Action would be against the decision of MDC
- Others (eg developers) could be “interested parties” and join the defence

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