

Norton St Philip Neighbourhood Plan

Addendum to Consultation Statement



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1. Introduction

1.1 This document is an addendum to the Consultation Statement dated 15th February 2019 which was submitted to the former Mendip District Council (MDC) for Regulation 16 Consultation and subsequent Independent Examination. As that statement notes at paragraph 1.1:

“This [2019] Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations defines a Consultation Statement as a document which:

- a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan*
- b) explains how they were consulted*
- c) summarises the main issues and concerns raised by the persons consulted*
- d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.”*

This [2023] Addendum Consultation Statement covers the time period since the 2019 Statement and details the progress of the draft NP since then.

Following the 2018 Regulation 14 Consultation the Draft NP was submitted to the former MDC in February 2019. Regulation 16 Consultation was carried out by MDC between 1st March and 12th April 2019. Details of the consultation together with the 9 responses received can be seen on the Neighbourhood Plan (NP) website at <https://nortonstphilipneighbourhoodplan.com/regulation-16-consultation/>

The PC, as the Qualifying Body, responded to the representations made by 5 of the respondents. The remaining 4 responses were in the nature of ‘no comment’ or ‘no further comment’. The PC’s responses can be seen at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2019/06/reg-16-response.pdf>

In May 2019 MDC appointed an Independent Examiner for the Draft NP. The Examiner’s Report was received by MDC on 19th July 2019. It can be seen at <https://nortonstphilipneighbourhoodplan.com/independent-examiners-report/>

The Report concluded that the NP, subject to some modifications, met the basic conditions and other statutory requirements and that it should thus proceed to Referendum.

2. Legal Challenge

The NP was to be considered by MDC's Cabinet on 5 August 2019. The officer recommendation to the Cabinet had been that it should be endorsed and should then proceed to a parish referendum. Following representations made on the day of the Cabinet Meeting, it was decided to defer the Agenda item pending receipt of external legal advice. This advice was that :

"The challenge to NSP Neighbourhood Plan on the basis that it fails to meet the basic conditions is unwarranted. Such a challenge is baseless and any judicial review challenge based on this will not have any merit. The recommendation of the Examiner remains sound and Members ought to proceed to referendum.

Mindful of the relevant provisions cited above, and what was recommended by the Examining Inspector as set out below, once the Council is satisfied that the basic conditions have been met, it ought to proceed to a referendumIn summary , the challenge which seeks to suggest that The Plan fails to meet the basic conditions is unfair and unsustainable. The Examining Inspector in her report stated,

"I am satisfied that the North St Philip Neighbourhood Development Plan subject to the modifications I have recommended, meets the basic conditions and the other statutory requirements outlined earlier in this report. I am therefore pleased to recommend to Mendip District Council that, subject to the modifications proposed in this report, the Norton St Philip Neighbourhood Development Plan can proceed to a referendum."

This is a sound recommendation and Members should follow it."

At its September 2019 Meeting, MDC's Cabinet agreed that the Draft NP should proceed to Parish referendum. The date for the Referendum was set for 17th October.

Following an application sought by Lochailort Investments Ltd, an injunction was issued by the High Court preventing a Referendum pending the outcome of a judicial review into MDC's decision of September 2019.

The High Court found in favour of MDC and dismissed the claim on all Grounds. The claimant appealed and in October 2020 the Court of Appeal Judgment allowed the appeal on one ground (Ground 1). The other three grounds of appeal were rejected by the Court. In summary, the Court held that:

- 1) each of the areas was lawfully designated as an Local Green Space; but
- 2) Policy 5 is not consistent with national planning policies for managing development within the Green Belt; and
- 3) in the absence of reasoned justification, the consequence is that Policy 5 is unlawful.

The High Court and Court of Appeal Judgments can be seen at <https://nortonstphilipneighbourhoodplan.com/judicial-review-court-documents/>

3. 2021 Modifications

MDC subsequently drafted a proposed amendment to the Local Green Space Development Policy in order to align it with that of Green Belt Policy. On 1st March 2021 MDC's Cabinet agreed to carry out consultation on further modifications to the Plan, together with the earlier modifications identified by the Examiner and at the Cabinet meeting of 2 September 2019.

The Schedule of Proposed Modifications is at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2023/08/norton-st-philip-further-modifications-appendix-march-2021.pdf>

Consultation took place from 3 March to 23 April 2021. You can find the representations at <https://nortonstphilipneighbourhoodplan.com/representations-received-in-response-to-further-modifications-consultation/>

30 representations were made during the Consultation. They are summarised below:

Harrison Grant	LGS development policy needs alignment with NPPF; re-examination should be considered
Lochailort Investments	I) Draft Plan should be subject to re Examination II) Include site NSP1 within settlement boundary III) Delete LGS008 as not of "particular importance"
Rocke Assocs	Either delete LGSs or subject to re Examination
Roy Clarke (Agent for owner of LGS10)	Continues to object to inclusion of land known as Shepherds Mead
Somerset Ecology	No comment; advice given on including further ecological measures
District Cllr B Lund	Full support for proposed modifications
NSP PC	Full support for proposed modifications
19 Parish Residents	Full support for proposed modifications
Historic England	No comment
Environment Agency	No comment

The proposed Modifications were considered at a Meeting of the NP Steering Group and a Report recommending that the PC support the amendments was submitted to the PC in April 2021. The Minutes of that Meeting are at

<https://nortonstphilipneighbourhoodplan.files.wordpress.com/2021/04/sg-minutes-for-circulation.pdf>

The Report to the PC is at

<https://nortonstphilipneighbourhoodplan.files.wordpress.com/2021/04/sg-report-to-pc.pdf>

At an Extraordinary Meeting on 23rd April 2021 the PC resolved to support all of the proposed amendments to the Draft NP. It noted that it looked forward to the Plan proceeding to Referendum. The Minutes of that Meeting are at

<https://nortonstphilipneighbourhoodplan.files.wordpress.com/2023/08/minutes-pc-23421.pdf>

4. LPP2/Suspension of Draft Neighbourhood Plan's Progress

Following local consultation (as described in para 3.11 of the 2019 Consultation Statement) Mendip District Council submitted Part 2 of its Local Plan (LPP2) for Examination in January 2019. The Draft NP was submitted for Examination a few months later in May 2019.

The submitted LPP2 did not propose any site allocations for Norton St Philip, recognising the significant growth the village had seen in the Plan period. The proposed settlement boundary (NP Policy 1) and the proposed Local Green Spaces (NP Policy 5) aligned with the proposed settlement boundary and proposed LGSs in LPP2.

Public Hearings were held by the LPP2 Inspector in July 2019. The PC, being supportive of the submitted LPP2, was not permitted to take part in these Hearings despite requesting that it do so. Members of the PC attended as members of the public and were disturbed to note that factual statements were made that the PC were unable to counter. The Chair of the NP Steering Group was however granted dispensation to make a brief address to the Hearing at which he stressed that the village had already grown disproportionately, in conflict with Core Policy 1 of the adopted LPP1.

Immediately following the Hearings, the PC sent the LPP2 Inspector a note of what it regarded as inaccurate statements made by those permitted to participate at the Hearings. This is at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2023/08/nsp-pc-response-re-factual-statements-made-at-hearing.pdf>

At the Hearings, objectors to the submitted LPP2 raised two key issues;

- 1) that of the proposed Local Green Spaces in the District and
- 2) whether the 505 houses required (following an extension to the Plan period) had been provided for; focussing on the requirement in LPP1 for LPP2 to consider allocations in the NE of the District.

The Inspector asked MDC to respond to the participants suggestion that 505 houses needed to be allocated in the NE of Mendip. In response the Council produced a paper* which noted that *“LPP2 does not make additional allocations in primary and secondary villages in the north east of the district. LPP2 Para 3.22 explains that the Plan focuses on those settlements where land supply falls short of the minimum requirements”*. It pointed out that NSP had already exceeded its “minimum” by 251%.

In September 2019 the LPP2 Inspector published his Interim Note (ED20)**which proposed:

- 1) *either* pausing the Examination pending a review by MDC of the methodology for designating LGSs or deleting the proposed LGSs throughout the District
- 2) Allocating 505 houses in the NE of the District. In his further Note (ED26) the Inspector clarified that *“the area of search should include the edges of the two towns of Midsomer Norton and Radstock (within Mendip), as well as considering the possibility of land for new homes within the primary villages which are located to the north of Frome.”*

There are 3 villages within Mendip located to the North of Frome- Rode, Beckington and Norton St Philip. The 3 PCs wrote jointly to the Inspector raising concerns and seeking clarification of his reasoning. This document became ED21***.

*https://nortonstphilipneighbourhoodplan.files.wordpress.com/2023/08/iq-7_505_dwellings.pdf

**ED20 can be seen at https://nortonstphilipneighbourhoodplan.files.wordpress.com/2023/08/ed20_-_mendip_local_plan_part_2_examination_-_inspectors_interim_note_on_post_hearing_advice_-_10_s.pdf

*** ED21 can be seen at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2023/08/ed21-norton-st-philip-pc.pdf>

In January 2020 MDC held a 6 week Consultation into the Main Modifications. In NSP the 10 proposed LGSs were deleted and site “NSP1” allocated for a minimum of 27 dwellings.

Despite the High Court Judgment finding that *“Although the assumptions made in the [Plan] about the housing requirements of LPP1 have subsequently been found to be partially incorrect, I do not consider that this undermines the [Plan] to such an extent that it retrospectively renders [Mendip’s] decision on the [Plan] unlawful. The specific proposals for housing in the [Plan] are unaffected”*[para125] and also the Court of Appeal Judgment finding that any undermining of the NP was not material, the PC agreed with MDC to pause progress on the NP pending resolution of the clear differences between both the submitted LPP2 and the proposed Main Modifications and also the Draft NP and amended LPP2.

Over 100 village residents submitted objections to the Main Modifications affecting NSP. Rode, Beckington and NSP PCs jointly engaged a specialist solicitor from DLAPiper, who submitted a representation (<https://nortonstphilipneighbourhoodplan.files.wordpress.com/2023/08/dla-piper-submitted-comment.pdf>)

The PC submitted a separate, complementary Representation (<https://nortonstphilipneighbourhoodplan.files.wordpress.com/2023/08/pc-response-to-mm-9th-march.pdf>)

Following the response from members of the public, Parish Councils and the neighbouring authority (B&NES), the LPP2 Inspector decided to hold a second round of Hearings.

These were held virtually in November 2020 with the PCs of Rode, Beckington and NSP represented by DLAPiper. District Councillors representing the Wards of Beckington and Rode/NSP took part. Members of all 3 PCs attended. NSP were represented by the PC Chair together with the Secretary of the NP Steering Group.

5. Adoption of LPP2 and subsequent Judicial Review

The LPP2 Inspector's Report was published by the Planning Inspectorate on 1st September 2021. This confirmed the allocation of site NSP1 for a minimum of 27 houses.

On 4th October 2021 MDC's Cabinet resolved to recommend the modified NPP2 for adoption at Full Council.

Both the Chair of the PC and the Secretary of the NP Steering Group spoke during the Public Participation session, as did the District Councillor*. The representations focussed on what the PC considered was fundamental conflict with the adopted spatial strategy of LPP1, together with the unsuitability of site NSP1. The Chair of the PC referred to the possibility of legal action should the LPP2 be adopted with the NSP1 allocation.

At its November 2021 Meeting the options available to the PC in respect of LPP2 were discussed. The Minutes for that Meeting record under item 8553 (MDC Local Plan Part2):

"Members noted that the MDC Full Council meeting planned for 29th November was not now taking place, with the next scheduled meeting being 20th December 2021. It was confidently expected that the adoption of LPP2 would be an agenda item at that meeting. It was noted that the deadline for any challenge of the adoption was 31st January 2022.

Following discussion, members agreed that:

- a) Should MDC reject adoption of LPP2 – the PC would take no further action.*
- b) Should MDC defer adoption of LPP2 – the PC would take no further action at this stage.*
- c) Should MDC adopt LPP2:*
 - a. The PC would arrange for a Parish Meeting to be held on 5th January 2022.*
 - b. The PC consider its response to the outcome of the Parish meeting at the ordinary, scheduled PC on 12th January 2022."*

* A transcript of the statements made is at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2023/08/reports-to-mdc-cabinet-re-lpp2-41021.pdf>

An Extraordinary Parish Meeting was called for 6th December 2021 in the Parish Church. A Notice of the Meeting was hand delivered to every house in the village, circulated via email and placed on the PC website. It can be seen at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2023/08/december-2021-extraordinary-parish-meeting.pdf>

Over 95 village residents attended the Meeting which was Chaired by the PC Chair, supported by the District Councillor. The Chair's presentation was accompanied by slides explaining some of the history of LPP2 and the current position. The slides can be seen at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2023/08/mdc-dev-policy-slides-v4-vf.pdf> and the Minutes at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2023/08/minutes-dec-2021-extraordinary-parish-meeting.pdf>. As the Minutes record, there was an overwhelming show of support for the PC commencing legal proceedings in the form of a Judicial Review should MDC decide to adopt LPP2 with the inclusion of site NSP1.

At the subsequent 13th December 2021 PC Meeting it was resolved in principle, that should MDC adopt LPP2, the Parish Council would proceed with a Judicial Review of the MDC LPP2 subject to receipt of counsel's opinion confirming that the PC had a viable case for any such challenge and the appropriate level of funding to support a JR being identified.

The full Council of MDC voted in favour of adopting LPP2 on 20th December 2021.

At its 12th January 2021 Meeting, the PC resolved to commence legal proceedings, challenging the decision to adopt LPP2. Minutes of the Meeting are at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2023/08/pc-minutes-jan-22.pdf>

The JR was heard by Mr Justice Holgate in the High Court on 18th and 19th October 2022. The PC was the Claimant; MDC was the Defendant with the Secretary of State for Levelling Up, Housing and Communities, Lochailort Investments Ltd, Redrow Homes Ltd as named Interested Parties. All the Interested Parties were represented in Court.

Judgment was handed down on 16th December with the Court finding that :

- 1) the Inspector had misinterpreted LPP1 by considering that it required an additional 505 dwellings to be allocated in the northeast of the district through LPP2
- 2) In breach of statute there had been failure to consider any reasonable alternatives to allocating the additional 505 dwellings within the north-east of the District through the sustainability appraisal.

Grounds 3) and 4) were dismissed- Failure to have regard to the requirement for proportionate development in rural settlements and that the Inspector had behaved irrationally.

The allocations of the 505 were remitted back to MDC for them to *“review and reconsider allocations to meet the district wide requirement for an additional 505 dwellings in accordance with Core Policies 1 and 2 of Mendip District Local Plan 2006-2029 Part 1: Strategy and Policies and the judgment of the court”*.

Two pages of the NP website contain detail and documentation relating to the JR: <https://nortonstphilipneighbourhoodplan.com/judicial-review-of-mdcs-decision-to-adopt-lpp2/> has background prior to the case and <https://nortonstphilipneighbourhoodplan.com/local-planpart-2-judicial-review/> gives access to the Judgment and Order.

Following the former MDC's amendments to the Policies Map which had no reference to site NSP1, meaning it was in the open countryside, Lochailort Investments mounted a legal challenge. The case was dismissed and permission to Appeal refused. Details of this are at <https://nortonstphilipneighbourhoodplan.com/2023-judicial-review-into-mdcs-amendments-to-the-policies-map/>

Resumption of work on the Draft Neighbourhood Plan

At its November 2022 Meeting, some weeks before the outcome of the JR was known, the PC heard a report from the Chair on an informal discussion with the PC's legal team which had been held at the end of the JR Hearing. The advice received had been that, should the PC be successful in its JR, it should immediately liaise with MDC to resume work on the Neighbourhood Plan as soon as possible. This was especially important given that MDC would cease to exist from the end of March 2023 when Somerset became a Unitary Authority. It was agreed that this action should be taken with the support of the PC's legal team. The mechanism and financial allocation for so doing would be resolved at the appropriate time and the Clerk confirmed the necessary legal powers and financial provisions were in place.

The Chair then referenced the Housing Needs Survey which had been carried out by the Parish Council in 2018; the purpose of the survey was to identify the housing needs and wishes of the village community over the next 5 years. It was agreed that it would be prudent to re-run this survey once the outcome of the JR was known and, given the comprehensive nature of the 2018 survey, it was felt expedient and appropriate to re-run a 2023 survey along the same lines.

At its January Meeting the Chair updated on progress, reporting that contact with MDC was to be re-established following the outcome of the JR. The Chair further reported that the PC's legal team would consider any changes which might need to be made to the NP and how best to incorporate them, as well as considering any further consultation which might be required. Members noted that the Housing Survey was currently being re-run, with a deadline of 29th January 2023 for responses.

An application to Locality in April 2023 for technical assistance was successful with the appointment of an experienced Neighbourhood Plan expert Consultant who was tasked with providing assistance to the PC in bringing the Plan forward for submission to Somerset Council. Members of the PC and the Consultant subsequently met virtually with MDC Planning Policy to discuss how to progress the Draft Plan. It was agreed that a fresh Regulation 14 Consultation would be prudent and that the PC would discuss the options open to it at its next Meeting.

At its May 2023 Meeting the PC discussed how to take the Neighbourhood Plan forward. The advice of the NP Consultant to re-run the Regulation 14 Consultation was accepted; it was agreed that, due to the passage of time since the original Reg 14 consultation, it would be prudent to hold a second round of Reg 14 Consultation. It was further agreed that :

- Information would be sent to all landowners, stakeholders and interested parties and would also be delivered to all residents.
- The consultation would run for 6 weeks from Friday 12th May 2023, with an online survey being available.
- After the close of the consultation all comments and responses would be considered prior to submission of the Draft Plan to Somerset Council.
- It was noted that there had been some minor changes to some of the Plan policies, which had been previously circulated to members.

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 5 years has elapsed since then, the PC considered that an up to date Survey would be important in establishing 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.
- 90 households added their thoughts on housing issues in the parish; these are shown in full in the report which can be seen at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2023/04/2023-housing-survey-report.pdf>

Housing Survey Summary and Conclusions

There is a high level of home ownership in the village, with 95% of respondents owning their home.

The PC is concerned however that young people are unable to stay in or move to the village particularly where they have family connections. Helping young people to remain or return to the parish is an aim of the draft Neighbourhood Plan.

The survey showed that 39% of respondents considered that they might wish to move within the next 5 years, 42% of whom said they would wish to remain in the village, with 31% unsure.

The main identified 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.

The Housing Development Officer for Mendip/East Somerset confirmed in January 2023 that at that time there were 10 applicants who have stated Norton St Philip as an area of preference, but none have stated the village as their first choice. 8 applicants have Norton St Phillip as their second preference, and 2 applicants have put the village as their third preference. It can be concluded therefore that there is currently no locally arising need for social rented housing.

The identified need is for affordable housing, particularly for those wishing to buy or rent their first home. This is a national issue as well as a local one; in areas of high house prices and relative unaffordability (such as NSP) it is significantly more difficult for young local people to stay in their local area. (See the evidence submitted by Rode PC to the LPP2 Hearings in 2020).

The findings of this survey provide evidence for the Housing Policies in the draft Neighbourhood Plan .

2023 Regulation 14 Consultation

The new public consultation ran for just over 6 weeks, from 12th May 2023 until midnight on 25th June 2023.

To publicise the Consultation the PC:

- Published the Notice on the “Latest News” page of its website
- Emailed the Notice to all of those on its email list (approx 60 addresses)
- Hand delivered the Notice to every address in the Parish
- Emailed the Notice to Statutory Consultees, neighbouring Parish Councils, known landowners, local businesses and community organisations.
- Placed the Notice on the Noticeboards in the Parish.
- The Notice was also emailed to those on the Neighbourhood Plan database (approx 250 addresses) and placed on this website, linked to this page and “Latest News”.

The Notice can be seen at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2023/05/may-2023-flyer-reg-14.pdf>

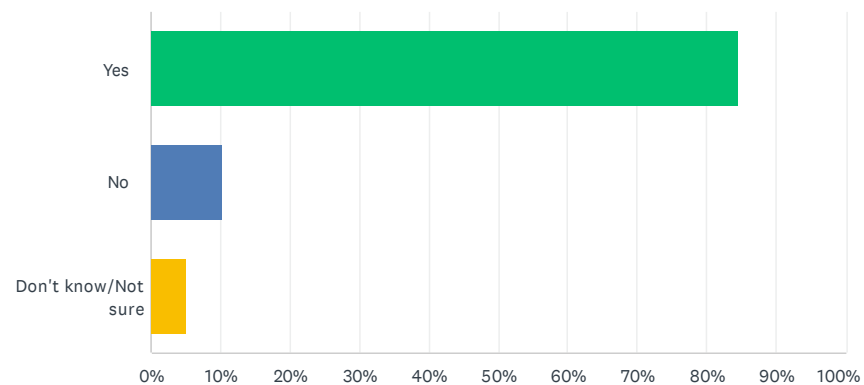
This Notice gave details of how residents could respond, including a link to the online survey . This survey had 6 questions, 1 for each of the NP Policies. It also allowed for comments on each Policy, and a comment.

There were 78 responses to the survey, 77 online and 1 written.

Each question is detailed and considered below.

Q1 Policy 1 can be seen on Page 22 of the Plan(Click here to see the text of the Policy). It maintains the existing boundary of the village but allows for the possibility of development outside of but adjacent to the boundary in line with Policies in this Plan (Policy 3 "Entry Level Exception Sites") and the Local Plan Policies (including Core Policy 4 "Sustaining Rural Communities"). Are you in general agreement with this Policy?

Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	84.62%	66
No	10.26%	8
Don't know/Not sure	5.13%	4
TOTAL		78

POLICY 1- Settlement Boundary- Residents Comments

Resident Ref	Support?	Summary of Representation	Response	Amendment
62	Yes	I agree with maintaining the existing boundary of the village.	Noted with thanks	None
56	No	Not in favour of building outside the existing village boundary	This would be controlled by Policy 1; Policy 3 (Exception Sites) would be a controlled exception	None
43	Dont know/not sure	Any house building should be genuinely affordable and sustainable and priority should be given to people already living in the area or with family connections here.	The Plan seeks to enable affordable entry level housing for those with a local connection	None
32	Yes	We need to prevent urbanisation with inappropriate development	Noted with thanks	None
22	Yes	This MUST be tightly controlled as developers will undoubtedly try to exploit this	There are criteria set for the Exception site policy	None
15	Yes	In considering any applications under the proposed policy, it is important that the policy is rigidly applied so that we don't start to get housing not adjacent to the development limit which extends the settlement limit by stealth.	Agreed- the exception site policy has criteria, one of which is that any site has to be adjacent to the development boundary	None
55	No	Not in favour of building outside the existing village boundary	Noted. The Plan aims to provide for the locally arising need for affordable starter homes	None
71	No	With 120 completions/extant permissions the village has absorbed sufficient housing compatible with its historic character, facilities and infrastructure.	Noted. The Plan aims to provide for the locally arising need for affordable starter homes - a need which has not been met	None
72	Yes	The proposed development boundary includes all present developments that are constructed or are under construction; and previously developed land that could be developed. It appropriately excludes undeveloped land in the countryside.	Noted with thanks	None

POLICY 1- Settlement Boundary- Residents Comments (cont'd)

Resident Ref	Support?	Summary of Representation	Response	Amendment
74	No	On the basis that development outside this red line could be that which doesn't enhance or maintain the vitality of Norton St Philip we feel the red line should be wider to include the ponds and the area surrounding the ponds which is visible from the approach to NSP from Faulkland.	The Plan recognises the important views of the village on the approaches from the west and south. The Ponds and surrounding area are outside the settlement boundary and are thus in open countryside which would support the representation.	None
75	Yes	Despite being in the Green Belt, the area around the junction of Farleigh Road and the A36, near the Fairleigh Road shop, should be considered for small groupings additional houses. Also, if the wall, hedges and entrance to Mackley Lane are untouched and and tree belt preserved, a small number of low rises houses on the Laverton Triangle should be considered.	The Plan allocates a site within the settlement boundary of the village whilst providing for Exception sites outside of, but adjacent to, the settlement boundary. Noted; as above, development outside of the settlement boundary is aimed at meeting the locally arising need for affordable starter homes	None
77	Dont know/not sure	Any non-agricultural development must be on the lowest quality agricultural land - i.e. the best land (Grade 1/2) must not be built on, if Grade 3/4/5 land is available - one day we will need the best land for food production/ horticulture.....	The agricultural land around the village has the same classification.	None
78	No	The policy is not consistent with maintaining the optimal use of available amenities and infrastructure in Norton Saint Philip Village.	It is not considered that the village's present amenities and infrastructure need further development for their sustainability.	None

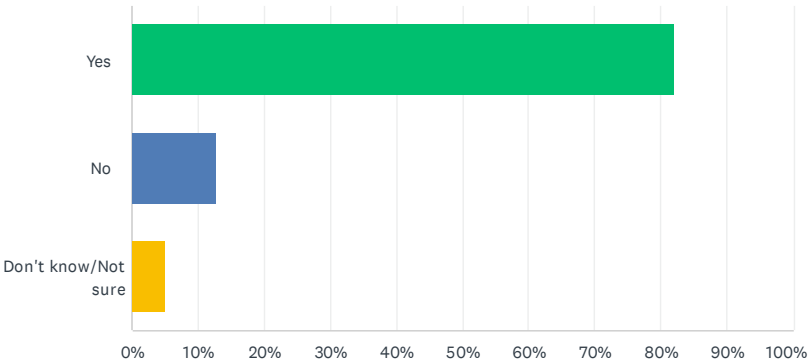
Landowner Representations- Settlement Boundary

Policy		Summary of Representation	Response	Amendment
Settlement Boundary/ general	Lochailort Investments Ltd	a) There is a worse Housing land supply position than at the time of the Ct of Appeal judgment	The PC looks forward to working with the new LPA in bringing forward a new Local Plan which will deliver sustainable and affordable housing to meet the District needs. The 10 LGSs recognised by the Court of Appeal as being “lawfully designated” have been reassessed in the light of the District’s Housing Supply position, the need to allocate the ‘505’ dwellings and the Somerset wide “call for sites” expected in late 2023 as part of the preparation of the County wide Local Plan. In order to allow for a “level playing field” all potentially developable LGSs outside of the development boundary are proposed for deletion.	
	Lochailort Investments Ltd	b) As the site allocation has been deleted, there is greater need for development	The PC understands that the new LPA have committed to allocating the 505 houses by mid 2024. The PC fully supports the commitment that this site allocation exercise will be carried out according to the adopted LPP1 spatial strategy.	
General	Lochailort Investments Ltd	c) the ‘minimum’ 45 house quota for the Parish was only a ‘minimum’	This is recognised in the NP. Proportionate growth of the rural villages is an “essential consideration” of the adopted LPP1. The NP allocates the Bell Hill Garage site for housing development and provides for Exception Sites to meet local need	None
General	Lochailort Investments Ltd	d) the Bell Hill Garage site is unlikely to come forward	A planning application for the site which very largely follows the criteria proposed in the NP is expected in autumn 2023	None
General	Lochailort Investments Ltd	e) new homes are needed in the District	Agreed. The LPA have recently started a “call for sites’ in order to allocate the 505 homes required in LPP1	None
General	Lochailort Investments Ltd	f) Primary school is not full	The school is thriving. The Education Authorities predictions of a falling school roll have not come to pass; in fact there were 47 applications for 30 available places for the academic year 2023/24. The NSP allocation was filled by local children.	None

Policy	Landowner	Summary of Representation	Response	Amendment
1(Settlement Boundary)	Lochailort Investments Ltd	No acknowledgement of Judicial Review made by Lochailort Investments Ltd against Mendip DC in respect of the Mendip DC's decision to show the land known as NSP1 as outside of the development limit for Norton St Philip and within the countryside.	At the time of drafting, the PC was not fully aware of the challenge as it had not been named as an Interested Party by Lochailort. The claim has now been heard in the High Court, with Judgment in favour of the Local Authority position.	Refer to the Judicial Review in the narrative text of the NP

Q2 Policy 2 can be seen on page 25 of the Plan.(Click here to see the text of the Policy).It allocates the brownfield site of Bell Hill Garage together with land used by the garage for development.Are you in general agreement with this Policy?

Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	82.05%	64
No	12.82%	10
Don't know/Not sure	5.13%	4
TOTAL		78

POLICY 2- Bell Hill Site Allocation

Resident Ref	Support?	Summary of Representation	Response	Amendment
63	Don't know	No objection to building on the site if the garage PROVIDING it does not encroach on the green space known as Great Orchard	Noted-the Development brief provides for this.The current planning application encroaches on the OALS without adequate mitigation.The PC have objected to the application for this reason.	Review brief and amend to clarify requirement for landscaping
61	No	I think the issue is not so much with the use of the brownfield site for this purpose, as rather access and noise. Bell Hill is already a busy road without the additional traffic from even more houses mid way up the hill.	Highways have accepted the principle of development on the whole site. The NP allocates just the brownfield part of the site.	None
56	No	We have too many new houses in the village already	This is a brownfield site which will provide a sustainable addition to the village housing stock	None
50	Yes	Should the existing bund between the garage and the Old orchard green space be included in the green space? It looks like it isn't on your image? I understand from the plan that this is to remain and assume will not be built on?	The extent of the bund is hard to define accurately as there has been a spread of the vegetation since the space was designated in 2002. The proposed redevelopment of the garage site has private gardens extending approx 10m into the LGS to the north of the boundary and a corner of a proposed house is within the LGS to the west.These incursions are regrettable. The PC has objected to the current application for this reason.	Review brief and amend to clarify requirement for landscaping
43	Yes	Although it would be a loss to the village to lose an amenity like the garage.	The current proposal retains the garage	None
32	Yes	Brownfield first!	Noted	None
28	Yes	The design and appearance of any dwellings must be sensitive to and respect the character of NSP.	Policy 4 provides for this and refers to guidance set out in the NSP Character Assessment	None
24	Yes	Affordable housing would need to be included in this development	Agreed-however National Policy only requires affordable housing on developments of 10 or more units.	None

POLICY 2- Bell Hill Site Allocation (cont'd)

Resident Ref	Support ?	Summary of Representation	Response	Amendment
22	Yes	This MUST be restricted to the brownfield site. Also a key issue is the design / appearance of any dwelling should reflect the character of this historic village and not look like modern boxes.	Noted. The PC has objected to the current planning application on grounds of harm to the Great Orchard, designated OALS and Greenspace.	Review brief and amend to clarify requirement for landscaping
7	Yes	These houses need to prioritise small and first time buyers, not give us yet more large houses which push up the average cost of a house in the village. Access should be okay and consideration for drainage needs attention.	The PC understands that the housing mix of the proposed development will be a majority of 2 and 3 bedroom homes. The Neighbourhood Plan Exception Site Policy (Policy 3), which would allow sites outside of, but adjoining the village settlement boundary, to provide for 'entry level' dwellings, targeted at those with a local connection seeking to buy or rent for the first time' is aimed at providing for the locally arising need.	None
66	Dont know/ not sure	Because of its longstanding use as a garage this site is likely to be contaminated. Although this policy mentions design constraints, there is little mention of environmental constraints, notably the possibility of pollution of water courses or soil resulting from development and possible health and safety issues for future residents.	Decontamination of the site would be a matter for the LPA to consider when considering a planning application; this consideration might include whether to impose conditions relating to potential pollution. Policy 6 of the NP refers in part to the prevention of surface water runoff entering the sewerage system.	Refer to need to address contamination in development brief
68	No	I would prefer that the garage remains on the site for the convenience of local residents. Limiting housing could be included if the garage is to be rebuilt on the site	The current application provides for the retention of the garage as well as development of the remainder of the brownfield site	None

POLICY 2- Bell Hill Site Allocation (cont'd)

Resident Ref	Support ?	Summary of Representation	Response	Amendment
69	Yes	Provided that the houses are affordable and or provide some flats/smaller dwellings for down-sizing villagers. We very much value our village garage and will hope it might stay or relocate locally.	Affordability in the village is recognised as a problem particularly for local people trying to buy or rent their first home. The Neighbourhood Plan Exception Site Policy (Policy 3), which would allow sites outside of, but adjoining the village settlement boundary, to provide for 'entry level' dwellings, targeted at those with a local connection seeking to buy or rent for the first time' is aimed at providing for the locally arising need. The current application includes the retention of a smaller garage.	None
75	Yes	Save the Orchard area	The Orchard area is designated OALS and Greenspace in the Local Plan. The NP supports these designations	Include new Policy to support OALS/ Greenspace designations
71	No	We could support this policy if the design constraints for proposed housing are strengthened. We have seen in previous applications for this site proposals which include, inter alia: underground garages, roof gardens, apartments, 2.5 storey houses. All of these are wholly inappropriate for a site which is in the conservation area, and impacts on several listed buildings including (as cited by CPRE in their objection to the Stonewood proposal) the listed houses in North St. This policy should be strengthened to exclude the possibility of the examples given i.e apartments, houses more than two storey, and roof terraces or gardens.	The current application meets many of the criteria set in the development brief. The PC has objected on grounds of encroachment into the OALS, lack of landscaping and inadequate parking.	Review brief and amend to clarify requirement for landscaping
72	Yes	It is appropriate that this previously developed land is allocated as a potential development site. This supports the continuation of Bell Hill Garage as a business and a modest further increase in housing if appropriate to the village character	Noted	None

POLICY 2- Bell Hill Site Allocation (cont'd)

Resident Ref	Support ?	Summary of Representation	Response	Amendment
77	Dont know/ not sure	Access to the site must not be from Chevers Lane - this is too narrow and steep, and should really be only useable by pedestrians, cyclists and horse riders; the access junction onto Bath Road at the top is too dangerous at present..... - The garage must be relocated, as it is such a good asset to the community.	The current proposal does not suggest this. The current proposal retains a smaller garage on the site	None
78	No	This policy if implemented would result in greatly increased traffic up and down the one car width lane called Chevers Lane. Delivery lorries such as Amazon, Tesco, etc would use that lane to avoid the cross roads by the George Inn. The increased noise and pollution would be detrimental to both humans and wild life.	The Policy would not support access from Chever's Lane .The current proposal does not suggest this.	None
55	No	We have too many new houses in the village already	There is a District wide need for houses and brownfield sites within settlement boundaries are sustainable sites for housing development	None
74	No	In our view this site is not well suited to residential development subject due to the increase in traffic and the need for residential parking it will create. Any development here must include some parking for existing local residents as a contribution to the village. Parking along the garage front currently takes up to four cars and these will end up parking elsewhere in the village should this area be removed. In addition, visitors to any new housing will inevitably need to park in the village. Parking for any development needs serious consideration.	Minimum standards for the provision of parking are set by Somerset Council. The development brief requires the provision of visitor parking. There are widely held and legitimate concerns about parking across the village, particularly within the Conservation Area. This is largely the consequence of increased car ownership rather than new developments which have provided the parking required by the Local Authority. The current application does not meet the Somerset parking standards and the PC have objected .	None

Landowner comments on Policy 2

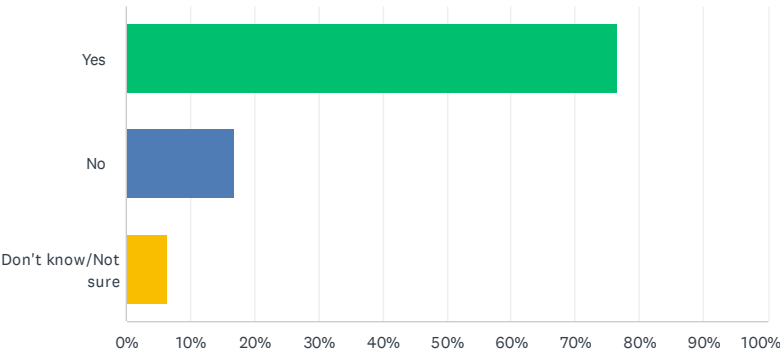
Policy	Landowner	Summary of Representation	Response	Amendment
2(Bell Hill Garage)	Lochailort Ltd	“...it can be concluded that the Bell Garage site (without the paddock to the north) is highly unlikely to be developed. “	A planning application for the site which very largely follows the criteria proposed in the NP was submitted in October 2023. The PC has objected to this application as the proposal includes gardens within the OALS without adequate mitigation.	Amend development brief to strengthen criteria concerning landscaping.
2(Bell Hill Garage)	Lochailort Ltd	The site allocation cannot provide for a garage on site; there is no viable scheme to provide for a garage off site; this conflicts with DP17	A planning application for the site which very largely follows the criteria proposed in the NP and includes retention of the garage business was submitted in October 2023. The PC has however objected to this application as the proposal includes gardens within the OALS without adequate mitigation.	None
2(Bell Hill Garage)	Stonewood Ltd	Welcomes allocation; confirm that planning application being prepared for 9 dwellings, construction of new commercial garage building.	The PC has objected to the application as it proposes gardens within the OALS without mitigation; the loss of the conditioned screening to the north and inadequate parking provision. Amendments are required to make the application acceptable.	Amend development brief to strengthen criteria concerning landscaping.

Norton St Philip Parish Council Neighbourhood Plan Survey

SurveyMonkey

Q3 Policy 3 can be seen on p27/28 of the Plan.(Click here to see the text of the Policy).It allows for affordable housing for local people in housing need outside of but adjacent to the settlement boundary, subject to criteria contained in the Policy.Are you in general agreement with this Policy?

Answered: 77 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	76.62%	59
No	16.88%	13
Don't know/Not sure	6.49%	5
TOTAL		77

POLICY 3-Exception Sites

Resident Ref	Support ?	Summary of Representation	Response	Amendment
43	Yes	Repeat comments in Policy 1. (Any house building should be genuinely affordable and sustainable and priority should be given to people already living in the area or with family connections here.)	The criteria set in the Policy provide for this	None
22	Yes	Any low cost housing in NSP must first and foremost be for people with a direct connection to the village and not end up being owned by housing associations. Only a very small number should be required to reflect needs within the village.	The criteria set in the Policy provide for this	None
15	Yes	Yes -see comment above(In considering any applications under the proposed policy, it is important that the policy is rigidly applied so that we don't start to get housing not adjacent to the development limit which extends the settlement limit by stealth.	The criteria set in the Policy provide for this	None
61	No	Seems conscientious in theory to make an exception for affordable housing to be built outside of the village boundary, but I think it could make building outside of the village boundary a grey area rather than black and white, eg simply not allowed. I think it's likely that developers will exploit this grey area. The village boundary should be the village boundary. Also in terms of social cohesion, I'm not sure it would be great to be putting social housing at the peripheries of the village, which is what this policy could result in	Both the 2018 and 2023 Housing Surveys demonstrate a demand for discounted housing for those with a local connection in housing need. This Policy is aimed at meeting this need. There is no locally arising need for social housing.	None
56	No	Nothing should be built outside the settlement boundary	Noted. A locally arising need for affordable "entry level" housing has been demonstrated.	None
66	Dont know/ not sure	Although well-intended, this policy will be difficult to implement, especially since there has been little demonstration of such need in Norton St Philip up to now.	The Policy contains criteria which are aimed at providing for locally arising need.	None

POLICY 3-Exception Sites (cont'd)

Resident Ref		Summary of Representation	Response	Amendment
28	Yes	A strict definition of what are local people is needed.	This is contained in Annex 2 of the draft Plan (p45)	None
7	Yes	The criteria for this plan seem sensible	Noted	None
59	Yes	Any such site "would need to" comply - suggest amend to 'must comply'	Noted; however the NP can inform the decision maker; it cannot compel	None
55	No	Nothing should be built outside the settlement boundary	Noted. A locally arising need for affordable "entry level" housing has been demonstrated.	None
45	No	There should be no development on Green Belt land	Noted	None
29	Yes	But, for rented properties there should be certainty that the 'local' criteria continue to be met when a property changes hands. This has not been the case with the houses at FF adjacent to Town End. Also, if market housing is permitted there should not be the option for the developer to build the affordable housing elsewhere where this is included within the plans	The Policy stipulates that homes secured under the policy are retained in perpetuity for occupation by those in housing need and that the criteria apply to first and subsequent occupiers, including the "local" requirement	None
14	No	Why should affordable homes be subject to benefits that normal development is not. The boundary is the boundary, and makes sense. It undermines the boundary if you allow for affordable homes outside it, no matter how close/adjacent. It also allows for challenges to be mounted by developers when requesting planning outside the boundary.	Affordability is a major factor for local people in particular wishing to get their first home. This has resulted in people having to move away from the village they grew up in. This Policy aims to address this imbalance. It is an Exception and although a developer may attempt to exploit it there are robust criteria which must be complied with for an Exception site to be permitted.	None
57	No	The Policy is vulnerable to abuse and mis-management and is not durable.	Clear and detailed criteria are set in the Policy. The Plan runs until 2029; furthermore the PC have committed to a Review of the Plan which if passed at Examination, would extend it.	None

POLICY 3-Exception Sites (cont'd)

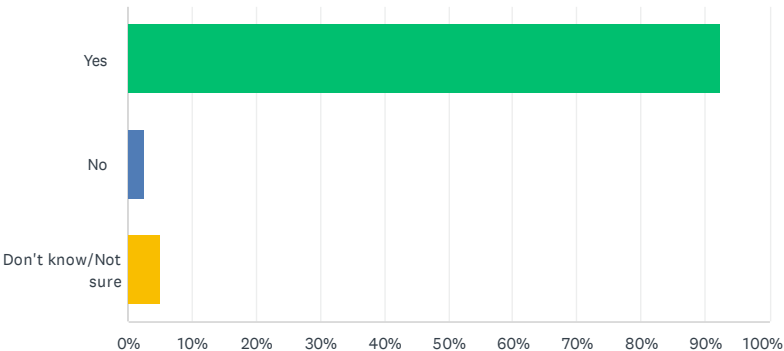
Resident Ref	Support?	Summary of Representation	Response	Amendment
71	Dont Know/not sure	Because of recent private rent inflation, housing needs for local people are unlikely to be met by building 'affordable housing' as defined in the policy, ie 80% of market rent.	This NP can do nothing about local house prices; this Policy aims to provide below market price housing to rent or buy for those with a local connection. The rental or purchase price must be discounted by at least 20% (in perpetuity).	None
72	Yes	It is appropriate that the plan allows for affordable development outside the development boundary, provided that (as the policy says) regard is given to its integration into the form and character of the settlement and its landscape setting	Noted. Policy 3 (c) specifically refers to this requirement.	None
77	Dont know /not sure	Please see my previous comment under 1. above.(Any non-agricultural development must be on the lowest quality agricultural land - i.e. the best land (Grade 1/2) must not be built on, if Grade 3/4/5 land is available - one day we will need the best land for food production/ horticulture.....)	All the agricultural land around the village is rated “Good to moderate” by Natural England. The loss of agricultural land is regrettable.	None
78	No	This policy is not consistent with the optimal use of available amenities and infrastructure in Norton Saint Philip village.	Comment noted	None

Norton St Philip Parish Council Neighbourhood Plan Survey

SurveyMonkey

Q4 Policy 4 can be seen on p31/32 of the Plan.(Click here to see the text of the Policy).It contains design standards for any new development. It aims to ensure that development complies with guidance set out in the Character Assesment (which can be seen here) and Conservation Area Appraisal (which can be seen here).Are you in general agreement with this Policy?

Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	92.31%	72
No	2.56%	2
Don't know/Not sure	5.13%	4
TOTAL		78

Resident Ref	Support?	Summary of Representation	Response	Amendment
44	Yes	Any development should truly reflect the vernacular village architecture unlike the Fortescue Fields development whose architecture is a pastiche of styles and totally inappropriate. Buildings should also include sustainable features, and thought should be given to protecting the immediate environment by providing green space, tree planting, considering hedging rather than fencing etc.	Note. This requirement is set out in the Policy.	None
22	Yes	Any developments must reflect the character of our historic village.	Noted. The Character Assessment contains guidelines intended to provide for this	None
56	Yes	It stands to reason that any new build should blend in with the character of the village	Noted.	None
66	Yes	The Character Assessment available on the parish council's NP website dates from 2018 and it is not clear whether or how it has been reviewed and/or updated since then apart from reflecting recent changes to the Local Planning Authority.	The Character Assessment has been reviewed. Historic England, in their Reg 14 comment, recognise that this Assessment will “be of great help in the implementation of the Plan and as a complement to the Conservation Area Appraisal.”	None
7	Yes	Surely, this should be a 'given' for all country sites, eg in villages, and likely for more suburban ones too.	Noted.	None
55	Yes	It stands to reason that any new build should blend in with the character of the village	Noted	None
29	Yes	these standards are really appropriate for NSP	Noted	None
67	Don't know/ not sure	Roofs should not necessarily be steep particularly on more peripheral development .	It would be expected that any departure from the guidelines would need to be justified.	None
42	Yes	Now that we know about Global warming any houses build should be as carbon neutral as possible both in build and in maintenance.	Noted. Policy 6 provides for this.	None

POLICY 4-Design

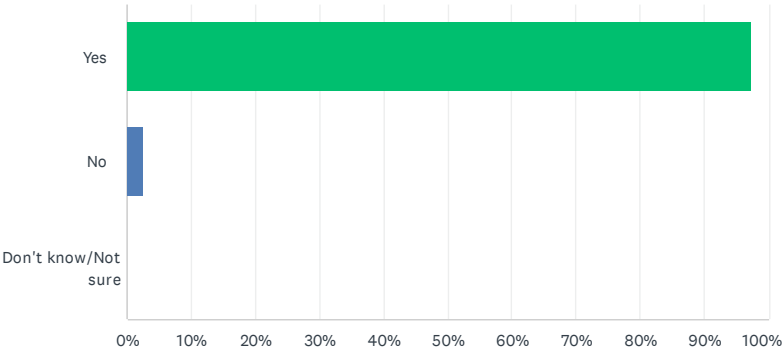
Resident Ref	Support?	Summary of Representation	Response	Amendment
71	Yes	Please see comments on Policy 2, that design standards need to be sufficiently stringent to prevent inappropriate development in the conservation area, and to reduce impact on the amenity of those living in proximity to the Bell Hill brownfield site.	Noted. The Conservation Area Appraisal and Character Assessment provide guidance that any proposal should follow.	None
72	Yes	The design standards set out are appropriate to maintain the character of the village and not excessively restrictive	Noted	None
74	Don't know/not sure	In general yes we agree, however surely in a village such as ours where parking is a problem any new development should include the requirement to provide additional village parking proportionate to the size of the development. My understanding is that developments typically have to contribute to the local area (play areas or community centres) so why can't this be changed to residential parking considerations.	There are minimum standards for parking set by Somerset Highways. A Neighbourhood Plan cannot depart from these standards.	None
77	Don't know/not sure	I'm a new inhabitant of Norton St Philip, and do not know the local scene well. However, if many more homes are built, there must be similar developments of a Doctor's Surgery and Chemist, to save residents from travelling outside the village....	The local healthcare commissioners has no plans to open a surgery in the village.	None
78	NO	An 'aim to comply with' is no guarantee that the design standards (even if appropriate) would be met.	The policy states that new development "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".	None

Norton St Philip Parish Council Neighbourhood Plan Survey

SurveyMonkey

Q5 Policy 5 can be seen on p37 of the Plan.(Click here to see the text of the Policy).It designates 10 sites as Local Green Space. This designation is to provide special protection against development for green areas of particular importance to local communities.Are you in general agreement with this Policy?

Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	97.44%	76
No	2.56%	2
Don't know/Not sure	0.00%	0
TOTAL		78

POLICY 5-LGS

Resident Ref	Support ?	Summary of Representation	Response	Amendment
44	Yes	All the 10 sites identified in Policy 5 should be protected to allow the local wildlife to thrive and to conserve the character of the village.	Noted. Since the NP was drafted the former MDC adopted a Supplementary Planning Document (SPD) regarding Greenspaces. All 10 LGSs previously proposed in the draft NP are designated Greenspace in this Policy and are carried forward as adopted policy to the new LPA (Somerset Council). It should be noted that the level of protection provided by a Greenspace designation is not the same as that provided by a LGS designation. Following representations made during the 2023 Reg 14 Consultation by several landowners of sites designated as LGS in the 2018 draft NP the PC has decided to delete all proposed LGS designations. The PC intend to draft a Policy which will recognise the importance of both the OALS sites and those designated under the Supplementary Planning Document "Greenspaces" adopted by the former MDC in February 2023.	Delete LGS designations. Include new Policy recognising important green infrastructure of village.
22	Yes	Yes most definitely	Noted	See above
61	Yes	Yes. On the list of 10 sites LGSNSP001 does stand out as being someone's garden, rather than being an open or enclosed grass space or field	Noted	See above
66	Yes	Mendip DC's adoption of the Supplementary Planning Document: Greenspace in February 2023 has much improved the soundness of this policy.	Noted.	See above
7	Yes	The sites seem well thought out and appropriate.	Noted	See above
59	Yes	Such sites are an essential part of the village character and most have been designated in one way or another for a very long time.	Noted.	See above

Resident Ref	Support?	Summary of Representation	Response	Amendment
42	Yes	Such green spaces provide the basic habitats for all life. Smaller animals, beetles, spiders, annelids etc live on the plants...birds and small mammals devour the smallest animals and top predators, the owls and raptors, devour the birds and small animals. Such webs, in open green spaces, are vital in a village	Since the NP was drafted the former MDC adopted a Supplementary Planning Document (SPD) regarding Greenspaces. All 10 LGSs previously proposed in the draft NP are designated Greenspace in this Policy and are carried forward as adopted policy to the new LPA (Somerset Council).It should be noted that the level of protection provided by a Greenspace designation is not the same as that provided by a LGS designation.	Delete LGS designations. Include new Policy recognising important green infrastructure of village.
76	Yes	We feel particularly strongly about this. It is intergalactic to keeping the vital green spaces in and around the village	Following representations made during the 2023 Reg 14 Consultation by several landowners of sites designated as LGS in the 2018 draft NP the PC has decided to delete all proposed LGS designations. The PC intend to draft a Policy which will recognise the importance of both the OALS sites and those designated under the Supplementary Planning Document "Greenspaces" adopted by the former MDC in February 2023.	Delete LGS designations.
58	Yes	I'd like the Mackley Triangle included as an LGS as any development would ruin the gateway to the village, as described by the Appeal inspector. The LGS should include the boundary hedges and tree belt.	Noted. Should the draft NP be endorsed at Referendum, the Parish Council have committed to a NP Review. This could include the designation of Local Green Spaces outside of the development boundary. The Mackley Triangle has been designated as Greenspace in the adopted Supplementary Planning Document "Greenspace" which provides a level of protection.	Include new Policy recognising important green infrastructure of village.
46	Yes	Hopefully the LGS boundaries will not include buildings or cultivated gardens	Noted.	See above
44	No	LGS NSP004 should have the gardens of The Barton , The Barton removed	The garden of The Barton is an important part of Ringwell Meadow which was designated in 2002 for its beauty, tranquility and importance as an Open Area of Local Significance	Delete proposed designation
37	No	I am not in agreement with this policy and strongly suggest that The Barton house should be removed from the LGS NSP004 area.	The garden of The Barton is an important part of Ringwell Meadow which is designated for its beauty, tranquility and importance as an Open Area of Local Significance	Delete proposed designation
36	Yes	In general agreement yes, but note that peoples gardens are included and this seems wrong and unnecessary. I think peoples gardens should be removed.	Noted.	Delete LGS designations.

POLICY 5-LGS (cont'd)

Res Ref	Support?	Summary of Representation	Response	Amendment
33	Yes	Mackley Triangle should be included. If only 10 are possible then consideration should be given to which designated site is exchanged.	Noted. The Triangle is designated in the adopted Supplementary Planning Document "Greenspace".	Include new Policy recognising important green infrastructure of village.
23	Yes	Mackley Triangle is also included as a green space on the Mendip Green space Mapping and Audit for Norton St Philip Open Spaces and Typologies as Stage 3 NORT 3014	Noted. This designation should be recognised in the NP.	Include new Policy recognising important green infrastructure of village.
72	Yes	The interlocking grid of housing and green space that forms an important part of the village character requires these areas of green space to be maintained.	Noted. The PC intend to draft a Policy which will recognise the importance of the village green infrastructure described in the NP Character Assessment.	See above
75	Yes	Ideally LGSNSP007 Fortescue Fields South, LGSNSP008 Fortescue Fields West and LGSNSP009 Church Mead should be united and managed jointly as an integrated great heart of the village	Church Mead and the Fortescue land are in different ownerships.	None
77	Yes	This sounds good sense to protect these sites from development	Noted. Following representations made during the 2023 Reg 14 Consultation by several landowners of sites designated as LGS in the 2018 draft NP the PC has decided to delete all proposed LGS designations.	Delete LGS designations; include policy recognising important green infrastructure of village.
79 See full letter on page 22	No	Conflict between LPP2 and NP; this jeopardises the criteria for LGS designation. NP should adhere to adopted LPP2, not the submitted draft. All the LGS proposals for the village may not meet the tests and should be reviewed in line with LPP2. Objects to LGS001 (garden); garden land included in LGS004 LGS 008 should be deleted The phrase "permanently protected" is misleading	There is no conflict with LPP2. Neighbourhood Plans can designate LGS. Following representations submitted by landowners during the 2023 Reg 14 Consultation, the PC have decided to delete all proposed LGS designations. A criteria of LGS is that they can endure beyond the Plan Period. It is considered that these spaces should endure and be protected in perpetuity.	See above
29	Yes	I believe this is essential to conserve the rural setting of NSP and to protect the local flora and fauna in this Conservation Area	Noted. Following representations made by several landowners of sites designated as LGS in the 2018 draft NP the PC has decided to delete all proposed LGS designations.	See above

Landowner Representation in respect of LGS 001 (The Old Hopyard)

Full Response is at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2024/01/landowner-lgs001-redacted.pdf>

	Summary of Representation	Response	Amendment
Land owner	Lack of consultation	The designation of LGSs has been a lengthy process which started in 2015. The landowner has objected to the designation of his garden from the outset. Detail of consultation is given in the 2019 Consultation Statement and will be further addressed in the 2023 Addendum. The PC acknowledges the objections to LGS designation raised by the landowner. LGS designations will be considered afresh in a Neighbourhood Plan review.	Delete proposed LGS designation
	Adequate protection through curtilage of Listed building and Conservation Area	The garden is designated Open Area of Local Significance in the former MDC's Local Plan. This designation has been tested at recent Appeals (APP/Q3305/W/20/3247050 & 3247051) which were dismissed due to the harm to the character and appearance of the OALS. OALS remains an adopted Policy in the Local Plan until 2029 or adoption of a new Local Plan (if sooner). The PC will work with Somerset Council to consider whether further protection than that provided by Listed Building curtilage/Conservation Area is appropriate after this time.	Delete proposed LGS designation
	Land originally not supported as LGS by PC in 2015; reinstated at behest of former MDC	The first draft NP was consistent with the former MDC's Local Plan. LGS designations will be considered afresh in a Neighbourhood Plan review.	Delete proposed LGS designation
	No evidence that the land is "demonstrably special"	The garden of LGS001 is an important part of the green corridor which extends into the village along Ringwell Meadow. This contributes to the beauty and tranquility of Ringwell Lane and Meadow. LGS designations will be considered afresh in a Neighbourhood Plan review.	Delete proposed LGS designation
	Pursuit of LGS amounts to harassment/in breach of Human Rights legislation	It is very unfortunate that the landowners of the garden consider that this is the case. Designation as OALS in 2002 recognised the importance of the garden. It was further designated as Greenspace in the former MDC's Supplementary Planning Document, adopted in February 2023. It was not inappropriate to propose that it should be a LGS.	Delete proposed LGS designation

Landowner Representations in respect of LGS 003 (Great Orchard)

Landowner response at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2024/01/landowner-lgs003-redacted.pdf>

Developer response at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2024/01/stonewood-lgs003-rep.pdf>

	Summary of Representation	Response	Amendment
Landowner	Will never accept lgs on the land The assessment by mdc and pc of the site is full of misinformation and will be contested at every level	The OALS designation recognises the contribution this site makes to the village character. This contribution has recently been recognised by Historic England and the Council Conservation Team in considering both the (refused) planning application 2021/2928 and “live” application 2023/1918. OALS designation has been tested at recent Appeals (APP/Q3305/W/20/3247050 & 3247051) which were dismissed due to the harm to the character and appearance of the OALS. OALS remains an adopted Policy in the Local Plan until 2029 or adoption of a new Local Plan (if sooner). The PC will work with Somerset Council to consider whether further protection than that provided by inclusion in the Conservation Area is appropriate during the consultation period of both the NP Review and emerging Local Plan. This could include the possibility of designating appropriate areas as Local Green Space in the development plan. The PC acknowledges the objections to LGS designation raised by the landowner. The proposed redevelopment of the brownfield garage site, together with land previously used by the garage is supported in principle by the PC.	Delete proposed LGS designation
Stonewood Ltd (developer)	The continued inclusion of the site as a Local Green Space is regrettable, given that the site is privately owned as offers no public access benefit. It is also noted that Old Orchard continues to benefit from inclusion within the defined settlement limits for Norton St Philip. The site therefore appears to be subjected to conflicting planning policies.	The village Conservation Area Appraisal recognises the historic significance of the site and its important contribution to the character of the village. This is recognised in recent comments made by Historic England and the Conservation Officer. LGS designations will be considered afresh in a Neighbourhood Plan review. The Plan supports the principle of development within the village boundary subject to other Policies in the Plan. The proposed redevelopment of the brownfield site together with the land used by the garage with 9 dwellings, 6 to be 2&3 bed dwellings, the retention of the garage together with biodiversity enhancements has the potential to satisfy the criteria for development within an LGS. The PC has however objected to the application as it proposes gardens within the OALS without mitigation; the loss of the conditioned screening to the north and inadequate parking provision. Amendments are required to make the application acceptable.	Delete proposed LGS designation

Landowner Representations in respect of LGS 004 (Ringwell Meadow)

Landowner 1 Response at <https://nortonstphilipneighbourhoodplan.com/lgs004-ringwell-meadow-landowner-1-responses-to-2023-regulation-14-consultation/>

Summary of Representation		Response	Amendment
Landowner 1 (The Barton)	Designation not in line with national policy as described by LPP2 Inspector	The NPPF and PPG make clear that Neighbourhood Plans can designate LGS; this was acknowledged by the LPP2 Inspector. The meadow is designated Open Area of Local Significance in the (former) MDC's Local Plan. This designation has been tested at recent Appeals (APP/Q3305/W/20/3247050 & 3247051 and in 2017-APP/Q3305/W/16/3167455 & 3167451) which were dismissed due to the harm to the character and appearance of the OALS. OALS remains an adopted Policy in the Local Plan until 2029 or adoption of a new Local Plan (if sooner). The PC will work with Somerset Council to consider whether further protection than that provided by inclusion in the Conservation Area is appropriate during the consultation period of both the NP Review and emerging Local Plan.	Delete proposed LGS designation
Landowner 1 (The Barton)	Protection already in place by Conservation area and being "in the historic grounds, aka curtilage, of a listed building".	The designation of a site as LGS recognises that the site fulfils the criterion set out in para 106 of the NPPF; this is complementary to a site being within the Conservation Area. The garden is not within the curtilage of a listed building. Harm to Heritage Assets was not a reason for refusal of the 2016 or 2019 planning applications for the 2 gardens within the site. As above, the PC will work with Somerset Council in the future to consider whether further protection than that provided by Conservation Area is appropriate.	Delete proposed LGS designation
Landowner 1 (The Barton)	Owners of private gardens have never supported LGS as claimed in original application	Noted. The PC acknowledges the objections to LGS designation raised by the landowner. LGS designations will be considered afresh in a Neighbourhood Plan review.	Delete proposed LGS designation
Landowner 1 (The Barton)	Process of submission to MDC of PC's LGS requests flawed; submission now "out of date"	Designation in the draft NP is a separate process to that of the Local Plan. The PC will consider all the potential LGSs in a review of the NP which will complement the unitary Local Plan currently being developed.	Delete proposed LGS designation
Landowner 1 (The Barton)	PC had previously stated that were the gardens to be removed, it would continue to support LGS on the remainder.	Recent Appeals have concluded that the whole of Ringwell Meadow is important due to 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." The PC will, together with Somerset Council, consider further how best to recognise the particular importance of the whole meadow.	Delete proposed LGS designation

Landowner Representations in respect of LGS 004 (Ringwell Meadow)-cont'd

Summary of Representation		Response	Amendment
Landowner 1 (The Barton)	Owners feel “bullied and intimidated”. Affected their mental health and Human Rights	It is unfortunate that the landowners of the garden consider that this is the case. The site is currently OALS and this will remain in place until the adoption of a new Local Plan or 2029, whichever is sooner. Designation as OALS in 2002 recognised the importance of the garden. It was further designated as Greenspace in the former MDC’s Supplementary Planning Document, adopted in February 2023. It was not inappropriate to propose that it should be a LGS.	Delete proposed LGS designation
Landowner 1 (The Barton)	MDC’s approach to LGS designation was unacceptably flawed	Noted; however the Neighbourhood Plan and MDC processes were separate exercises. LGS designations will be considered afresh in a Neighbourhood Plan review.	Delete proposed LGS designation
Landowner 1 (The Barton)	Failure to properly review the LGS process in the light of the LPP2 Inspector’s Report is a failure of Basic Conditions	The LPP2 Inspector recommended a Main Modification “ <i>Delete all LGS designations and indicate that they should be reconsidered within either Neighbourhood Plans or the Local Plan Review.</i> ” This is carried forward into paras 5.1 and 5.2 of LPP2. The Neighbourhood Plan contains a commitment to review the NP alongside the emerging Local Plan; this Plan does not now designate LGSs.	Delete proposed LGS designation
Landowner 1 (The Barton)	Incorrect boundaries	The boundaries of the LGS where it adjoins the extension of the Barton were checked and are considered correct following the 2019 amendments. The inclusion of the electric sub station does not conflict with Green Belt policy	Delete proposed LGS designation
Landowner 1 (The Barton)	Adopting NP would be in conflict with LPP2	LPP2 refers to NPs being an appropriate means to allocate LGS. This will be considered in the NP Review.	Delete proposed LGS designation

Landowner Representations in respect of LGS 004 (Ringwell Meadow)-cont'd

Landowner 2 response can be seen at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2024/01/landowner-2-lgs-004-redacted-1.pdf>

	Summary of Representation	Response	Amendment
Landowner 2 (The Barn) <i>NB Ownership of The Barn has now changed from Landowner 2 to Landowner 3</i>	No consultation prior to Reg 14	The designation of LGSs has been a lengthy process which started in 2015. The landowner has objected to the designation of his garden at the Local Plan stage as well as the previous draft NP which was subject to Reg 14 & Reg 16 process and Independent Examination. Members of the PC met with the landowner during the Reg 14 Consultation. The PC acknowledges the objections to LGS designation raised by the landowner. LGS designations will be considered afresh in a Neighbourhood Plan review.	Delete proposed LGS designation
Landowner 2 (The Barn)	Strong objection to inclusion of private gardens	The garden is historically a part of the meadow; this meadow was designated as OALS in 2014 and prior to that designated Q2(Protection of Spaces and Open Areas of Visual Significance) in 2002. The merit and importance of OALS designation has been tested at recent Appeals. LGS designations will be considered afresh in a Neighbourhood Plan review.	Delete proposed LGS designation
Landowner 2 (The Barn)	Deletion of LGS for private garden of The Barn would have no effect on lower field	Development of the garden would cause significant harm to the remainder of the meadow. LGS designations will be considered afresh in a Neighbourhood Plan review.	Delete proposed LGS designation

Landowner Representations in respect of LGS 004 (Ringwell Meadow)-cont'd

Landowner 3 Response can be seen at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2024/01/landowner-3-part-lgs004-ringwell-meadow.pdf>

Landowner 4 Response can be seen at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2024/01/landowner-4-part-lgs004-ringwell-meadow.pdf>

	Summary of Representation	Response	Amendment
Landowner 3 (The Barn)	██████ and I are fully supportive of the LGS classification of Ringwell Meadows and feel it can only help to protect the tranquility of the area.	Noted. The Neighbourhood Plan contains a commitment to review the NP alongside the emerging Local Plan; this Plan does not now designate LGSs.	Delete proposed LGS designation
Landowner 4 (Lyde Green)	As a landowner of the larger part of proposed LGS004 (Ringwell Meadow) I support that this and the proposal for all the OALS to be LGS. We do not agree that LGS004 (Ringwell Meadow) can be dealt with as separate sections. This must be treated as one single parcel as per the boundary from the previous DP2 and OALS004 protections. We own the larger proportion of this land and would expect the whole of this (including the land owned by others) to either be protected or released for development. We will oppose any move to create a differentiation between sections of this land including judicial process if required. To exclude the garden of the Barton or the Barn from the land which I am the majority owner of would be prejudicial to me. It should be all or nothing.	Point noted. The Neighbourhood Plan contains a commitment to review the NP alongside the emerging Local Plan; this Plan does not now designate LGSs.	Delete proposed LGS designation

Landowner Representations in respect of LGS 006 (Churchyard and adjoining paddock)

Comment can be seen at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2024/01/landowner-part-lgs006-churchyard-and-paddock.pdf>

LGS ref	Summary of Representation	Response	Amendment
Part owner	We are a land owner of one of the designated LGS in the Neighbourhood Plan and we support the inclusion of our land to protect it from future development.	Noted. Following strong objections from other landowners to the designation of LGSs the PC have decided to defer this to a NP Review	Delete proposed LGS designation
Part owner	As the land owner of one of these sites, please could the PC and Somerset note that the LGSNSP006 has been allocated as one site, when it is in fact, two separate sites! It comprises the church yard of St Philip & St James Church together with the paddock belonging to The Old Vicarage - these are clearly separated by a stone wall.	Noted and will be clarified and included in the Plan's text in relation to OALS/Greenspace	Text to be included in proposed new section on OALS/Greenspace

Landowner Representations made by owner of LGS 007 (Fortescue Ponds) and LGS008 (Fortescue West)

Full response can be seen at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2024/01/lochailort-neighbourhood-plan-reg-14-reps-fv.pdf>

Summary of Representation	Response	Amendment
Lochailort Ltd	Following Examination of MDC's LPP2 and removal of all LGSs in the District, new criteria for assessing LGSs must be developed.	Delete proposed LGS designation
	The LGSs are incapable of enduring beyond the Plan period as:	
a) There is a worse Housing land supply position than at the time of the Ct of Appeal judgment	The PC looks forward to working with the new LPA in bringing forward a new Local Plan which will deliver sustainable and affordable housing to meet the District needs. The 10 LGSs previously recognised by the Court of Appeal as being "lawfully designated" were reviewed in the light of the District's Housing Supply position and the need to allocate the '505' dwellings. The Somerset Local Plan will address the Housing Supply and the PC is committed to working with the Council in bringing forward a Local Plan that delivers sustainable development across the county.	Delete proposed LGS designation
b) As the site allocation has been deleted, there is greater need for development	The PC understands that the new LPA have committed to allocating the 505 houses in 2024. The PC fully supports the commitment that this site allocation exercise will be carried out according to the adopted spatial strategy.	Delete proposed LGS designation

Landowner Representations made by owner of LGS 007 (Fortescue Ponds) and LGS008 (Fortescue West) [cont'd]

	Summary of Representation	Response	Amendment
Lochailort Ltd (cont'd)	c) the 'minimum' 45 house quota for the Parish was only a 'minimum'	This is recognised in the NP. Proportionate growth of the rural villages is an "essential consideration" of the adopted LPP1. The NP allocates the Bell Hill Garage site for housing development and provides for Exception Sites to meet local need. Deletion of the LGSs does not imply that the PC recognise that they are suitable for development.	Delete proposed LGS designation
	d) the Bell Hill Garage site is unlikely to come forward	A planning application for the site which very largely follows the criteria proposed in the NP was submitted in October 2023	None
	e) new homes are needed in the District	The LPA have recently completed a "call for sites" in order to allocate the 505 homes required in LPP1. The Somerset Local Plan will address the Housing Supply and the PC is committed to working with the Council in bringing forward a Local Plan that delivers sustainable development across the county.	None
	f) Primary school is not full	The school is thriving. The Education Authority's predictions of a falling school roll have not come to pass; in fact there were 47 applications for 30 available places for the academic year 2023/24. The NSP allocation was filled by local children.	None

Landowner Representations in respect of LGS 010 (Shepherds Mead)

Full response can be seen at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2024/01/landowner-agent-lgs10-redacted.pdf>

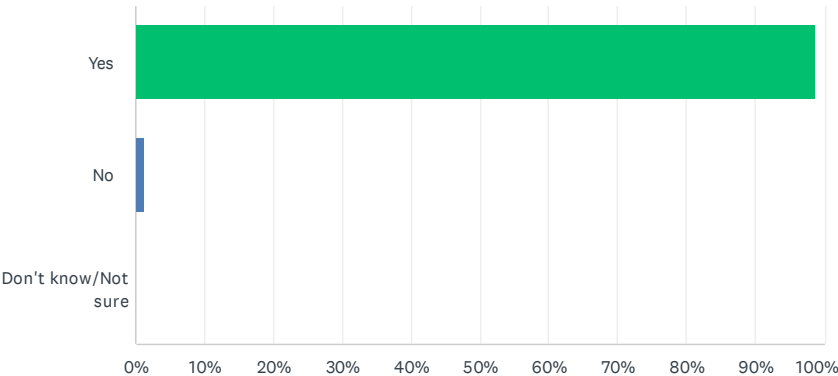
Summary of Representation		Response	Amendment
Landowner's Agent	LGS was described by PC as "backstop" if the Village Green Inquiry failed	The 2019 Examiner, High Court and Court of Appeal recognised the site as meriting LGS designation. The 10 LGSs recognised by the Court of Appeal as being "lawfully designated" have been reviewed in the light of the District's Housing Supply position and the need to allocate the '505' dwellings. Following representations made by landowners, the PC have decided to defer the consideration of LGSs to a Neighbourhood Plan Review.	Delete proposed LGS designation
	Fenced area with access from site could support 2 x bungalows ("same as Bina's"). Remainder could pass to village. Raises possibility of meeting with PC.	PC has met informally with the landowner's agent. A further meeting is proposed. The PC considers that this is not a matter for the NP but any proposal should be subject to the planning process.	None
	Possible legal action to follow if no agreement reached	Noted. The PC acknowledges the objections to LGS designation raised by the landowner. LGS designations will be considered afresh in a Neighbourhood Plan review.	Delete proposed LGS designation
	Suggests PC support for a couple of units on the site; gift to Parish of the remainder land would result. Further suggests this will enable the remainder land to be greatly enhanced for public benefit. Costs to be borne by PC.	The PC has met informally with the landowner's agent. A further meeting is proposed. The PC would need to consider its response to any proposal formally and in public. It is not considered appropriate to take this offer forward through the NP.	None

Norton St Philip Parish Council Neighbourhood Plan Survey

SurveyMonkey

Q6 Policy 6 can be found on p41 of the Plan.(Click here to see the text of the Policy).It aims to protect wildlife and ecological value and provide net gains for biodiversity and responds to the challenges set by climate change.Are you in general agreement with this Policy?

Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	98.72%	77
No	1.28%	1
Don't know/Not sure	0.00%	0
TOTAL		78

POLICY 6-Biodiversity

Resident Ref	Support ?	Summary of Representation	Response	Amendment
44	Yes	Repeat relevant comments from Policy 5.(All the 10 sites identified in Policy 5 should be protected to allow the local wildlife to thrive and to conserve the character of the village). Also our feeling is that any further large scale building will have a detrimental impact on the local ecology	Noted. The Character Assessment supports the retention of important green corridors.	None
22	Yes	This is very important	Noted	None
66	Yes	The policy covers a wide range of issues, some of which could be treated in greater detail so as to reflect changes in the policy environment since 2018 and enable greater local resilience in the period to 2029. In particular, despite quoting NPPF para 156 which calls for support for community-led initiatives for renewable and low carbon energy, the Norton St Philip NP has missed an opportunity to identify potential local sites for renewable energy generation. This possibility was explicitly addressed at a public meeting in the Palairt Hall in August 2018 attended by some 40 local residents but not followed up.	Noted. It was decided by the NP Steering Group during the formulation of the Draft NP to address this issue in a review of the NP, work on which is to start as soon as practicably possible following adoption.	None
7	Yes	This seems just basic common sense.	Noted	None
29	Yes	fully agree	Noted	None
42	Yes	As in Policy 5, the webs briefly described there will provide the much needed biodiversity.	Noted	None
33	Yes	Mackley Lane Triangle is of ecological value and wildlife habitat	Noted	

Resident Ref	Support?	Summary of Representation	Response	Amendment
77	Yes	Wildlife/Ecology/Biodiversity are too easily affected by short-term proposals which affect local climate issues.	Noted	None
72	Yes	It is entirely appropriate to require development to meet these high environmental standards - particularly as the old houses in the village have relatively limited scope for carbon reductions	Noted	None

3rd Party comments

Historic England response is at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2023/12/historic-england-reg-14.pdf>

Natural England response is at <https://nortonstphilipneighbourhoodplan.files.wordpress.com/2023/12/ne-comments-norton-st->

Representation		Response	Amendment
Historic England	<p>We have no comments to offer on the policies in the Plan and are happy to leave the resolution of any associated heritage issues to the discretion of Somerset Council’s conservation officer.</p> <p>Our congratulations on the production of the Character Assessment which will no doubt be of great help in the implementation of the Plan and as a complement to the Conservation Area Appraisal.</p> <p>We wish your community well in the making of its Plan.</p>	Noted	None
Natural England	Development of Bell Hill Garage could result in a likely significant effect on the Bath and Bradford on Avon Bats SAC and the Mells Valley SAC, and a Habitats Regulations Assessment progressing to Appropriate Assessment is required.	The SEA/HRA Screening Report December 2023 (which included further advice from NE) concluded that a SEA/HRA was required. The PC have applied for a Grant from Locality who have progressed this with their partner organisation, AECOM. The SEA/HRA report is expected in late spring.	Amendments to the BHG site allocation may need to be considered on receipt of the SEA/HRA report.
Coal Authority	No specific comments	Noted	None

Date: 29 June 2023
Our ref: 437097

jo.milling@somerset.gov.uk

BY EMAIL ONLY



Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Jo Milling

Norton St Philip Neighbourhood Plan

Thank you for your consultation on the above dated 06 June 2023 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Habitats Regulations Assessment (HRA) & Strategic Environmental Assessment (SEA)

It is Natural England's advice, on the basis of the material supplied with the consultation, that the proposed neighbourhood plan could result in a likely significant effect on the Bath and Bradford on Avon Bats SAC and the Mells Valley SAC, and a Habitats Regulations Assessment progressing to Appropriate Assessment is required.

Policy 2 of the neighbourhood plan allocates a site at Bell Hill Garage for residential development. The allocation is within Band B of the consultation zone for the Bath and Bradford on Avon Bats SAC and Band C of the consultation zone for the Mells Valley SAC indicating the potential importance of habitats on site to the SACs.

The site appears to include suitable habitat for SAC bat species in the form of the vegetated boundaries on northern, north eastern, and north western boundaries, these could be impacted through physical removal or introduction of artificial lighting as a result of residential development on this site. Furthermore, in the absence of surveys it cannot be ruled out that buildings on site support roosts of SAC bat species. Bat surveys for a previous application on the allocated site (2021/2928/FUL) recorded both species of horseshoe bat (qualifying features of the Mells Valley SAC and the Bath and Bradford on Avon Bats SAC) using the site, consequently Natural England's advice was that the application would require a Habitats Regulations Assessment.

A HRA proceeding to Appropriate Assessment is required as it is not possible to rule out likely significant effects on the SACs. The outcome of the HRA must be reflected in the SEA screening.

Any future application must follow the process in the [Mendip Bat SAC Technical Guidance](#) in relation to bat surveys, lighting, and mitigation for habitat loss. Any future application will need to demonstrate that there will be no light spill above 0.5 lux onto any habitat suitable for SAC bat species as a result of the proposals. If any habitat suitable for SAC bat species will be lost (either through removal or introduction of artificial lighting), a Habitat Evaluation Procedure calculation will be required in

accordance with the Technical Guidance.

We note there is an area of greenspace to the north-west of the allocation, is mitigation is required for loss of SAC bat habitat there may be an opportunity to provide mitigation in this area subject to the existing value of the greenspace for SAC bats.

Strategic Environmental Assessment

It is Natural England's advice, on the basis of the material supplied with the consultation, that significant effects on protected landscapes are unlikely.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the [Planning Practice Guidance](#). This identifies three triggers that may require the production of an SEA:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require an SEA. Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages.

Please send any new consultations, or further information on this consultation to consultations@naturalengland.org.uk.

Yours sincerely

Amelia Earley
Wessex Team



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG



Tel: 01623 637 119 (Planning Enquiries)
Email: planningconsultation@coal.gov.uk
Web: www.gov.uk/coalauthority

For the Attention of: Parish Clerk
Mendip District Council

[By Email: clerk@nortonstphilipparishcouncil.gov.uk]

31 May 2023

Dear Parish Clerk

(4) Norton St Philip Neighbourhood Plan Regulation 14

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on it.

Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.

Yours sincerely

Christopher Telford BSc(Hons) DipTP MRTPI
Principal Development Manager

Protecting the public and the environment in mining areas

From: Stuart, David <[REDACTED]>
Sent: 21 June 2023 16:33
To: NortonStPhilip Clerk <clerk@nortonstphilipparishcouncil.gov.uk>
Cc: Jayne Boldy <jayne.boldy@somerset.gov.uk>
Subject: Norton St Philip Neighbourhood Plan Regulation 14 Consultation

Dear Nikki

Thank you for your Regulation 14 consultation on the revised Norton St Philip Neighbourhood Plan.

We have no comments to offer on the policies in the Plan and are happy to leave the resolution of any associated heritage issues to the discretion of Somerset Council's conservation officer.

Our congratulations on the production of the Character Assessment which will no doubt be of great help in the implementation of the Plan and as a complement to the Conservation Area Appraisal.

We wish your community well in the making of its Plan.

Kind regards

David

David Stuart | Historic Places Adviser

I now work only 2 days a week, usually Tuesdays and Wednesdays

Historic England | South West
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Direct Line: [REDACTED]
https://url6.mailanyone.net/scanner?m=1qBzqA-000AtW-5E&d=4%7Cmail%2F90%2F1687361400%2F1qBzqA-000AtW-5E%7Cin6f%7C57e1b682%7C27780008%7C13531117%7C6493185E7F64B9729DBE675CEE468887&o=%2Fphti%3A%2Fhtsnrsticegoi..ankrgudoeu%2Fsthwsot&s=MQOJ4AfRp_rGrGDmaOajM_53izc



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From: NortonStPhilip Clerk <clerk@nortonstphilipparishcouncil.gov.uk>

Amendments following Regulation 14

Following the 2023 Regulation 14 Consultation the PC recognised that amendments were necessary. It sought advice from the Locality appointed planning consultant who proposed amendments as summarised below:

Section 1 – Introduction. Include further narrative on legal actions.

Section 4- “The Neighbourhood Plan should”. Delete as duplicating Section 3

Section 5 ,6 7,9- Consolidate into new ‘Housing’ section

Section 8- new section on Settlement Boundary / Green Belt

Section 10 - add Exception Site Policy to Housing section

Section 12- Reconsider all proposed LGS designations in light of representations

Following discussions with its planning consultant, the PC requested that amendments be drafted and a report presented at a PC Meeting. The representations detailed on pages 16 to 53 of this Report were considered together with the schedule of amendments on pages 64/65. An Oral Report was made, the text of which is below:

Report to February 2024 PC

“The 2nd Reg 14 consultation was held in 2023 due primarily to the passage of time since the previous Reg 14 consultation held in 2018. Following the first consultation and Mendip’s subsequent decision to hold a parish referendum on the draft plan Lochailort Investments Ltd obtained an injunction preventing it being held. The High Court dismissed the challenge but Lochailort’s appeal to the Ct of Appeal was successful on one ground; that the development policy for the proposed LGSs did not align with national policy for green belt. Amendments were proposed and Mendip held a further consultation in 2021.

Concurrently with the progress of the NP was progress on Pt 2 of MDCs Local Plan. The submitted draft was not found acceptable to the Examining Inspector who in September 2020 announced his intention firstly to require Mendip to allocate an additional 505 dwellings in the NE of the District including the primary villages to the North of Frome ie Beckington, Rode and NSP. Secondly the Inspector included a requirement for Mendip to either delete all proposed Local Green Spaces from the plan or withdraw it and reconsider the evidence for LGS designation. He did however recognise that LGSs could be designated in Neighbourhood Plans.

The Inspector's requirement for allocations in the NE of the District was strongly resisted by the PCs of Beckington, Rode and NSP as well as the neighbouring authority, BANES. Mendip, in their apparent rush to get the Plan to adoption, did not challenge the Inspector on either of his proposed fundamental changes to the submitted plan. Instead they ran with it and adopted the Plan in December 2021. This decision was of course successfully challenged by the PC and the allocations in the NE quashed.

It was impossible for the PC to continue the progress of the NP with the Council whilst it was heading for and then embarking on legal action against them. So the NP was put on hold pending the outcome of the litigation.

Following the JR the PC resolved to restart the NP and considered that due to the period of time since the previous consultation it would be necessary to hold a further consultation on the draft plan. This was held over a 6 week period in mid 2023 and the responses reported to the PC in September 2023. The responses from residents and some landowners remained in the main supportive although some concerns were raised about the designation of private gardens as LGS. Responses from some other landowners of proposed LGSs were however strongly critical of their designation, citing lack of proper consultation, the deletion of LGSs from the Mendip Plan insufficient evidence and the deletion of LGSs from the Mendip Plan. The possibility of further legal action was raised.

The Ct of Appeal judgment was that “each of the areas was lawfully designated as a Local Green Space” but that “Policy 5 is not consistent with national planning policies for managing development within the Green Belt; and in the absence of reasoned justification, the consequence is that Policy 5 is unlawful.”

At that time, Mendip was able to demonstrate the 5 year supply of housing needed to maintain a Plan led approach and provide a strong defence against speculative planning applications. Thus the proposed LGSs were judged by the Courts to be able to endure beyond the Plan period. The former Mendip District, now Somerset East has a supply of around 3 ½ years and any legal action might suggest that the LGSs were not able to endure due to the need for housing. A successful legal challenge would mean that the NP would not meet the “Basic Conditions” required to be lawful.

So the PC must now decide whether to continue with the Plan as drafted including the LGSs, amend the Plan as proposed in the reports in front of us or put the Plan back on ice. The NP regulations allow for the Plan to be amended by the PC at this stage following the Consultation; it needs to consider all representations but not necessarily amend the plan. There are differing views; those of residents almost unanimously support LGS designation but those of many of the landowners strongly oppose.

The reports set out the representations made, the draft PC response and the amendments proposed. The PC now needs to decide whether to progress the plan on the basis of these reports.”

The PC unanimously resolved to adopt the reports and the proposed amendments.

SEA/HRA

The Natural England Consultation Response of 29th June 2023 was followed in December 2023 by Somerset Council's Strategic Environmental Assessment and Habitats Regulations Screening Report. This can be seen at <https://nortonstphilipneighbourhoodplan.com/wp-content/uploads/2024/01/nsp-np-sea-screening-dec-23.pdf>

The Screening Report included further advice from Natural England and concluded that the allocation of the Bell Hill Garage site would have a significant effect on the Bath and Bradford on Avon Bats SAC and the Mells Valley SAC (Special Areas of Conservation) and that as a result there was a requirement to undertake HRA and a full SEA.

The PC applied for a Grant from Locality and this was approved in March 2024 and AECOM were engaged to produce the Reports. A Scoping Report was drafted and a statutory 5 week consultation was held between 1st May and 5th June 2024. Natural England, Historic England and the Environment Agency were consulted with responses received from Natural England and Historic England.

Historic England commented that "We are pleased to see reference on pages 4 & 5 to our guidance on relevant issues the use of which is likely to prove important to the informed evaluation of the potential of the Plan to impact on heritage assets. To this we would recommend adding our guidance on site allocations."

Natural England commented that although significant effects on protected landscapes were unlikely, both species of horseshoe bat (qualifying features of the Mells Valley SAC and the Bath and Bradford on Avon Bats SAC) were using the proposed allocated Bell Hill Garage site, and consequently a Habitats Regulations Assessment proceeding to Appropriate Assessment was required.

No comment was returned by the Environment Agency.

The full responses can be seen in Appendix to this Report.

The draft shadow HRA was produced in May 2024 and updated following review by the county ecologist. The updated version was agreed by Somerset Council in August 2024. This recommended the inclusion of references to the SAC's within the text of Policy 4 (Housing Site Allocation, Bell Hill Garage). With the inclusion of these references the HRA concluded that the Neighbourhood Plan would not result in a Likely Significant Effect on any Habitat site, either alone or 'in-combination' with other projects or plans.

The draft SEA was produced in July 2024 and updated following comments from Somerset Council in August 2024. This concluded that neutral or positive effects were likely over the SEA topics, with the exception of the 'Landscape' objective where uncertain minor negative effects were possible as a result of Policy 5 (Exception Sites). It considered however that existing local and national planning policy should safeguard against unsustainable development in the open countryside.

SEA/HRA (contd)

Six recommendations were made, five of which have been taken up and included in the updated NP. The recommendation that the NP require “all housing proposals within the settlement boundary to be supported by up to date evidence of local housing need including type, size, tenures and affordable housing needs and to demonstrate how proposals meet the needs of the local population” was not taken up. Policy 1 contains expressed support for appropriate residential developments within the development boundary subject to criteria and the PC did not consider it necessary to qualify this.

Initial Review by Somerset Council

Initial informal comments on the draft NP by Planning Policy Officers at Somerset Council were received in June 2024. These resulted in several minor amendments to the text of Policies.

Regulation 14 Consultation

At its August 2024 meeting, the PC considered the SRA and HEA reports together with the list of amendments updated following the receipt of these reports and the initial review by Somerset Council.

It resolved that a Regulation 14 Consultation into the NP as amended should be held. This is to run for just over 6 weeks, commencing on 30th August and ending on 6th October 2024. The PC agreed that the new and revised documents for inclusion in the consultation were:

- Draft Neighbourhood Plan dated 15th August 2024
- Character Assessment
- SEA/HRA Reports
- SEA Scoping Report
- Schedule of Amendments following 2023 Regulation 14 Consultation
- This Addendum to the Consultation Statement

All the above documents were posted on the NP website on 15th August 2024, 2 weeks prior to the start of the consultation period. Following the Consultation this Addendum will be updated.

APPENDIX 1- REGULATION 14 STATUTORY CONSULTEES (2023) AND STAKEHOLDERS

LGS Landowners Consulted 12th May 2023

LGS Ref	Name	Consultee	Response?	Support?
LGS001	Old Hopyard	Landowner- Mr & Mrs McIntyre	Yes	No
LGS002	Lyde Green	Public space-Common Land	N/A	N/A
LGS003	Great Orchard	Landowner -Mr P Rose	Yes	No
LGS003	Great Orchard	Developer Stonewood Homes	Yes	No
LGS004	Ringwell Meadow	Landowner Mr Mrs Parsons	Yes	No
LGS004	Ringwell Meadow	Landowner Mr Warmisham	Yes	No
LGS004	Ringwell Meadow	Prospective Landowner- Mr Mrs Moss	Yes	Yes
LGS004	Ringwell Meadow	Landowner - Mr Mrs Martin	Yes	No
LGS005	Church Green	Public Space- Common Land	N/A	N/A
LGS006	Churchyard & paddock	Church of England	No	-
LGS006	Churchyard & paddock	Landowner- Mr Mrs Tollworthy	Yes	Yes
LGS007	Fortescue South	Landowner-Lochailort Investments Ltd	Yes	No
LGS007	Fortescue South	Prospective Landowner - Fortescue Fields ManCo Ltd	No	-
LGS007	Fortescue South	Landowner- Bloor Homes (SW) Ltd	No	-
LGS008	Fortescue West	Landowner- Lochailort Investments Ltd	Yes	No
LGS009	Church Mead	Landowner- NSP PC	No	-
LGS010	Shepherds Mead	Landowner's Agent- Mr Clarke	Yes	No

Statutory and other Consultees -Consulted 12th May 2023

Consultee	Response?	Comment
BANES	No	
Wiltshire Council	No	
Hemington PC	No	
Hinton Charterhouse PC	No	
Wellow PC	No	
Tellisford Parish Meeting	No	
Wingfield PC	No	
Beckington PC	No	
Rode PC	No	
Westwood PC	No	
Environment Agency	No	
Network Rail	No	
Coal Authority	Yes	No specific comments
Homes England	No	
Natural England	Yes	Habitats Regulations Assessment progressing to Appropriate Assessment is required for Policy 2- Bell Hill Garage
Historic England	Yes	<p>We have no comments to offer on the policies in the Plan and are happy to leave the resolution of any associated heritage issues to the discretion of Somerset Council's conservation officer.</p> <p>Our congratulations on the production of the Character Assessment which will no doubt be of great help in the implementation of the Plan and as a complement to the Conservation Area Appraisal.</p>
English Heritage	No	

Statutory and other Consultees (cont'd) - Consulted 12th May

Consultee	Response?	Comment
Western Power	No	
Wessex Water	No	
Bristol Water	No	
EE	No	
Vodafone	No	
3 Network	No	
BT	No	
Highways Agency	No	
Palairt Hall Management Committee	No	
Church Mead Committee	No	
George Inn	No	
Butcombe Brewery	No	
CoOp	No	
Somerset Council -Planning Policy	No	
Somerset Council -Racial Equalities	No	
Somerset Council -Ecology	No	
Somerset Council -Education	No	
Somerset Council -Estates Team	No	
Somerset Council -Local Lead Flood Authority	No	

Statutory and other Consultees (contd) - Consulted 12th May 2023

Consultee	Response?	Comment
Somerset Council -Minerals and Waste	No	
Somerset Council -Public Health	No	
Somerset Council -Transport Policy	No	
British Gas	No	
Country Landowners Assn	No	
CPRE	No	
Network Rail	No	

Other Consultee - Consulted 6th Sept 2023

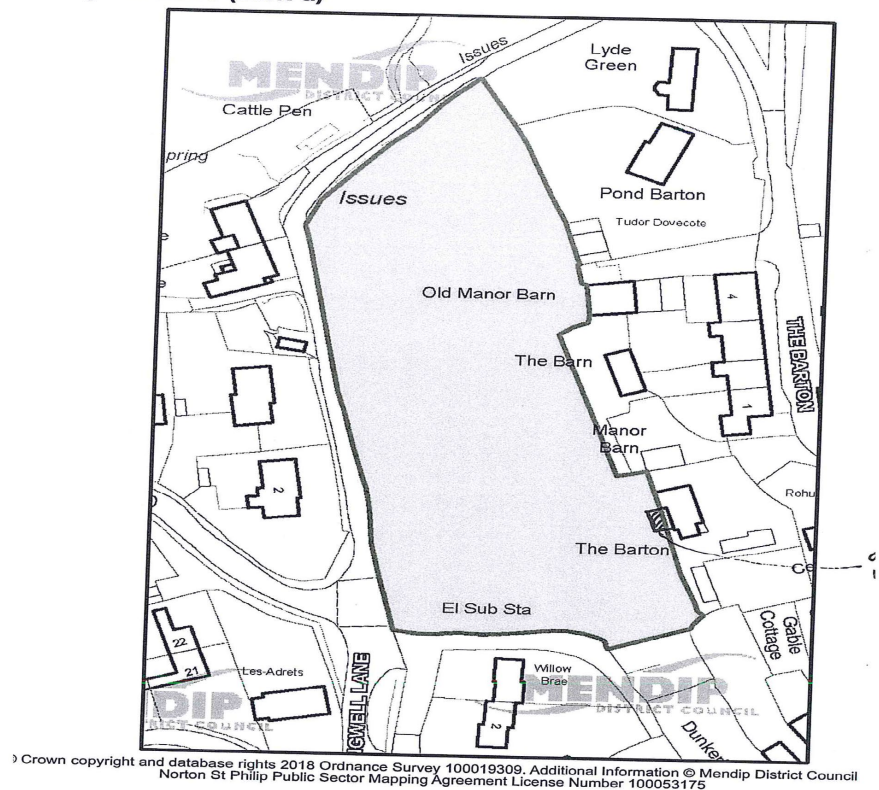
Consultee	Response?	Comment
SSE	No	

Appendix 2 - Amendments made following Examination and subsequent Cabinet Meeting in 2019

Modification Number	Policy number	Recommendation and changes	Report Page	Plan page	Reason for change
1.	throughout	Include a list of acronyms used throughout the plan	13	NA	To improve clarity
2	Para 1.8	Update the section as required and particularly para 1.8 on page 5	14	5	To reflect natural updating as the plan progresses
3	Policy 1	Change the title of Figure 4 "Development limit" to "defined settlement boundary"	16	15	For consistency throughout the plan
4	Policy 1	Change the title that reads "Fig 4; development boundary as proposed in policy 1" to "Fig 4; settlement boundary as defined by Policy 1"	16	15	For consistency throughout the plan
5	Policy 1	Change the word "the" to "this" in the second sentence of the policy so that it reads "Outside this defined settlement boundary..."	16	15	For clarity and accuracy
6	Policy 3	Change this section title to read "Entry Level Exception Sites"	18	19	.For clarity and accuracy
7	Policy 3	Change the phrase "...where a site would be permitted under normal policies..." to "where a site would normally be permitted..." in criterion b)	18	20	For clarity and accuracy
8.	Policy 3	Change the words "...this plan..." in criterion c) to "...the development plan..."	18	20	For clarity and accuracy
9	Policy 4	Change the reference to "section 10" in paragraph 11.1 on page 22 to "section 14"	19	22	For clarity and accuracy
10	Policy 4	Change both references to "CA" in the policy to "Character Assessment"	19	23	For clarity and accuracy
11	Policy 4	Add the words "...on figures 10 and 13..." before "...in the Norton St Philip Character Assessment..." in bullet point three of the policy	19	23	For clarity and accuracy
12	Policy 4	Change the spelling of "stories" in bullet point 4 of the policy to "storeys"	19	23	For clarity and accuracy
Modification Number	Policy number	Recommendation and changes	Report Page	Plan page	Reason for change
13	Policy 4	Change the ninth bullet point to read "Development should include satisfactory off street parking to Somerset County Council standards or, if superseded, any subsequent standards whilst not reducing existing on street car parking capacity"	19	24	For clarity and accuracy
14	Policy 4	Insert full stop at the end of the policy	19	24	For clarity and accuracy
15	Policy 5	Change the reference to "Figure 2" in the policy to "Figure 5"	22	27	For accuracy
16	Policy 6	Change the word "Any" at the start of the policy to "All"	23	31	For clarity
17	Policy 6	Add the words "wherever possible or suitable replacement facilities are to be provided" after "...are to be retained..." in the second paragraph of the policy.	23	31	To insure the policy provides a practical framework or decision making
18	Appendix 4	Insert a reference to Appendix 4 in paragraph 6.3 of the Plan	23	11	For clarity

Amendment of boundary of LGSNSP004 to remove part of extension from proposed LGS (shaded area to be removed)

Ringwell Lane (cont'd)



Trees to be removed from Fig 8, Character Assessment





Schedule of Proposed Amendments to Neighbourhood Plan following 2023 Regulation 14 Consultation

Reference	Proposed amendment
Sec 1	Add text referring to Somerset Council Local Development Scheme and timetable for production of new Local Plan
Sec 1	Add text referring to potential review of Adopted NP should the emerging Local Plan or changes to national Policy necessitate it.
Sec 1	References to NPPF are to that published in December 2023
Sec 1	Include more detail of Judicial Reviews of 2020,2022 and 2023
Sec 1	Include detail of Somerset Council's LPP2 Site Allocation Exercise (the'505 dwellings')
Sec 1	Include detail of 2023 Regulation Consultation incl SEA/HRA Screening
Sec 1	Include detail of SEA/HRA and subsequent Screening
Sec 1	Include detail of adopted Supplementary Planning Document "Greenspace"
Sec 1	Include detail of deletion of proposed Local Green Space designations
Sec 1	Include reference to new policy identifying and recognising importance of village's green infrastructure
Sec 3	Update "In order to achieve the aims set out in the "Vision and Objectives"..." to reflect above changes

Reference	Proposed amendment
Sec 5	Update parish housing permissions/completions
Policy 1	Update text following Somerset Council '505' allocations and recent Appeal decisions
Policy 2	Update development brief for site
Policy 3	Update following publication of 2023 NPPF
Policy 5	Delete Policy 5-Local Green Space (and associated Appendices)
New Policy 5	Policy identifies important green space, describes contribution space makes to village infrastructure, character and appearance. Requires development proposals to take account of designation and justify any conflict.
New Policy 7	New Policy committing to monitoring the NP and reviewing should the emerging Local Plan or changes to national Policy necessitate it.
Appendix 4	Update house sales data
Appendix 5	Update permissions/completions data

Appendix 4 - Revised Schedule of amendments adopted at February 2024 Parish Council.

Reference in 2023 Reg 14 NP	Proposed amendment
Sec 1	Add text referring to Somerset Council Local Development Scheme and timetable for production of new Local Plan
Sec 1	Add text referring to potential review of Adopted NP should the emerging Local Plan or changes to national Policy necessitate it.
Sec 1	References to NPPF are to that published in December 2023; note publication of draft NPPF in July 2024
Sec 1	Include more detail of Judicial Reviews of 2020, 2022 and 2023
Sec 1	Include detail of Somerset Council's LPP2 Site Allocation Exercise (the '505' dwellings')
Sec 1	Include detail of 2023 Regulation Consultation incl SEA/HRA Screening
Sec 1	Include detail of SEA/HRA and subsequent Screening
Sec 1	Include detail of adopted Supplementary Planning Document "Greenspace"
Sec 1	Include detail of deletion of proposed Local Green Space designations
Sec 1	Include reference to new policy identifying and recognising importance of village's green infrastructure
Sec 3	Update "In order to achieve the aims set out in the "Vision and Objectives"..." to reflect above changes
Sec 5	Update parish housing permissions/completions
Policy 1	Splits and becomes: i) Policy 1 "Development within the Settlement Boundary of Norton St Philip"; update text following Somerset Council '505' allocations and recent Appeal decisions. ii) Policy 2 : "Development within the Rural Areas beyond the Defined Settlement Boundary" iii) Policy 3: "Housing Development"
Policy 2	Becomes Policy 4 -Allocated Housing Site (Bell Hill Garage) and updates development brief for site; include advice in HRA
Policy 3	Becomes Policy 5- "Rural Exception Sites"; Update following publication of 2023 NPPF
Policy 4	Becomes Policy 6 "Design of New development"
Policy 5	Becomes Policy 7 and is renamed "Important Green Spaces". Delete Local Green Space designations (and associated Appendices); new Policy identifying important green space and describes contribution space makes to village infrastructure, character and appearance. Requires development proposals to take account of designation and justify any conflict.

Revised Schedule of amendments adopted at February 2024 Parish Council-(cont'd)

Reference in 2023 Reg 14 NP	Proposed amendment
Policy 6	Becomes Policy 8
(New Policy)	New Policy 9 committing to monitoring the NP and reviewing should the emerging Local Plan or changes to national Policy necessitate it.
Appendix 4	Updated house sales data
Appendix 5	Updated permissions/completions data
Appendix 6	Becomes Appendix 7- Acronyms
(New Appendix)	Schedule of amendments

Amendments made following SEA/HRA/SC Initial Review and adopted at August 2024 PC

Reference	Proposed amendment
Sec 8	Add text referring to SEA Environmental Report (new paras 8.14-8.19)
Sec 8	Add text referring to HRA and Appropriate assessment (paras 8.20-8.26)
Sec 15	Add text referring to Historic England's "Historic Environment and site Allocations" Advice Note 3 (para 15.5)
Sec 15	Add text detailing how proposals for allocated site should address SAC Consultation Zones and potential to affect designated sites Paras 15.6-15.10
Policy 1 bullet 2	Amend text, deleting "any" and insert "unacceptable" before "adverse impacts"
Policy 1 bullet 3	Amend text, inserting "unacceptable" before "harm"
Policy 1 bullet 4	Delete reference to heritage assets
Policy 1 bullet 8	Amend text to include reference to heritage assets
Policy 1 bullet 7	Amend text, deleting "does not lead to" and inserting "addresses any potential requirement"
Policy 2	Amend text, deleting "other relevant" before "policies in this Plan"
Policy 4	Amend text to include references to BNG and SAC Consultation Zones
Policy 5 bullet b	Amend text deleting "or in close proximity to" in "the site is adjacent or in close proximity to the defined settlement boundary of Norton St Philip village"
Policy 5 bullet d	Amend text, deleting "and exclusively" before "for local need" and referencing Appendix 3 defining "Local Need"
Policy 8 2nd bullet	Amend text referencing new planting and green infrastructure
Policy 8 3rd bullet	Amend text referencing requirement for minimum level of energy performance
Policy 8 renewable energy 1st bullet point	Amend text to add "and minimises potential visual impact" following "its setting and position in the wider landscape"