Norton St Philip Neighbourhood Plan

Addendum to Consultation Statement

Index

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 referendum …..In 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 Norton 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 PC was 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 from 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

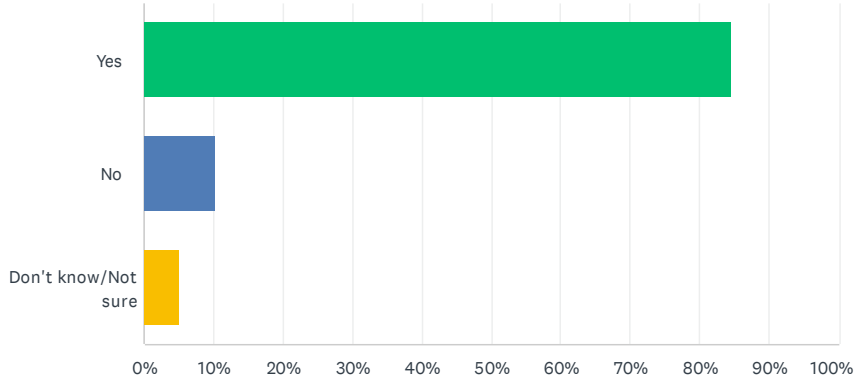
This Notice gave details of how residents could respond, including a link to the online survey . This survey had 6 questions, 1 for each of the NP Policies. It also allowed for comments on each Policy, and a comment.

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

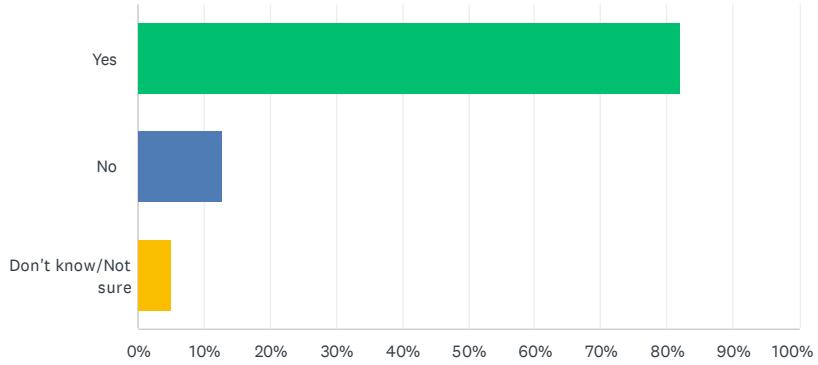
Landowner Representations- Settlement Boundary

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/ Greenspave designations
71	No	We could support this policy if the design constraints for proposed housing are strengthened. We has 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 that 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)

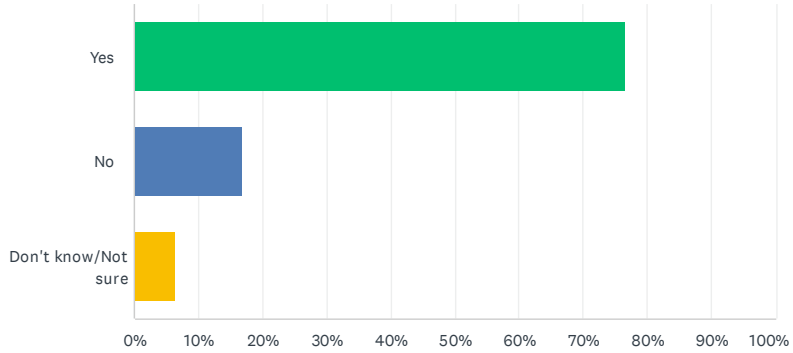
Resident Ref	Support ?	Summary of Representation	Response	Amendment
77	Dont know/ not sure	Access to the site must not be from Chevers Lane - this is too narrow and steep, and should really be only useable by pedestrians, cyclists and horse riders; the access junction onto Bath Road at the top is too 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.

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)

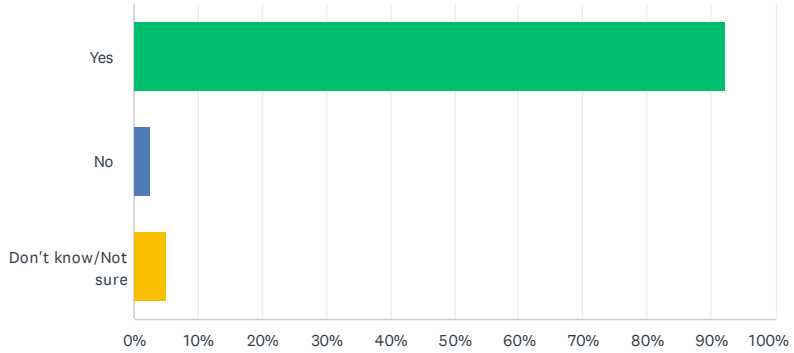
Resident Ref		Summary of Representation	Response	Amendment
28	Yes	A strict definition of what are local people is needed.	This is contained in Annex 2 of the draft Plan (p45)	None
7	Yes	The criteria for this plan seem sensible	Noted	None
59	Yes	Any such site "would need to" comply - suggest amend to '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 pice 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

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

POLICY 4-Design

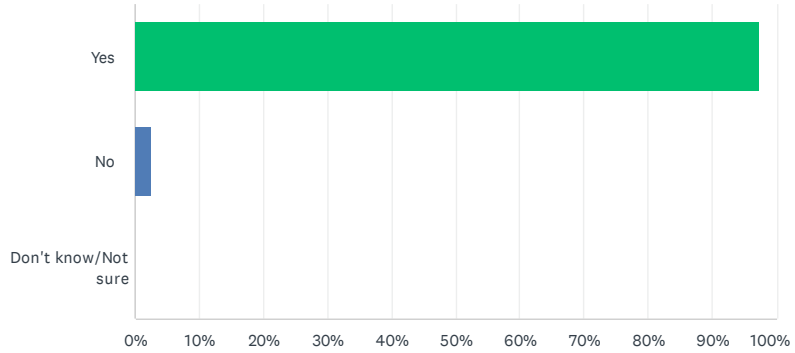
Resident Ref	Support?	Summary of Representation	Response	Amendment
44	Yes	Any development should truly reflect the vernacular village architecture unlike the Fortescue Fields development whose architecture is a pastiche of styles and totally inappropriate. Buildings should also include sustainable features, 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	N0	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

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

POLICY 5-LGS (cont'd)

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 rhe 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 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 *"Delete all LGS designations and indicate that they should be reconsidered within either Neighbourhood Plans or the Local Plan Review."* 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) *NB Ownership of The Barn has now changed from Landowner 2 to Landowner 3*	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)	[redacted] 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.	The LGSs were reviewed in line with the criteria set in the NPPF. They were considered further following representations at Reg 14; the PC recognises that the strength of responses to the Reg 14 indicated that further legal action might delay or halt progress on the Plan. LGS designations will be considered afresh in a Neighbourhood Plan review.	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

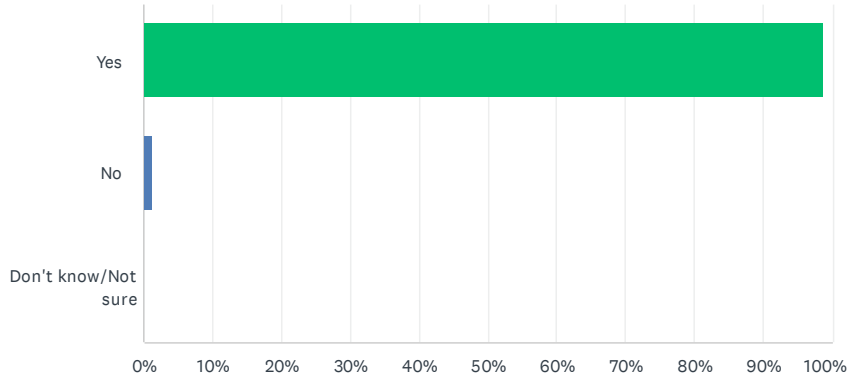
Landowner Representations in respect of LGS 010 (Shepherds Mead)

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

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 Palairet 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	

POLICY 6-Biodiversity

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	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.	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

The Coal Authority

INVESTOR IN PEOPLE

RTPI Learning Partner

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 <David.Stuart@HistoricEngland.org.uk>
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
1st Floor Fermentation North | Finzels Reach | Hawkins Lane | Bristol | BS1 6WQ
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316
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%2Fhtsnrstlcegoi..ankrgudoeu%2Fsthwsot&s=MQOJ4AfRp_rGrGDmaOajM_53izc

Historic England

Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at historicengland.org.uk/strategy.
Follow us: Facebook | Twitter | Instagram Sign up to our newsletter

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

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	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.
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	
Palairet 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	

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 on the "Documents" page of the NP website..

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 ran for just over 6 weeks, commencing on 30th August and ending on 6th October 2024. The new and revised documents for inclusion in the consultation were:

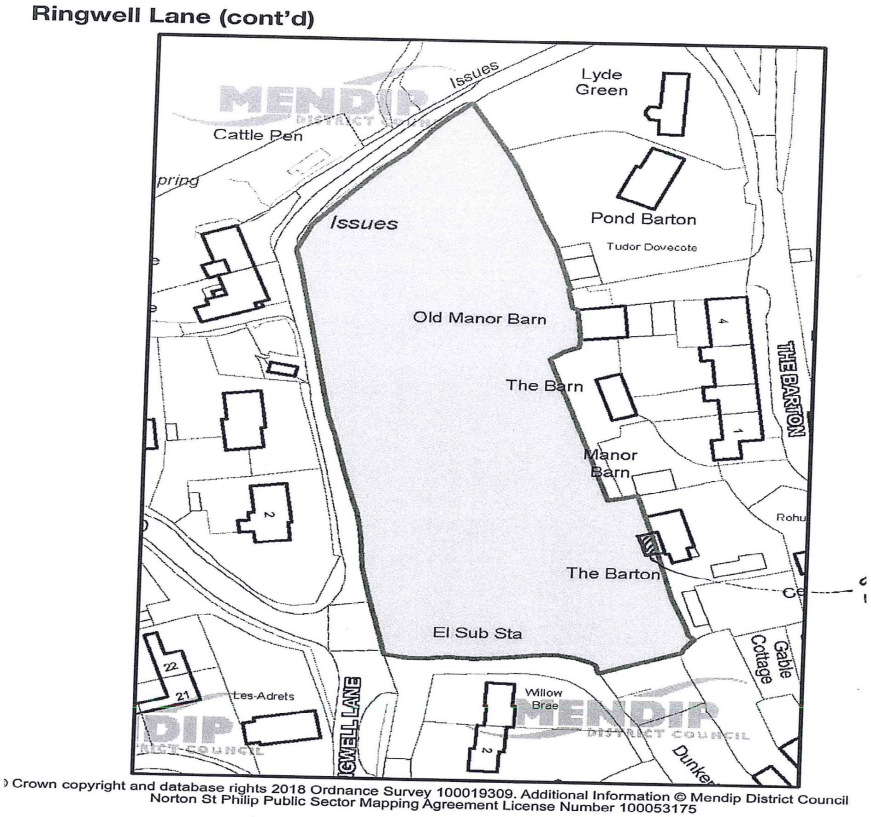
- Draft Neighbourhood Plan dated 15th August 2024
- Character Assessment
- SEA/HRA Reports
- SEA Scoping Report
- Schedule of Amendments following 2023 Regulation 14 Consultation
- This Addendum to the Consultation Statement

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.

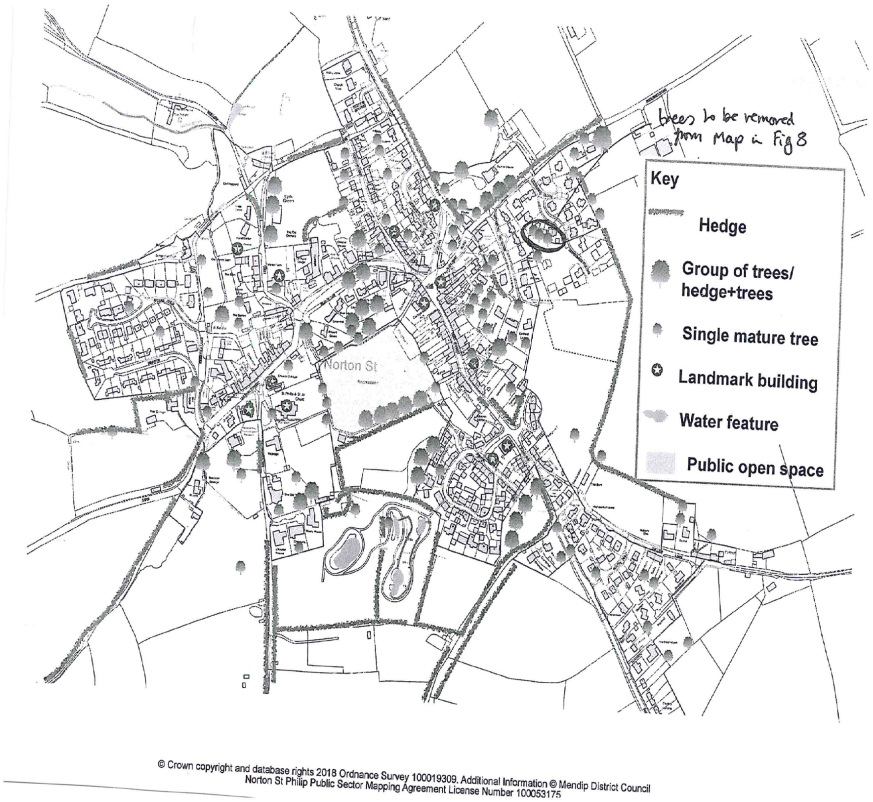
Amendments made following Examination and subsequent Cabinet Meeting in 2019

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 is 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)



Trees to be removed from Fig 8, Character Assessment



Schedule of amendments adopted at February 2024 Parish Council.

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 reasons for identification 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 toHRA 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 bulllet point	Amend text to add "and minimises potential visual impact" following "its setting and position in the wider landscape"

August 2024 Regulation 14 Consultation

Prior to the commencement of the six week Reg 14 consultation on 30th August a leaflet was produced giving detail of the Consultation. This leaflet is reproduced below. The Consultation was very widely publicised using the following methods:
It was:

- emailed to those on the PC and NP email lists - over 300 parish residents.
- hand delivered to every address in the Parish,
- posted on the PC and NP websites
- placed on the four village/Farleigh Hungerford noticeboards.

Furthermore:

- Hard copies of the draft Neighbourhood Plan and Character Assessment were placed in the village hall, parish church and St Leonards Farleigh Hungerford.
- Hard copies of the Notice with a covering letter were posted Royal Mail “signed for” to landowners of proposed “Important Greenspaces”.
- Individual emails together with the Notice were sent to those on the list below.

The online survey was “live” during the consultation period. It closed an hour after the end of the period to allow for any responses in the course of submission at the cut off time. Responses were also received by the Parish Clerk by both email and Royal Mail.

The PC considered all the submissions received. The following pages give detail of:

1) Residents comments (verbatim), PC response and detail of any amendments (pages 71-99)
2) Landowners comments (summarised) PC response and detail of any amendments (pages 100-114)
3) Statutory Consultees (summarised) PC response and detail of any amendments (pages 115-117

The full statutory consultee and landowner comments submitted can be accessed through the NP website on the “2024 Regulation 14” page.

Notice of 2024 Regulation 14 Consultation

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

Norton St Philip Parish Council (PC) held a 6 week Consultation on the draft Neighbourhood Development Plan (NP) in June 2023. Comments were received from landowners, residents and Natural England which have resulted in amendments to the NP. The nature and extent of these amendments are such that the PC is holding a further public consultation. It is inviting comments on the revised NP from organisations, landowners and individuals.

The public consultation runs from 30th August 2024 until 12th October 2024.

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

Draft Neighbourhood Plan for NSP

A Neighbourhood Plan is a powerful planning policy document that allows communities to plan for their local area, deciding what they want their neighbourhood to look like and how it should grow and change.

The Draft NSP NP was first adopted by Norton St Philip Parish Council in December 2018 and sent for Referendum by Mendip District Council in September 2019. The referendum was cancelled following a High Court Injunction obtained by Lochailort Investments Ltd. The High Court subsequently dismissed Lochailort's challenge but the Court of Appeal upheld their challenge, finding that the Local Green Space (LGS) development policy was not consistent with National Policy.

The NP was amended and further consultation undertaken in 2023. The responses from residents and some landowners remained 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, insufficient evidence and the deletion of LGSs from the Mendip Plan. The possibility of further legal action was raised. The former Mendip District, now Somerset East, currently has a very substantial shortfall of housing supply and any legal action might suggest that the LGSs were not able to endure due to the need for housing. A successful argument would mean that the NP would not meet the "Basic Conditions" required to be lawful.

The PC thus took the difficult decision to delete all the LGSs from the draft Plan. However it resolved to draft a new Policy identifying important green spaces in the village and requiring development proposals to take account of their designation and justify any conflict.

Natural England also responded to the 2023 Consultation, requiring that Environmental Reports be produced. These have now been received. They make recommendations aimed at mitigating potential harmful effects of future development and how the NP might benefit the environment.

The NP has been amended to reflect these changes and a new consultation is necessary. Following the current consultation, the NP will be reviewed in the light of comments received, and if necessary amended. It will then be submitted to Somerset Council for further consultation and subsequent Examination by an independent Examiner.

If the plan passes Examination a Parish referendum will be held. If the plan receives a majority vote it will then become part of the statutory process for the consideration and determination of planning applications within the parish.

How to submit comments

The Parish Council welcomes your comments.

Responses and comments should be submitted, preferably electronically, using the Survey Monkey questionnaire link below:

https://www.surveymonkey.com/r/V7VC6BP

If a paper response is preferred, please post direct to the Parish Clerk at:

April Rise
81 Studland Park
Westbury
Wiltshire BA13 3HN

All members of a household are encouraged to respond individually.

The deadline for comments is 18:00 on 12th October 2024.

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

Ian Hasell Chair
Norton St Philip Parish Council
August 2024

Availability of Documents

The Neighbourhood Plan website is at
https://nortonstphilipneighbourhoodplan.com

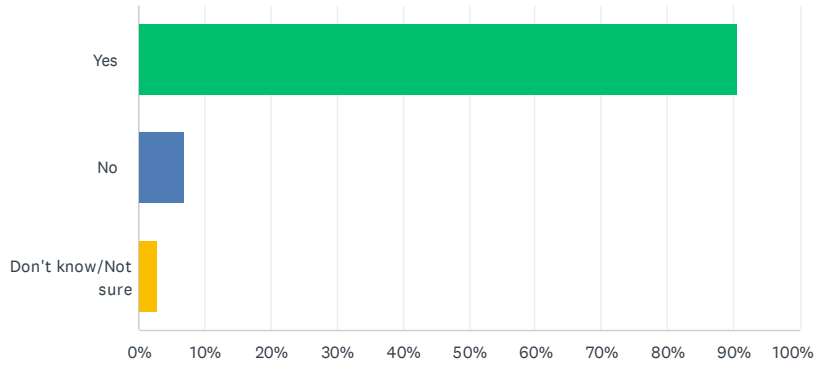
The revised NP and associated Character Assessment is at
https://nortonstphilipneighbourhoodplan.com/2024-regulation-14-versions-of-draft-neighbourhood-plan-and-character-assessment/

Consultation documents, including the Environmental Reports are at
https://nortonstphilipneighbourhoodplan.com/2023-regulation-14-consultation/

Hard copies of the NP may also be read at the Palairet Hall, Parish Church and St Leonards Church in Farleigh Hungerford.

Q1 Policy 1 can be seen on Page 33 of the Plan (Click here to see the text of the Policy). It supports development within the existing boundary of the village subject to a set of criteria, . Are you in general agreement with this Policy?

Answered: 74 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	90.54%	67
No	6.76%	5
Don't know/Not sure	2.70%	2
TOTAL		74

Policy 1 (development within settlement boundary)

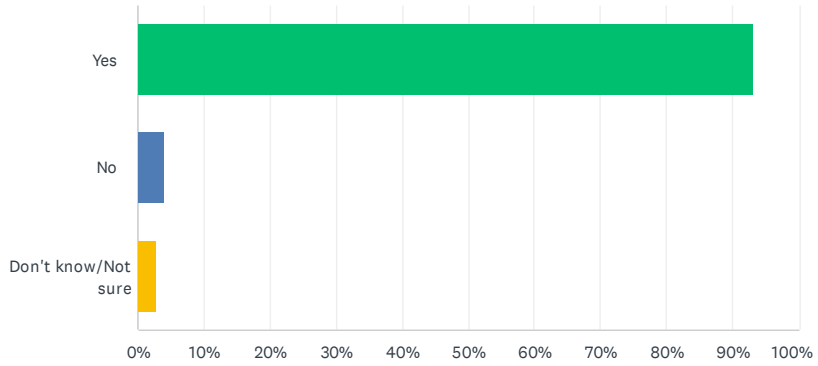
Comment	PC Response	Amendment
The criteria identified in the Plan are important to encourage appropriate development within the boundary of NSP and safeguard against proposals which may damage the character of the village and safeguard to interests of residents.	Noted	None
We would like an additional allocation at Norton Farm to be considered now or on first review of the NP	This is a landowner comment which is addressed in the Landowner section.	None
The plans for bell hill garage development are completely out of keeping with the village and the developers only seem intent on maximising profit. The bell hilll garage site would be a nightmare for traffic congestion, noise and light pollution in the valley.	The NP includes a development brief which will carry significant weight once the plan is adopted.	None
However, my overiding reasons for not wanting further building is that the traffic through this village cannot cope with the present amount of traffic so it would be foolhardy to increase it. There are constantly traffic jams on the B3110. None of the cottages has a garage so there are always parked cars. I do know more housing is needed but there must be easier places to build than in our village.	These very serious issues fall outside of the scope of a NP. Furthermore there is very little public transport and residents are largely dependent upon the private car. Somerset Highways have robust standards for car and cycle parking.	None
It's important that any new development has no impact on open spaces in NSP and does no harm to the visual heritage or character of the village.	Noted. Policy 7 aims to minimise harm to the open spaces within and adjacent to the village settlement boundary as a result of development proposals.	None
The development criteria are a good balance between protection of amenity and enablement of appropriate development.	Noted with thanks	None
I am concerned that specific reference to parking spaces isn’t made. It’s one of the largest issues in the village. Cars frequently now block pavements to park for local amenities such as the pubs and AirBnB properties who don’t have parking. This must be considered as it causes congestion, accidents and danger to pedestrians.	These very serious issues fall outside of the scope of a NP. The NP cannot impose higher levels of parking than are set by Somerset Council. All new development has to meet Somerset Council standards. Alterations to existing dwellings must maintain these standards as part of the proposals.	None

Policy 1 (development within settlement boundary)- cont'd

Comment	PC Response	Amendment
While I generally agree with the principles of Policy 1, particularly its emphasis on supporting development within the existing village boundary and ensuring that new projects meet strict criteria, I have specific concerns about the potential impact on traffic and parking. As a resident and business owner in Norton St Philip, I am worried that additional housing developments could lead to increased traffic and put further strain on the already limited parking availability in the village. The policy mentions the need for safe and suitable access for vehicles but does not seem to address these issues directly. I would urge the planning authorities to consider incorporating more specific measures within Policy 1 to mitigate traffic congestion and ensure adequate parking for both residents and businesses. This could include provisions for traffic management, improved infrastructure, and parking solutions to avoid exacerbating existing problems.	These very serious issues fall outside of the scope of a NP. The NP cannot impose higher levels of parking than are set by Somerset Council. All new development has to meet Somerset Council standards. Alterations to existing dwellings must maintain these standards as part of the proposals.	None
The village has seen quite a lot of growth in recent years, I think there should be a moratorium on new builds whether inside or outside the boundary for a set number of years.	Development within the settlement boundary is acceptable in principle but is subject to development policies in the local plan and, if adopted, the NP. Development outside of the settlement boundary is not acceptable in principle.	None
The key for any development is that it must be in keeping with the historic core of Norton St Philip both a a design and materials aspect.	Agreed- the Design policy and Character Assessment are drafted to achieve this.	None
We feel that the housing numbers in the NP are not up to date figures and do not reflect the increasing lack of affordable housing provision both locally and across the District. There is a shortage of housing supply generally across the District and Mendip area cannot demonstrate a 5 year housing supply. There are very few affordable houses in NSP and there has been none since 2007.	This feeling is not evidenced. The NP allocates a brownfield site and allows for Exception Sites. The affordable houses on Fortescue Fields were permitted in 2011 and occupied in 2014 (2010/0493).	None

Q2 Policy 2 can be seen on p35 of the Plan.(Click here to see the text of the Policy).It restricts development in the open countryside and Green Belt.Are you in general agreement with this Policy?

Answered: 74 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	93.24%	69
No	4.05%	3
Don't know/Not sure	2.70%	2
TOTAL		74

Policy 2 (development in open countryside)

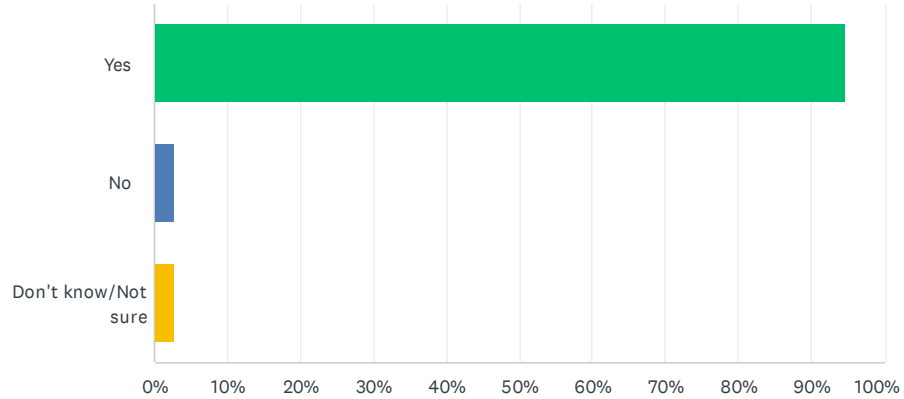
Comment	PC Response	Amendment
I do know that we badly need more homes for people, but, they must be built first on all the brown field sites and on then on places with better traffic circulation.	Noted	None
Open countryside and Green Belt spaces in the immediate vicinity of the village should be considered equally to avoid urban sprawl in any one direction along any of the main roads in/out of the village.	The NP does not support development outside the settlement boundary but allows for the possibility of Exception Sites (subject to criteria). The NP cannot release Green Belt. This would be a strategic matter for the Local Authority. The proposed review of the NP would be in cooperation with Somerset Council in the preparation of the new Local Plan.	None
I support this policy as it provides an appropriate framework for development outside the boundary.	Noted.	None
The proposed additional site in[sic] currently in the open countryside	If this refers to the Bell Hill Garage site this is within the village settlement boundary.	None
Given the increased investment in the Farleigh Road Farm Shop/Brown Shutters area, it should be allowed to expand and include housing, even if it impacts on the Green Belt. This would divert building pressure away from the main settlement. A structured plan for Farleigh Road, rather than present haphazard ribbon development, should be part of the neighbourhood plan.	The Farleigh Road Farm shop is within the Green Belt, as is a substantial amount of the land either side of the Farleigh Road. An area to the south of the Farleigh Road is outside of the Green Belt but is in open countryside where development is strictly controlled. The NP does allow for Exception Sites outside of the settlement boundary (subject to satisfying criteria in the Policy).	None
Developments should be done where they make the most sense for the community and there is some argument other areas of the village may be more optimal, regardless of whether these are green belt.	The NP does not support development outside the settlement boundary but allows for the possibility of Exception Sites (subject to criteria). NP cannot release Green Belt for development.	None
This has to be key to protecting our village	Noted	None

Policy 2 (development in open countryside)- cont'd

Comment	PC Response	Amendment
The Important Green spaces in the village need protection. After all, NSP is a rural village.	Noted	None
While I appreciate the need to protect the open countryside and Green Belt as outlined in Policy 2, I have concerns regarding the restrictions on development, as my business is located outside the settlement area. These restrictions could limit opportunities for my business to grow or adapt in the future, which may negatively impact its viability. I would urge the planning authorities to consider some flexibility in the policy, especially for businesses that contribute to the local economy and are already established in rural areas. It would be helpful if the policy could allow for sensitive, small-scale developments that support local businesses without compromising the character or environmental quality of the countryside.	The Local Plan provides support for the rural economy in Core Policies 3 and 4. Core Policy 4 supports development proposals which a) deliver modest clusters of flexible premises able to meet the needs of the rural economy in the Primary Villages identified in Core Policy 1, or b) enable the establishment, expansion and diversification of business in a manner and of a scale which is appropriate to the location and constraints upon it, or c) involve the conversion of existing buildings for an economic use as considered under Development Policy 22. Policy 2 in the NP references the need to satisfy the requirements of the adopted Local Plan Policies. National Policy will also apply to development proposals in the Green Belt.	None
This is critical for the future of Norton St Philip. Any development must only be permitted on brownfield sites.	The Housing Surveys carried out in 2018 and 2023 demonstrated a need for affordable homes for those with a local connection wanting their first home to rent or purchase. This evidenced the NP Exception Site Policy which is subject to criteria	None

Q3 Policy 3 can be seen on page 38 of the Plan.(Click here to see the text of the Policy).It requires that development proposals must comply with Policies in both the Local and Neighbourhood Plans.Are you in general agreement with this Policy?

Answered: 74 Skipped: 0



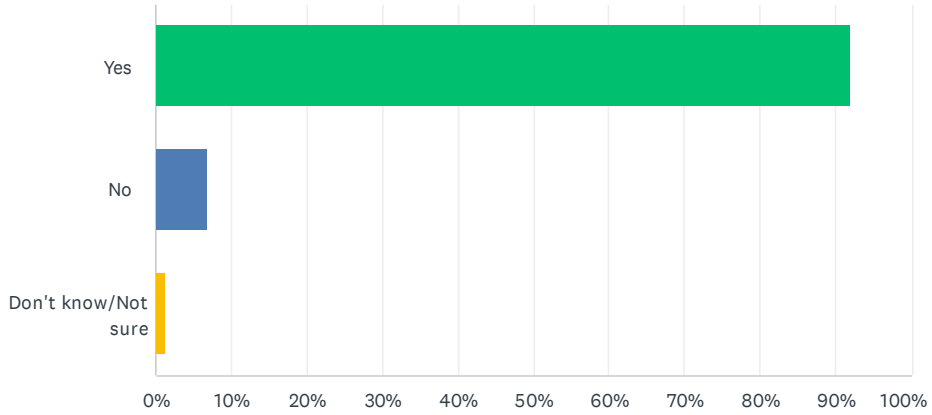
ANSWER CHOICES	RESPONSES	
Yes	94.59%	70
No	2.70%	2
Don't know/Not sure	2.70%	2
TOTAL		74

Policy 3- compliance with other Policies

Comment	PC Response	Amendment
This is essential to ensure development is consistent with this Plan and other relevant plans.	Noted	None
The Local Plan is now out of date so it's policies no longer apply	Development Plan Policies continue to carry weight even in the absence of an up to date Local Plan.	None
But every new house will have a car or two cars and we just cannot cope with any more TRAFFIC.	These very serious issues fall outside of the scope of a NP. Furthermore there is very little public transport and residents are largely dependent upon the private car.	None
Agree. Otherwise there seems little purpose in developing a plan which has been supported locally and related policy.	Noted	None
I am generally in agreement with Policy 3, which requires development proposals to comply with both the Local and Neighbourhood Plans. It is important that any new developments align with the broader strategic goals set out in these plans to ensure sustainable and well-managed growth. However, as a business owner located outside the settlement area, I am concerned that strict compliance with both plans could limit opportunities for my business to expand or adapt to changing market conditions. I would like to see some flexibility within the policy, particularly for established businesses operating in rural areas, to allow for small-scale developments that support local economic growth without conflicting with the broader objectives of the Local and Neighbourhood Plans.	The Local Plan provides support for the rural economy in Core Policies 3 and 4. Core Policy 4 supports development proposals which a) deliver modest clusters of flexible premises able to meet the needs of the rural economy in the Primary Villages identified in Core Policy 1, or b) enable the establishment, expansion and diversification of business in a manner and of a scale which is appropriate to the location and constraints upon it, or c) involve the conversion of existing buildings for an economic use as considered under Development Policy 22. Policy 2 in the NP references the need to satisfy the requirements of the adopted Local Plan Policies. National Policy will also apply to development proposals in the Green Belt.	None
I am concerned that specific reference to parking spaces isn't made. It's one of the largest issues in the village. Cars frequently now block pavements to park for local amenities such as the pubs and AirBnB properties who don't have parking. This must be considered as it causes congestion, accidents and danger to pedestrians.	The regulation of parking on the highway is not a matter the NP can address. It is however important to ensure that Somerset's parking standards for new development are adhered to.	Add clause to Policy 1 requiring compliance with SC's parking standards.
Subject to my answer in question 1, certainly I'd agree if there had to be new development then it should comply with both plans	Noted	None
Most definitely !	Noted	None

Q4 Policy 4 can be seen on p48 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: 74 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	91.89%	68
No	6.76%	5
Don't know/Not sure	1.35%	1
TOTAL		74

Policy 4- Bell Hill Garage housing allocation

Comment	PC Response	Amendment
As I said earlier this is a brownfield site which I would happily support, however my overiding concern is more TRAFFIC	Noted. More houses inevitably means more traffic. Standards set by Somerset Council are intended to ensure that increases in traffic as a result of development are safely managed.	None
This policy usefully refers to ecological and biodiversity considerations. However, these terms do not cover all environmental constraints which make this a challenging development site. The supporting text (Paras 15.5 - 15.10) says a lot about bats and nothing at all about contamination of ground water or soil. Because of its longstanding use as a garage this site is likely to be contaminated. There is no reference to possible pollution of water courses or soil resulting from previous uses or likely to arise during redevelopment, nor to possible health and safety issues for future residents. Comments on these omissions submitted to a previous survey in June 2023 have not been addressed in this new draft.	Any development proposal would have to ensure that the development could be safely carried out and give detail of remediation works required to satisfy the requirements of the Environmental Protection Act 1990.	None
I regard the preservation of a continuous green corridor by way of a tree/ shrub belt around the development as of particular importance to ensure that the need for human homes does not disregard the equal need to safeguard wildlife habitat	Agreed. The requirement for landscaping is included in the design brief.	None
Yes subject to the design quality. It should not be more expensive housing with no landscape setting as per all the other new developments in the village. Where is the Green and Blue infrastructure provision? Just hard paving all the way to house boundaries-this should not acceptable in any way.	The development brief requires any proposals to comply with design guidance in the NP Character Assessment and LPP1. The development guidelines in the Character Assessment for the “Leafy Cottages” area, which includes the rear part of the brownfield site requires soft landscaping and native tree planting.	None
I support this policy in so far as it provides for limited development in NSP although this development should be suitable for the location and be linked to the provision of appropriate services and facilities to avoid overloading existing services, as well as off street parking.	Noted	None
subject to no encroachment on designated open space	Noted	None
The land beyond Bell Hill garage but only the area they use and not the remaining green space	Noted	None

Policy 4- Bell Hill Garage housing allocation (cont'd)

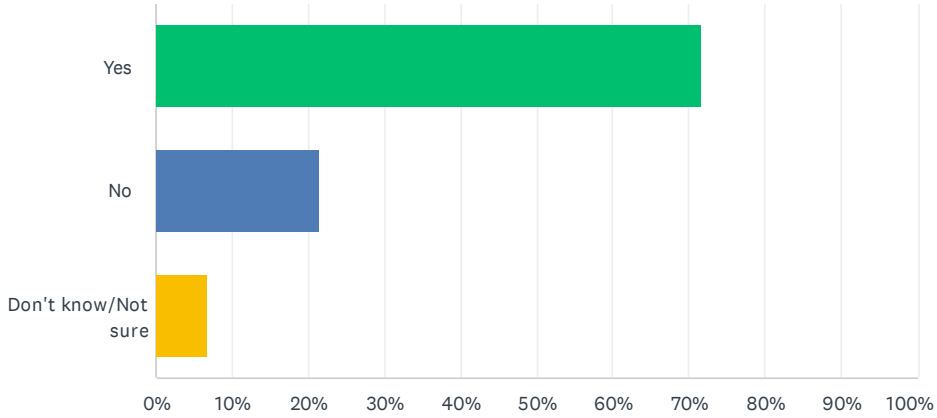
Comment	PC Response	Amendment
The nature of developments that meet Policy 4 appears acceptable in the context of the village	Noted	None
Living in the nearby The Barton I feel that the impact of any development on this site has still not been fully considered not only to The Barton, but on the already congested Bell Hill. So much attention has been on the developments around Fortescue Fields etc that I'm concerned that planning consent will 'slip through'.	The development of the brownfield site should have a positive effect on the Conservation Area with the replacement of the old garage buildings.	None
As long as the boundary of the building does not encroach in the Great Orchard.	Noted.	None
I am generally in agreement with Policy 4, which allocates the brownfield site of Bell Hill Garage for development. Repurposing a brownfield site for housing is a sensible approach to balancing development needs while protecting the open countryside and Green Belt. However, I would strongly recommend that at least part of the development includes provisions for additional parking. This would be particularly beneficial for parents dropping off children at the local school, people using the park, and those visiting the local pubs or staying in nearby accommodation. Ensuring adequate parking would not only support local residents and businesses but also help mitigate potential traffic issues in the village, especially during peak times.	The NP cannot set a greater parking provision than set by Somerset Council. The policy does require visitor parking, but again this is a standard set by Somerset.	None
Whilst I agree about the environmental aspects, again this policy is not realistic about the impact on pedestrians caused by the increase in cars at these new houses and the knock on effect of cars from houses with no parking having to park else where. The development of this area should, morally, include some space for village off road parking. Even a small number would help village congestion and the impact of poor parking. I have visited other villages in Somerset which have village parking areas and we desperately need one. It's totally unrealistic to think parking at this new site would not spill out into the village roads.	The NP cannot set a greater parking provision than set by Somerset Council. The policy does require visitor parking, but again this is a standard set by Somerset.	None
Yes it's probably the most suitable site for development in the village, but in general I'm opposed to further development as per my answer to Q1	Noted	None

Policy 4- Bell Hill Garage housing allocation (cont'd)

Comment	PC Response	Amendment
The character, appearance and materials used should be sympathetic to the context of this site in the conservation area.	This is part of the Development Guidelines contained in the NP Character Assessment	None
Subject to safe and suitable road traffic access and egress arrangements	Noted	None
I am in favour as long as the design of dwelling are be in keeping with the historic building in	Noted	None
We see from comments on the planning portal that there are objections from statutory consulatees [sic] regarding numerous aspects of the proposed development. Great Orchard appears to be impacted by the development and a number of historic buildings. In light of previous planning history it is premature to rely on this site to deliver housing. Particularly since there is a suggestion is for just 9 properties.	The NP Policy carries little weight until the NP is "made". The current application remains undetermined and the PC, together with other statutory consultees, have submitted comments.	None

Q5 Policy 5 can be seen on p51 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: 74 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	71.62%	53
No	21.62%	16
Don't know/Not sure	6.76%	5
TOTAL		74

Policy 5- Exception Sites

Comment	PC Response	Amendment
It is of paramount importance that any new housing stock outside of the boundary is truly affordable! and measures should be put in place to maintain its affordability between changes of ownership.	The north east has the highest earnings to house price ratio in the former Mendip District area. “Truly affordable” is hard to quantify. The criteria ensure that the dwellings would remain discounted on perpetuity.	None
This policy may be a 'hostage to fortune' in that it will be complex to implement and possibly open to misuse, resulting in inappropriate development outside the settlement boundary and associated difficulties with enforcement.	The criteria are considered robust.	None
Sadly I say no as I just don’t believe there will be any design quality in them and they will be detrimental. Also it will mean an increase in traffic / There is not enough bus provision as it is and an increase in users of the bus does not seem to make a difference to the provision which currently residents including school goers rely on.	Noted.	None
Subject to a full consideration of the impact on the village and the avoidance of the use of proposed Local Green spaces.	Noted. The criteria are robust and proposals must comply with other relevant policies in the Local Plan.	None
not clear as to why it has to be 'adjacent' rather than within the boundary.	Any Exception Site would be an ‘exception’ to Policy. Development within the boundary would be acceptable in principle (subject to other policies in the NP and Local Plan).	None
TRAFFIC increase	More houses inevitably means more traffic. Standards set by Somerset Council are intended to ensure that increases in traffic as a result of development are safely managed.	None
The designated boundary is the boundary and should remain as such, and creeping outside of the designated boundary should not be allowed. If affordable housing is deemed to be required then it should be built within the designated boundary	Any Exception Site would be an ‘exception’ to Policy. Development within the boundary would be acceptable in principle (subject to other policies in the NP and Local Plan).	None

Policy 5- Exception Sites (cont'd)

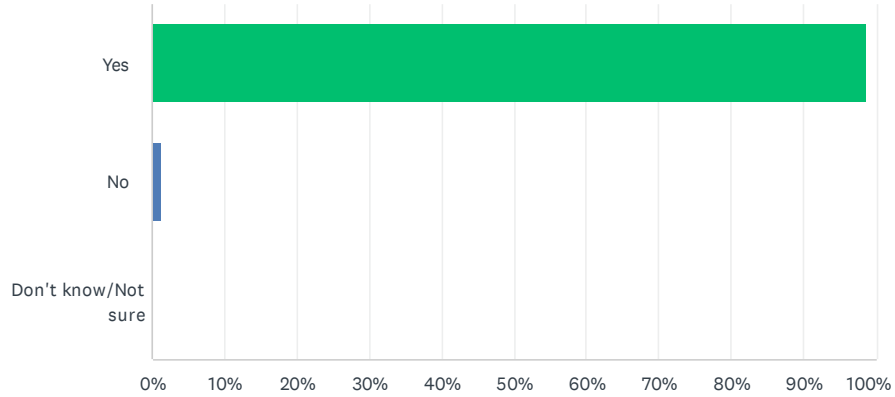
Comment	PC Response	Amendment
But I am very sceptical of how this will be achieved especially as a long term affordability scheme. A lot of these seems to be a box ticking exercises.	Noted.	None.
This is acceptable however the concept of developers being allowed to fund off site development away from our village should not be acceptable.	Noted.	None.
I think ' rural exception' are the important words here. Any affordable housing should be just that bearing in mind comparison to local housing prices can be detrimental. Local, evidenced need requires clear definition	Noted.	None.
Although I'm sympathetic to local people unable to buy property within the village I am concerned that any easing of the boundary will create a precedent - unless the criteria in the Policy are such that they are unable to be challenged.	Noted.	None.
I don't think any houses should be built outside the settlement boundary.	Noted.	None.
I am generally in agreement with Policy 5, which allows for affordable housing for local people in housing need outside but adjacent to the settlement boundary. Providing affordable housing for those with a local connection is important to support a balanced community. However, I have concerns about the potential strain on local infrastructure if such developments proceed without upgrades. Currently, there is a lack of adequate public transport and parking, which could become more problematic with increased housing. Additionally, local schools in Rode and Norton St Philip are likely to struggle to accommodate more students unless they are upgraded to handle increased capacity. The doctors' surgery in Beckington is already oversubscribed, which raises concerns about healthcare access for any additional residents. It would be beneficial if the criteria in this policy also addressed these infrastructure challenges, ensuring that any affordable housing developments are supported by improvements to transport, parking, education, and healthcare services.	All development would have to be considered acceptable in the terms described; contributions to these services could be a requirement for the development to be considered acceptable.	None.

Policy 5- Exception Sites (cont'd)

Comment	PC Response	Amendment
I am not in favour of development creep outside the development boundary as there are brownfield sites within the boundary which should be used instead. The issue is that developers want to use the brownfield areas for more profitable larger homes which should not be allowed where local needs are not met.	A development within the settlement boundary would not be an Exception Site. A proposal for affordable housing within the boundary is unlikely to be forthcoming as market housing development is acceptable in principle.	None.
If policy 1 is adopted as an appropriate settlement boundary for the village then it should apply for all types of development without exceptions.	Noted. There is evidence that people who regard the village as home are unable to remain in the village due to unaffordability.	None.
Vital that this is of high quality and not "negotiated out" by developers	Noted.	None.

Q6 Policy 6 can be found on p54 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 Assessment (which can be seen here) and Conservation Area Appraisal (which can be seen here) Are you in general agreement with this Policy?

Answered: 73 Skipped: 1



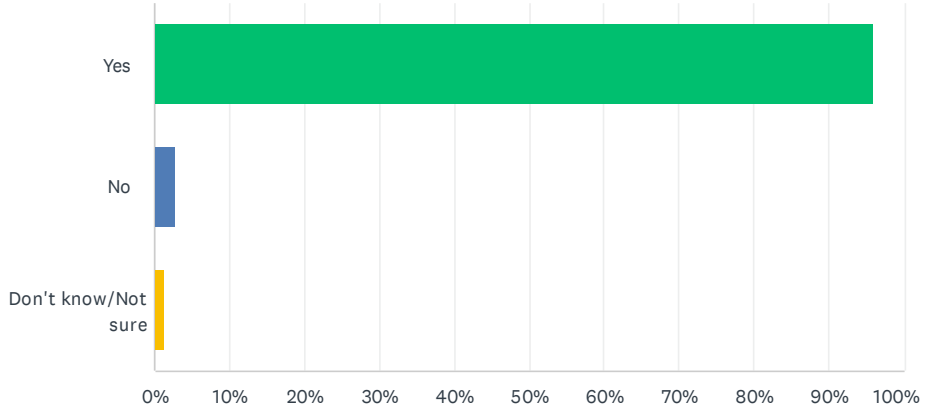
ANSWER CHOICES	RESPONSES	
Yes	98.63%	72
No	1.37%	1
Don't know/Not sure	0.00%	0
TOTAL		73

Policy 6- Design

Comment	PC Response	Amendment
But unless provision is provided for extra TRAFFIC I cannot agree with any extra building.	Noted	None
Exceptions should be allowed for the facilitate the roll out of low carbon and renewable technologies e.g. ASHP, Solar, etc..	This is covered in Policy 8 of the NP	None
Policy 6 is useful but possibly incomplete. Text in Para 17.4 refers to Mendip's March 2022 Supplementary Planning Document which confirms that their DP7 is intended to promote the use of sustainable construction techniques and provision for on-site renewable energy. The text then states that 'These aims are supported by the Design Policy in this Neighbourhood Plan'. In fact, Policy 6 focuses on the external appearance of new development. IT DOES NOT MENTION sustainable construction or energy considerations of any kind. These matters are instead referenced in Policy 8.	Comment appreciated.	Move text of para 17.4 and combine with para 19.2 (which incorrectly refers to Policy 6 rather than Policy 8).
The challenge is making sure this is actually followed through	Noted	None
However judging by some of the bell hill garage designs I am not sure these measures work. Wolverton has had a great development which really captures the character of the area. Fortesque and some designs for bell hill garage fall well short	Policies carry substantial weight once the NP is “made” (adopted).	None
The architectural design, including the materials to be used, for any of proposed developments must blend with the period character of our historic village.	Noted	None
Supported. Important that the design of an new housing truly compliments the historical legacy of NSP, unlike Fortescue Fields which stands out a real eyesore and contrast, feels very urban.	Noted	None
While I support Policy 6 in relation to development within the settlement boundary and in areas that are already built-up, I do not support its strict application to areas outside the settlement boundary or for detached single-home developments. In these cases, I believe the focus should be more on environmental sustainability rather than adhering rigidly to design standards. Of course, new developments in these areas should be sympathetic to the character of Norton St Philip, but there needs to be some flexibility to allow for innovative, environmentally focused designs that can benefit the community and the landscape.	The Policy refers to the guidelines in the Conservation Area Appraisal and Character Assessment (which does not anticipate new dwellings in the open countryside or Green Belt).	None

Q7 Policy 7 can be found on p63 of the Plan.(Click here to see the text of the Policy).It identifies 16 sites as Important Greenspace. Development proposals must take account of this identification, maintain and if possible enhance the reasons for this designation.Are you in general agreement with this Policy?

Answered: 74 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	95.95%	71
No	2.70%	2
Don't know/Not sure	1.35%	1
TOTAL		74

Policy 7-Important Greenspaces

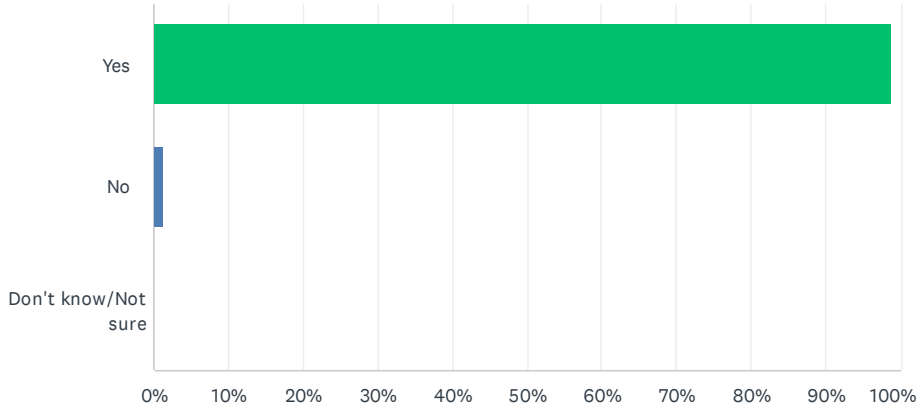
Comment	PC Response	Amendment
It is regrettable that evidence-gathering to support greenspace policies in earlier versions of this plan - signalled as necessary by the Environmental Sustainability Working Group but disregarded - did not take place. Although this plan is for the whole civil parish of Norton St Philip, no Important Green Spaces have been designated in other settlements, notably Farleigh Hungerford. There is a lack of text to explain why this is.	The Minutes of the September 2018 record the decision to defer consideration of certain “non housing” matters to a review of the NP and that *“Stage one would reference the work being done on stage two but would not contain detail.”* This is referenced in section 3 of the NP. Section 12.3 refers to the importance of Green Belt which covers 70% of the Parish area including Farleigh Hungerford. In due course as part of the NP review the importance of other Greenspace around the parish can be assessed .	None
There are several sites which seem to me to be of doubtful importance: NSP001, NSP003, NSP009, NSP010	These spaces are all identified in MDC’s adopted “Greenspace”SPD as contributing to the village green infrastructure. NSP001 and 003 are designated as Open Areas of Local Significance in the adopted Local Plan.	None
Green Spaces are important amenities for the village and need to be afforded protection from inappropriate development.	Noted	None
these spaces make a 'vital' rather than 'important' contribution and must be protected from all attempts to over-ride the designation	Noted	None
The view from The George, across the mead towards the church and surrounding area is a fundamental part of the village character. It's a classic English rural scene that must be preserved.	Noted	None
Very much agree. Retaining the Important Green spaces will contribute to retaining the rural nature of NSP as well as supporting wildlife conservation and well-being	Noted	None
As a regular walker around NSP, the Important Greenspaces all appear to me to be important to the character of the village	Noted	None
No more traffic	Noted	None
Green spaces make a difference in one's health and happiness and consequently are very important to maintain for the benefit of all ages groups	Noted	None
Green spaces are vital to the nature and characteristics of a village.	Noted	None

Policy 7-Important Greenspaces (cont'd)

Comment	PC Response	Amendment
I am generally in agreement with Policy 7, which identifies 16 sites as Important Greenspace. Preserving these areas is vital for maintaining the village's rural and historical character. Development proposals should indeed take account of the reasons for this designation, and efforts to enhance these spaces are welcome. However, I would like to ensure that there is a balance between protecting these spaces and allowing for thoughtful, low-impact developments that might benefit the community, especially if they are environmentally focused. While the preservation of greenspace is important, some flexibility should be considered to accommodate developments that enhance the environment and community use without compromising the greenspace designation.	The Policy is not a bar to development. It seeks to ensure that development has regard to a site's identification as Important Greenspace. The PC recognises that this could be made clearer with an amended development Policy for the sites.	Amend Policy to add support for proposals which would *"positively enhance these spaces, such as to provide improved access and recreation, retain and enhance biodiversity, or enhance the character of the Conservation Area and its setting".*
These are the only spaces within the village to walk dogs and should be kept as natural as possible for wildlife	Noted	None
NSP001 stands out from the others as it's someone's garden, though I have no particular objection to it being included.	Noted	None
Of key importance to protect the rural nature on the village.	Noted	None
Green spaces have been established for many years and should remain so.	Noted	None
Despite the fact that the revised draft NP acknowledges that the original LGS designations did not accord with national policy on designating green spaces, there is now an attempt to apply a designation to all of the original 16 sites as "Important green spaces". We can find no policy documents that indicate justification or protection for green spaces that are not already designated as Local Green Spaces, OALS or Green Belt. In fact a member of the Parish Council at the recent appeal hearing stated that the important green space is apparently not a designation rather than an 'identification'. This therefore endorses our view that there is no policy supporting "important green spaces' designation. We are therefore concerned that any attempt to label all of these sites with a designation that does not have any national policy supporting it, merely devalues the areas of land that have benefitted previously from the relevant policy designation. Designation of land should not be simply a vehicle to prevent development proposals. We have to accept a responsibility to recognise the need for housing for the District and that cannot be limited by reliancet on NSP achieving "the minimum" as stated in the Mendip Local Plan. We do not support any designations for land that is within private properties and their domestic gardens.	The Court of Appeal found that the 10 LGSs had been "lawfully designated". Policy 7 identifies Important Greenspace. It does not designate. The current OALS designation is not devalued and remains in place. The NP is not relying on having provided more than the minimum set pin LPP1. It allocates a site and allows for Exception Sites. It commits to reviewing the Plan in cooperation with Somerset Council.It thus contributes to the sustainable development of the village.	None

Q8 Policy 8 can be found on p69 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: 74 Skipped: 0



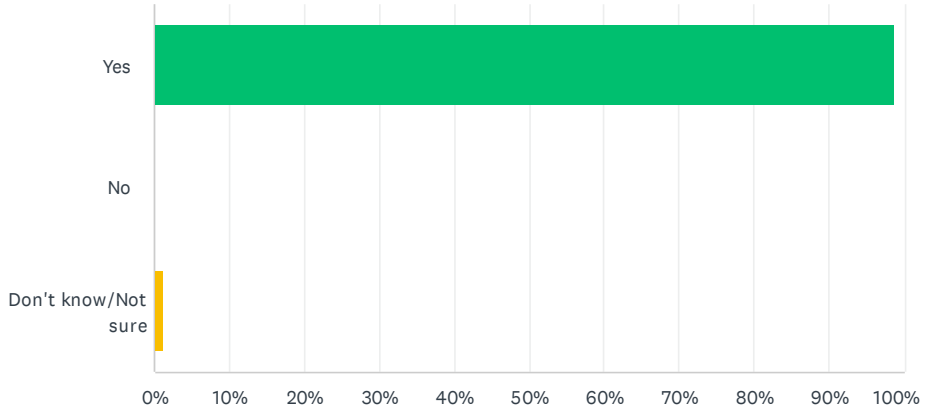
ANSWER CHOICES	RESPONSES	
Yes	98.65%	73
No	1.35%	1
Don't know/Not sure	0.00%	0
TOTAL		74

Policy 8-Climate Change and Biodiversity

Comment	PC Response	Amendment
Since ruling out all consideration of renewable energy generation at the start of the NP process, Norton St Philip has missed an opportunity to identify potential local sites for community-led renewable energy schemes. This possibility was explicitly addressed at a public meeting in the Palairet Hall in August 2018 attended by some 40 local residents but not followed up.	The meeting referred to was not organised by either the PC or NP Steering Group. The NP Policy 8 supports renewable energy projects subject to criteria aimed at protecting residential amenity and minimising landscape harm.	None
I would also like to see the fitting of solar panels made a compulsory requirement for any new homes built in the village.	Unfortunately the NP cannot make solar panels compulsory. Policy 8 seeks to ensure that all new development meets the requirements of “Future Homes Standard”.	None
Very important	Noted	None
Absolutely agree.	Noted	None
No more traffic	Noted	None
I am fully in agreement with Policy 8, which focuses on protecting wildlife, enhancing ecological value, and ensuring net gains for biodiversity. Responding to the challenges of climate change is crucial, and I support efforts to promote sustainability within Norton St Philip. It is important that new developments actively contribute to these goals, and I welcome the emphasis on biodiversity net gains. I believe this policy aligns well with the need to balance development with environmental responsibility, and it will be beneficial for both the community and the local ecosystem.	Noted	None
All of the requirements appear reasonable and appropriate, including the meeting of Level 6 of the Code for Sustainable Homes and the conditions on support for renewable energy generation	Noted	None

Q9 Policy 9 can be found on p70 of the Plan.(Click here to see the text of the Policy).It commits to monitoring the Plan and reviewing it to ensure it remains up to date.Are you in general agreement with this Policy?

Answered: 74 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	98.65%	73
No	0.00%	0
Don't know/Not sure	1.35%	1
TOTAL		74

Policy 9- Monitoring and Review

Comment	PC Response	Amendment
The plan sensibly recognises the need for monitoring and review in these times of rapid change. However, there remains the question of who is going to do the reviewing and how far the local community will be directly involved.	The PC will consult with the community. The establishment of a Steering Group with Terms of Reference would likely be the most appropriate body to review the NP.	None
I support review of the Plan to reflect changing national and regional policies.	Noted	None
But no traffic	Noted	None
I am in agreement with Policy 9, which commits to monitoring and reviewing the Plan to ensure it remains up to date. Given the evolving nature of local and national policies, as well as environmental and community needs, it is essential that the Plan remains flexible and responsive to changing circumstances. Regular reviews will help ensure that the Plan continues to reflect the priorities of the community and adapts to any new challenges, such as climate change or shifts in local development needs. This approach will help keep the Plan relevant and effective over time.	Noted	None

General Comments not related to a specific Policy

Comment	PC Response	Amendment
Thank you to everyone who has put the time into the neighbourhood plan! and thanks for making it easier for us to be involved	Noted with thanks	None
The Plan is generally in good shape despite all the previous challenges. However, the need to manage pressures from housing developers continues to be the dominant theme, with other issues less fully considered than in NPs prepared for other places. For example, there remains a lack of reference to community facilities in the Plan. It is not clear, for example, whether the Working Group on Economic and Social Infrastructure was able to make any contribution, and there has been very little open debate on these issues during the process. Despite a promise by the parish council to include an Annex listing priorities for community infrastructure/actions which might be supported via Section 106 agreements, for which a dedicated public meeting would normally be necessary, there has been no specific consultation on this and no such list has been included. Given the time span of the plan and current uncertainties about possible reform of the planning system in England, especially since the 2024 General Election, this is a missed opportunity to be better prepared in case of an approval for housing development at some time in the future. ACTION PLEASE ! To repeat comments made in 2023, there is a lack of information on how, in practical terms, the Plan has been amended since the Steering Group last met in March 2021. For example, it is unclear whether the text has been drafted – and this consultation designed - by members of the Parish Council or by external advisers. Apart from the housing survey, the extent to which the local community has been directly and effectively involved remains a bit disappointing.	The Minutes of the September 2018 meeting of the Steering Group refer to the decision to defer some matters to a NP Review. The PC is not aware of the “promise” referred to. The PC has committed to begin a review within 2 years of the NP being made. This could be brought forward in cooperation with the new Somerset Council and its Local Plan process. This NP and its Consultation has been prepared by the PC and its professional advisors including Locality, Intelligent Plans and Examinations and AECOM.	None
We have a proposal document for Norton Farm that has been emailed	This is included as part of the landowner representation	None

General Comments not related to a specific Policy (cont'd)

Comment	PC Response	Amendment
If the Farleigh Road Farm Shop area expands, the PC should look at a footpath/cycle route into the village centre. This would support access to the A36 if the D2 Bus through the village is lost and the D2X route becomes our only option	This is a project that the PC have historically been and remain very supportive of. It hopes the scheme might come forward with the cooperation of landowners and the farm shop.	None
Encourage additional tree planting within any new development including an after planting replacement programmes for losses and a maintenance regime inorder to ensure plant development. All properties should have inbuilt energy efficient systems as a very least, solar panels	Policy 8 requires new development to provide Biodiversity Net Gain where required. Solar panels cannot be made compulsory and there can be conflicts with heritage assets.	None
I believe the plan to be measured and reasonable, noting how complex it has been to meet the many constraints identified in sections 1 to 8	Noted with thanks	None
We are a village and would like to maintain the 'feel' of a village and not become a small town	Noted	None
This is a lovely village with a little green space left don't cover it in grotty little boxes that are so called housing	Noted	None
Please, please, please think of the extra TRAFFIC	Noted	None
I feel that parking is a major concern here and will not improve unless specific reference and criteria is included in the plan. The village is popular due to the success or the pubs (who have reduced their parking spaces) the church for weddings and concerts, school, shop and starting points for walking routes. All of these, whilst contributing to the local income, means roads used for parking and increasingly pavements too. Long term we need village car park spaces included in all future developments to accommodate these visitors. Increasing housing in the centre of the village will (car garage site) increase parking on Bell Hill and surrounding lanes. This must be included in the plan.	Alll development must as a minimum meet parking standards set by Somerset Council.These include a requirement for visitor parking. Alterations to existing car parking cannot result in below minimum provision.	Add clause to Policy 1 requiring compliance with SC's parking standards.

General Comments not related to a specific Policy (cont'd)

Comment	PC Response	Amendment
General Comments on the Neighbourhood Plan: Support for Local Businesses: While the Plan addresses housing and environmental concerns, I believe it could go further in supporting local businesses. As a business owner, I would like to see more specific policies aimed at encouraging economic growth within the village. This could include: Incentives for small businesses to start or expand within the settlement area. Provisions for improving infrastructure that supports local businesses, such as better parking, transport links, or digital infrastructure. A clear framework for allowing sustainable business development in rural areas, particularly for businesses located outside the settlement boundary. Traffic and Parking: Given the potential increase in population from the proposed developments, there should be more attention paid to improving traffic flow and providing adequate parking. This is especially important for businesses that rely on customer access, including those located near the village centre. Local Employment Opportunities: The Plan could encourage new developments that bring local employment opportunities to the village. This could help reduce the need for commuting, align with sustainability goals, and support the local economy. Infrastructure Upgrades: Alongside housing development, there should be a focus on upgrading local infrastructure, including utilities, transport, and amenities, to ensure that local businesses can thrive in a growing community. This is particularly important for ensuring the village remains economically viable as the population increases. Sustainability and Business: The Plan's focus on sustainability is commendable, but there should be additional emphasis on supporting businesses that contribute to environmental goals. Encouraging eco-friendly business practices, or providing support for green business initiatives, could align with the Plan's overall vision while promoting economic growth.	Noted with thanks. These matters can be considered during the preparation of the proposed NP Review.	None
Further development would need to take into account wider issues, such as congestion from traffic and impact to pedestrian safety, noise from traffic, lack of public off-street parking in the village, infrastructure (eg roads - roundabout at Brown Shutters etc), improved power reliability (buried not overhead)	Noted with thanks. These matters can be considered during the preparation of the proposed NP Review.	None

General Comments not related to a specific Policy (cont'd)

Comment	PC Response	Amendment
Only a spelling comment Section 14c Local Housing Statistics - section 14.12 - Wellow has been misspelt , it says Willow in the document	Noted with thanks	Amend spelling
Any new development in the village will increase traffic, which is already a huge problem through the village. There are no public car parking facilities, and as many of the older houses and cottages have no driveways or garages, road side car parking is necessary. This already causes huge bottlenecks and additional traffic will add to an already serious problem.	Noted with thanks	None
The plan encapsulates all matters and we agree strongly with all statements.	Noted	None
The full garden and private meadow at Ringwell Cottage should be included in the boundary within Policy 1. I think the automatic Land Registry plotting in error has missed off these parts	The settlement boundary is as shown on the former MDC Policies Map. This excludes the private Meadow.	None
Notwithstanding our comments above, we recognise the work the NSP have undertaken in their endeavours to secure a NP. Its clearly not an easy task to represent the views and wants of each resident. Some of whom are not able or willing to participate in planning matters.	Noted	None
I have read the draft NP for NSP and offer my support in full. Also, many thanks for the work that has gone into this over so many years now- outstanding contributions from members!	Noted with thanks	None

Dorset Planning on behalf of owners of The Garden House

Policy	Comment	PC Response	Amendment
Policy 7- Important Greenspace	Principle supported; objects to wording of Policy and its application to Land to rear of The Malthouse (NSP009)	Noted	See below
Policy 7- Important Greenspace	Remove or further justify identification of site.	The site is identified in the Mendip DC Greenspace SPD which although not a protection recognises the site makes a contribution to the village's green infrastructure.	Add text to site description in Annexe 2 describing the site's history and contribution to CA.
Policy 7- Important Greenspace	Suggests alternative Policy wording, deleting reference to Natural England's guidance and suggesting support for proposals which would "positively enhance these spaces, such as to provide improved access and recreation, retain and enhance biodiversity, or enhance the character of the Conservation Area and its setting".	The PC is grateful for this proposed amendment which it is happy to adopt.	Amend Policy wording as proposed other than substitute "identification" for "designation". Expand text in section 18 better describing the aims of Natural England's "Principles of Green Infrastructure".
Policy 7- Important Greenspace	Main reason for designation is the contribution the site makes to heritage assets.	The site is immediately adjacent to Church Mead and visually could be considered an extension of it. Mapping shows that its boundaries are unchanged since 1638 and makes a significant contribution to the understanding of the development of the medieval village. The contribution it makes to the character and setting of the Mead and listed buildings is linked, but separate to, this understanding.	See below
Policy 7- Important Greenspace	Policy does not allow for the weight of any harm to be considered alongside the public benefits.	The intention of the Policy was not to be more restrictive than any local or national Policies but to align with them. The proposed text of the Policy is clearer on this point and is proposed for inclusion in the Plan.	Amend Policy 7 wording as proposed and add supporting text.
Policy 7- Important Greenspace	No evidence supporting inclusion of entire garden. Other gardens bordering Church Mead not identified. Conflict with NPPF para 31.	The site appears almost an extension of Church Mead and contributes to the significance of the village's evolutions does the Fortescue West, Churchyard and adjoining paddock. The other gardens are not so visible and do not have the same historical value.	Add supporting text to the site's description.

Dorset Planning on behalf of owners of The Garden House (cont'd)

Policy	Comment	PC Response	Amendment
Policy 7- Important Greenspace	Site not recognised in Conservation Area Appraisal, including the "Spatial Analysis" map.	The Spatial Analysis map recognises a wide view from the western end of Church Mead. This view is shown in the photo on p4 of the Dorset Planning representation which shows the site and demonstrates its importance to the character and appearance of the area.	None
Policy 7- Important Greenspace	Possible infringement of Article 8 of the Human Rights Act which deals with the right to respect for private and family life.	It is unfortunate that the landowners feel this way. The PC notes that they made no representations to the former MDC consultation at the time this part of the site was proposed for inclusion as an identified "Greenspace" in the SPD. However, following representations made by Woodfield Building Services, the adjoining paddock in the same ownership and identified in the same typology and reference (Nort3915) was deleted, the Council concluding "*Remove the area with planning permission from the area indicated in the Audit as Nort3015. The space adjacent to Church Mead should remain designated within typology 3.1 as it contributes to green infrastructure and is a feature in views from Church Mead, particularly from the southern edge."*	None
Policy 7- Important Greenspace	Adequate protection provided by being within the Conservation Area and forming part of setting of heritage assets. Policy appears to give greater protection than NPPF.	The amended wording as proposed in the Dorset Planning representation supports development which would enhance the identified sites. There might remain some confusion amongst landowners about the level of protection the NP Policy would provide those identified sites which currently have no designation in the Local Plan.Further additional text is thus required to substantiate the proposals.	Draft additional text to provide more
Policy 7- Important Greenspace	*"Should the designation of NSP009 be maintained, then the area covered by the policy should be reassessed and reduced based on a more thorough assessment of the sites' contribution to the setting of the various heritage assets"*	The PC recognises the strength of this argument. The existing small dwelling is located in the least visible part of the site, being behind a higher section of stone wall and largely screened by trees. There is as area of hard standing to the south and west of the dwelling. This part of the site plays a lesser role in the setting of heritage assets and Church Mead and an amendment is justified.	Amend north eastern boundary of identified site to south of dwelling.

Policy	Comment	PC Response	Amendment
Policy 4-Bell Hill Garage	Continued allocation of the site welcomed	Noted	None
Policy 4-Bell Hill Garage	Although Policy provides for “up to 15 dwellings” no masterplan included to demonstrate this is practicable.	The PC recognises that the requirement for increased parking and highways layout would make this quantum difficult to achieve.	Include planning layout for current application and amend quantum to “up to 12 dwellings”.
Policy 4-Bell Hill Garage	Requirement for soft landscaped edge to the northern edge of the development is restrictive as this is OALS.	Any incursion into the OALS is likely to be harmful to the open nature of the site. Gardens are contained with OALS designated sites elsewhere in the village (albeit that they are likely to have been gardens prior to the designation). There is no in principle objection to gardens within an OALS but mitigation for any harm will be required.	Amend para 21.3 to refer to need for any garden incursion to be mitigated to the satisfaction of the Council (and if relevant, Natural England and Historic England).
Policy 7-Important Greenspace	No public access; limited or no views into site	The importance of the site to the evolution of the village has been described by Historic England on several occasions. The Village Conservation Area Appraisal describes the site as an “important green space”[para 7.21].	None
Policy 7-Important Greenspace	Quotes NPPF criteria for LGS	The site is not proposed for LGS designation. It is however currently an OALS and has been included in successive Local Plans as such. Local Plan preparation has been subject to consultation and Examination. The characteristics of the site which justify its designation as OALS are described in the SPD Annex 2 “Characteristics of OALS”.	Include reference to SPD Annex 2 in Annex 2 of NP (Description of Identified Sites).
Policy 7-Important Greenspace	Does not meet criteria for Natural England’s “Principles of Green Infrastructure” as not accessible, managed or connected.	Although the site is not publicly accessible, this does not mean that it fails to be part of the village’s Green Infrastructure. The aim of GI is to deliver nature rich, active, healthy, thriving, prosperous places which also contribute to climate change resilience.	Amend Policy 7 in line with that proposed by Dorset Planning other than substitute “identification” for “designation”.

Lochailort Investments Ltd

Policy	Comment	PC Response	Amendment
Background History	Comments previously put forward and the previous challenge to the Neighbourhood Plan have not been acknowledged within this revised Neighbourhood Plan.	Previous comments are fully addressed in the Consultation Report Addendum. The challenge to the Draft NP in 2020 is fully described in both the above Addendum (sec 2) and the NP (sec 4&5)	None
Background History	The first section of the draft Neighbourhood Plan includes a detailed summary of the history of the preparation of the plan up until the most recent judgement in respect of the Parish Council's successful application for Judicial Review of Mendip DC's decision to adopt LPP2 was handed down on 16th December 2022 ('the Judgement').	The PC appreciates this recognition; however it is at odds with the previous comment (above).	None
Background History	Fails to consider or acknowledge the LPP2 Inspector's conclusions that NSP was a suitable location for an allocation.	The PC suggest that no weight can be given to the LPP2 Inspector's conclusions about NSP. He fundamentally misinterpreted LPP1, acted unlawfully and led the former MDC into illegality. Tellingly, when the '505' allocation exercise was carried out in accordance with the adopted spatial strategy, no allocations were proposed in the NE of the former Mendip District.	None
Background History	It also suggests bias in that it excludes comments which are unfavourable to its justification or that might undermine the plan	See the above comment. The menu of the NP website provides a link to the Judicial Reviews- this gives access to the historical documentation and full detail of the history of the Judicial Review. There is a link to these pages in the Consultation Addendum.	None
Basic Conditions	New examination is required given the time passed since the previous examination, changes to national/local planning policy, and changes to material matters in terms of the drafting of planning policies in this NP.	The PC welcomes the opportunity to submit the draft NP to a fresh Examination. The Plan has been revised to take account of changes to planning policy.	None

Lochailort Investments Ltd (cont'd)

Policy	Comment	PC Response	Amendment
Policy 4- Bell Hill Garage	No acknowledgement of listed buildings in close proximity.	The Policy requires development *"to conserve and if possible enhance the Conservation Area and comply with the guidance contained in the Village Character Assessment and other relevant policies in both this Plan and LPP1."* The Village Character Assessment describes the "Close-Terraced Cottages" character area and sets development guidelines including that *"development will be expected to enhance and conserve its appearance"*. The existing site makes a negative contribution to the Conservation Area. Para 15.5 of the NP recognises that *"Development of this site has the potential to enhance the Conservation Area. Any development proposal will be expected to comply with the adopted Local Plan Polices DP3 (heritage Conservation) and DP 7.1"*	None
Policy 4- Bell Hill Garage	*"Only one application for 10 units, in 2010 has been permitted…All other applications for residential development on the site have been refused. "*	This is incorrect. Two further applications were permitted on a separate part of the site to the 10 dwellings permitted under 025485/008. An application was permitted for 4 houses in 2009 (2009/1448) and for 3 houses on 2011(2011/3247). Thus in the period 2009-2013 there were extant permissions for 14 dwellings.	None
Policy 4- Bell Hill Garage	Reference to Rocke Assocs representations in 2019 that only a scheme which included the OALS protected Orchard was viable.	There is a 'live' planning application (2023/1918) submitted by Stonewood, who support the allocation.	None
Policy 4- Bell Hill Garage	The 9 units proposed in this application encroaches onto Lyde Green - the Open Area of Local Significance (OALS)	The gardens of 5 of the proposed 9 dwellings encroach into the OALS (Great Orchard, not Lyde Green). The PC (together with the Council's own experts, including the Conservation Team) has no objection to the scheme in principle.	None
Policy 4- Bell Hill Garage	Conflict with DP17- Safeguarding Community Facilities *"The vague assertion in the preamble to the policy that the garage can be relocated outside the village, subject to finding a suitable site, that the local community support, indicates that the requirements of LPP1 policies Core Policy 4 or DP17 cannot be met through this site allocation."*	The 'live' application includes a new purpose built garage workshop together with off street parking. During the construction period, the proprietor has arranged to rent alternative premises in the neighbouring Parish.	None

Lochailort Investments Ltd (cont'd)

Policy	Comment	PC Response	Amendment
Policy 4- Bell Hill Garage	The allocation of the Bell Hill Garage does not constitute sustainable development and thus fails to satisfy the Basic Conditions	The 'live' application would, subject to the amendments proposed by Natural England and the Council's Conservation Team provide positive economic, social and environmental outcomes.	Refer to 'live' application in Policy's supporting text
Policy 7- Important Green Spaces	Policy seeks to protect Green Spaces in the same way as Local Green Space policy.	This misunderstands the Policy which applies the results of the former Mendip "Greenspace" audit at the local, village level. The identified sites form the important green infrastructure of the historic village and its Conservation Area. Identification as Important Greenspace is not a bar to development; as the revised policy makes clear, proposals which enhance the site will be supported.	Include text to clarify that the Policy does not attach "Local Green Space" protection to the identified sites.
Policy 7- Important Green Spaces	The PC has "made up" a designation to protect green space.	The Policy is clear that it does not designate the identified sites for protection. It requires development proposals for the sites to recognise the contribution the site makes to the village's green infrastructure and character and to have regard to this contribution. A helpful suggestion regarding the Policy wording has however been made by Dorset Planning in their Reg 14 comment.	Policy wording to be amended in line with Dorset Planning suggestion other than substitute "identification" for "designation".
Policy 7- Important Green Spaces	*"adopting this would be at odds with the adopted Local Plan and National Policy, this failing to meet Conditions A and E if the designation were to be created."*	The NPPF para 180 states: *"Planning policies and decisions should contribute to and enhance the natural and local environment by:* *a)protecting and enhancing valued landscapes..(in a manner commensurate with their statutory status or identified quality in the development plan);* *b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including …..trees and woodland."* Para 181 states: *"Plans should: ….allocate land with the least environmental or amenity value….take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure"* Section 6 of the adopted Mendip DC "Greenspace" SPD states: *"Communities preparing Neighbourhood Plans may wish to consider designating any open spaces within their area that meet the criteria set out in the NPPF. They may also wish to consider adopting a settlement wide approach to protecting networks of greenspace and identify opportunities to enhance green infrastructure networks through the creation of new greenspace."*	None

Lochailort Investments Ltd (cont'd)

Policy	Comment	PC Response	Amendment
Policy 7-Important Green Spaces	Fortescue Fields West (NSP011) and the Laverton Triangle (NSP013) not designated OALS	The identification of these sites was not intended to replicate the current protection of the OALS designations. The Greenspace SPD recognises the important part they play in contributing to the green infrastructure of the historic village. Any development proposals for these sites should avoid harm to landscape character and harm to the landscape setting of the conservation area. The proposed policy would provide for this.	None
Policy 7-Important Green Spaces	Sites possess none of the attributes of special significant necessary to merit a Local Green Space designation.	The Policy does not profess to carry the weight of Local Green Space designation. The survey carried out during the 2024 Reg14 Consultation showed almost unanimous support from village residents for the Policy.	Policy wording amended in line with Dorset Planning suggestion other than substitute "identification" for "designation".
Policy 7-Important Green Spaces-NSP011	*"There is no public or private pedestrian link between the land and Church Mead, and any visual interrelationship between the two is already curtailed by existing trees and hedgerows.* "	Public access is not a criteria for Green Infrastructure. Although such access is a benefit, there are many others. It is "multi functional" and provides environmental and social benefit.	Extend references in text to planning history and Greenspace SPD
Policy 7-Important Green Spaces - NSP011	*"There is a strong and well-defined tree/ hedgerow boundary separating the land from Church Mead to the north, meaning that there is a severely restricted visual relationship between the two."*	The PC dispute this claim. The site makes a major contribution to the setting of Church Mead and the Conservation Area as described by the Appeal Inspector in 2015: *"I am in no doubt that the open undeveloped nature of the appeal site has a positive role in the significance of the Conservation Area, allowing for an appreciation and understanding of the historic evolution of Norton St Philip."*	Extend reference in text to planning history and Greenspace SPD
Policy 7-Important Green Spaces-NSP011	*"In general terms, as an open space in the setting of the CA, the West Site contributes to its rural setting however, this contribution derives mostly from the mature trees and hedgerow along the northern boundary "*	See above	Extend reference in text to planning history and Greenspace SPD

Lochailort Investments Ltd (cont'd)

Policy	Comment	PC Response	Amendment
Policy 7-Important Green Spaces-NSP011	*"The site makes no particular contribution to the setting of the Townsend and Townsend Cottage (Grade II)."*	This is unsurprising as these listed buildings are not visible from or in any way related to the site.	None
Policy 7-Important Green Spaces-NSP013	*"This is private land onto and across which the public has no right of access and does not provide any recreational value for the Local Community"*	Public access/recreational value is not a criteria for Green Infrastructure. Although such access is a benefit, there are many others. It is "multi functional" and provides environmental and social benefit.	Extend reference in text to planning history and Greenspace SPD
Policy 7-Important Green Spaces-NSP013	*"There is no pubic or private pedestrian link between the land and Church Mead, and any visual interrelationship between the two is already curtailed by existing trees and hedgerows."*	This is clearly muddling the Triangle site with Fortescue West. The Triangle has no relationship with Church Mead.	None
Policy 7-Important Green Spaces-NSP013	Inaccurate description of site being bounded by stone wall, important hedgerow and poorly established tree belt.	The description in the Appendix is accurate; whether it should be "wall" or "walls" is petty semantics. The Tree Belt is well established. PC	Amend text to read *"It is bounded on 2 of its 3 sides by an ancient stone wall and important hedgerow and on the third side by a 15m wide tree belt…"*
Policy 7-Important Green Spaces-NSP013	The description of the site being "an important green corridor" is despite it not being within a protected or designated landscape.	This is not a requirement for identification as an important green corridor.	Extend reference in text to planning history and Greenspace SPD

Lochailort Investments Ltd (cont'd)

Policy	Comment	PC Response	Amendment
Policy 7-Important Green Spaces-NSP013	The site is located at a topographic level consistent with the existing built areas within the settlement. It lies below the high ground occupied by the development at Fortescue Street and rising up to the housing on Frome Road.	This statement is incorrect. The site is elevated at up to 3.5m above the existing Fortescue development and the Frome Road.	None
Policy 3-Housing	Need for more affordable housing in NSP	The Council's Housing Register indicates there are no applicants giving NSP as their first choice. The NP aims to meet the identified need and allows for Exception Sites for those with a local connection in housing need.	None
Policy 3-Housing	NP argues that the allocated Bell Hill Garage site "will deliver sufficient homes for the village".	The NP does not make this proposal. As para15.2 explains: *"Despite the parish having over provided on its Local Plan 'minimum' and having no housing requirement the Neighbourhood Plan Steering Group considered whether there were opportunities for the Plan to allocate suitable and sustainable sites that would be deliverable in the Plan period."* House price evidence in the NP clearly shows that despite the very significant growth in housing stock, house prices remain unaffordable high with the ratio of earnings *to house prices* being more than 15 compared with a ratio of 10 in Somerset as a whole.	None
Policy 3-Housing	School intake expected to fall provides evidence that development needed	This is based on outdated forecast which was proved inaccurate. The school is thriving and is expected to continue to do so.	None

Policy	Comment	PC Response	Amendment
Policy 7- Important Greenspace	Garden is private property. Identification could limit ability to make changes to garden.	The proposed policy would not affect those permitted development rights which relate to a dwelling in a Conservation Area.	None
Policy 7- Important Greenspace	No public access or "direct benefit" to the community-*"numerous countryside walking routes, public parks and nature reserves in the area that serve the community's needs without impinging on our private property."*	Public access is not a requirement for identification as an Important Greenspace and identification as such would not confer any rights of access. The site is identified for the important contribution it makes to the rural character of this part of the village. This is described at para 7.21 of the Conservation Area Appraisal which describes the site : *"**The important green spaces in the conservation area are** Church Mead (with some stone boundary walls and trees), Lyde Green and the adjoining Old Orchard, the field to the south of the School **and the course of Norton Brook, on the east side of Ringwell Lane."*** [emphasis added].	None
Policy 7- Important Greenspace	Identification could lead to environmental "*oversight or obligations."*	Identification as an Important Greenspace would not lead to environmental oversight or obligations.	None
Policy 7- Important Greenspace	Site is within Conservation Area and needs no further protection; close to Grade 2* listed Tudor dovecote.	Agreed that CA provides a level of protection. The site is not within the curtilage of a listed building. NPPF para 180 describes how planning policies should "protect and enhance valued landscapes" and "recognise the intrinsic character and beauty of the countryside".	None
Policy 7- Important Greenspace	Identification might devalue the property.	The PC suggest that identification of the site might equally well increase the value of the property.	None
Policy 7- Important Greenspace	Lack of consultation; explanation required as to why the site was selected	The PC has had discussions with the owners over many years and the arguments are well rehearsed. The site has been designated OALS for many years over successive adopted Local Plans. Furthermore the site was proposed as Local Green Space in a previous version of the draft NP. The Court of Appeal found that LGSs in the village had been "lawfully designated".	None

CG and KJ Parsons (cont'd)

Policy	Comment	PC Response	Amendment
Policy 7- Important Greenspace	Impact on mental health	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 identified as an Important Greenspace.	None
Policy 7- Important Greenspace	No work carried out to develop the "Stage 3 designations". Relies on *"historic and proven unsatisfactory evidence".*	There is a great deal of historic evidence supporting the site's identification as Important Greenspace including its designation as OALS. The PC is not aware of any of it having been proven to be unsatisfactory.	None
Policy 7- Important Greenspace	Previous references to LGS should be removed.	Proposed designation of the site as LGS is part of the planning history of both this and other sites and is legitimately and objectively referenced.	None
Policy 7- Important Greenspace	Views are not open and will become increasingly compromised.	This is disputed. There are important views across the site; these were recognised in the Conservation Area Appraisal (2007) in particular the plan on page 13.	None
Policy 7- Important Greenspace	References to the 4 Planning Applications should be removed as refusal was based on questionable designation (OALS).	These are an important part of the planning history for the site. They provide detailed evidence which supports the consideration of the site as making a significant contribution to the character and appearance of the village and its Conservation Area.	None

Mr & Mrs McIntyre

Policy	Comment	PC Response	Amendment
Policy 7- Important Greenspace	There is *"no necessity to apply any additional designation to the land within the curtilage of a listed building"*	The proposed Policy does not designate LGS. It identifies sites that are important for their contribution to the green infrastructure of the village and its Conservation Area and requires development proposals to respect the reason for their identification. It supports development that would result in enhancement. The former MDC criteria for LGS were included in previous versions of the NP which designated LGS. These criteria included at number 3 of the list that the site's *"contribution to the settlement is not already protected through other policies or designations".* There are currently two separate designations for this site which serve different purposes. The site is the garden of The Old Hopyard, a Grade 2 listed building and thus within its curtilage. It is also designated as OALS in the adopted Local Plan. OALS is a designation unique to the former MDC. Somerset Council are preparing a new Local Plan which will replace the adopted Mendip Local Plan. The new, county wide, Local Plan is scheduled for adoption in early 2028. This is prior to the end of the NP plan date. The PC wishes to have a non strategic Policy in place which supports the OALS at a local level and which will endure into the next Plan period. Should the NP Examiner consider that adequate protection is given by the site being in the curtilage of a listed building the PC would support its deletion as an Important Greenspace.	None
Policy 7- Important Greenspace	Requests legal justification for the inclusion of our property to remain the the Neighbourhood Plan and the OALS.	The NP Policy identifies sites in the village recognised in the Mendip Greenspace SPD audit as contributing to the villages Green Infrastructure. It applies at a local level a Policy which reflects the requirements of the adopted Local Plan DP 1,2 and 16. It also applies guidelines set out in Natural England's "Green Infrastructure".	None

Mr B. Walden

Policy	Comment	PC Response	Amendment
Policy 2&3-Housing	Suggests existing site of existing barn for development of two to three houses.	This site is outside of the village settlement boundary and as such would not be supported.	None
Policy 2&3-Housing	Happy to consult with PC “to promote further the need for more local Housing”	Noted	None
Policy 5-Exception Sites	Proposes site accessed off Frome Road for Exception Site together with a “number of” market houses.	Noted. The PC hopes to progress the possibility of an Exception site after the NP is “made”. This would be subject to the criteria set out in Policy 5.	None

Mr W Martin

Policy	Comment	PC Response	Amendment
Policy 7-Important Greenspace	*“As an owner of part of one of these sites I am supportive of this policy.”*	Noted with thanks.	None

Mrs A. Tollworthy

Policy	Comment	PC Response	Amendment
Policy 7-Important Greenspace	*“I am a landowner of NSP007 adjacent to NSP006 Churchyard. And NSP0011 Fortescue Fields west. I fully support the policy and proposals for "Important Greenspace" . “*	Noted with thanks.	None

Mr P. Rose

Policy	Comment	PC Response	Amendment
Policy 7- Important Greenspace	*"The land we own is inside development limits Available for development . Cleared for development by highways.. Our own independent assessments disagree with those commissioned by neighbourhood plan group."*	The PC supports development of the brownfield site as described in Policy 4. The remainder site has been protected through development policies in successive Local Plans. The PC wishes to have a non strategic Policy in place which supports the OALS at a local level and which will endure into the next Plan period.	None
Policy 7- Important Greenspace	*"It does not need extra protection or legislation that will be used to frustrate development on a clearly available development site. Extra legislation policy 7: This will be contested at all levals ."*	The proposed policy does not frustrate development proposals. It supports development proposals which *"would positively enhance these spaces, such as to provide improved access and recreation, retain and enhance biodiversity, or enhance the character of the Conservation Area and its setting."*	None
Policy 7- Important Greenspace	*"The site could help relieve a shortfall in housing in Somerset council area ."*	Para 15 of the NPPF states that *"The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings."* This Plan seeks to achieve that end.The PC looks forward to working with Somerset Council in the preparation of the new Local Plan.	None

Mr K. Bird (Landowner's Agent)

Policy	Comment	PC Response	Amendment
Policy 1 Development within settlement boundary	We would like an additional allocation at Norton Farm to be considered now or on first review of the NP	The PC was informed of the proposal for development at Norton Farm at its October meeting and received a presentation which as requested by the landowner's agent is included in their representation. There is no unmet housing requirement in the village.	None.
Policy 2 - Development beyond settlement boundary	The proposed additional site in currently in the open countryside	Agreed. LPP1 Core Policy 1 provides that *"Development in the open countryside will be strictly controlled".*	None.
Policy 3 - Housing	The Local Plan is now out of date so it's policies no longer apply	The Local Plan Policies continue to carry weight, albeit reduced.	None.
Policy 9 - Monitoring and Review	This will an opportune time to consider Norton Farm	The PC hope that the NP review can be performed cooperatively with Somerset Council during the preparation of the new Local Plan. This would be the time to consider options and consult with the community.	None

Somerset Council Planning Policy

Policy	Comment	PC Response	Amendment
Policy 8	*"Refers to level 6 of the Code for Sustainable Homes. The Code has now been largely replaced by Future Homes Standard "*	Noted with thanks	Amend as suggested
Policy 5	Suggests refer to affordable housing, as defined by the NPPF. Refer to current definition being provided in an appendix.	Noted with thanks	Amend as suggested
Policy 7	*"The map on page 81 of NSP008 appears to have a displacement of one of the notations."*	Noted with thanks	Amend as suggested

Natural England

Comment	PC Response	Amendment
"Natural England notes that an appropriate assessment of the plan has been undertaken….. Natural England advises that we concur with the assessment conclusions provided that all recommendations of the assessment are integrated into the neighbourhood plan."	The recommendations have all been incorporated into the draft NP	None

Environment Agency

Comment	PC Response	Amendment
The comments contained within our previous responses on 29 November 2018 and 13 April 2021 remain relevant, and we wish to make no further comment in respect to this neighbourhood plan.	Noted	None

Historic England

Policy	Comment	PC Response	Amendment
Policy 4- Bell Hill Garage	*"The absence of any detailed evaluation of the site and how this and previous consents demonstrate its suitability for the quantum of development proposed, in conformity with policy for the protection and enhancement of the historic environment, therefore needs to be addressed.This will also help evidence the brief. While an "up to" qualification is cited the threshold to which it is applied is presumably meant to provide an assertive and informed indication of what is likely to prove acceptable within limited tolerances. It is therefore important to show that this aspiration is deliverable."*	There is currently a "live" application for 9 dwellings with the retention of the garage business on site in new, purpose built, premises (2023/1918). The proposed layout includes gardens extending 10m into the protected OALS. Historic England have advised that before granting permission the Council *"should be satisfied that a scheme cannot be forthcoming that sits within the boundary of the brownfield site".* The Council's Conservation Team have concerns about the encroachment but consider that a scheme that takes account of specific design matters that can be seen to be reflective of the character and vernacular of the village, using an appropriate pallet of materials could be submitted. Subject to this the public benefits may outweigh the harm of the encroachment of the rear gardens into Old Orchard and result in a scheme that would be considered acceptable. A scheme of 15 houses would require approximately 33 parking spaces. This is not feasible on the site and so a lesser quantum of houses should be specified. Should a new garage building not be included in a future proposal a terrace of 3 smaller dwellings fronting Bell Hill together with outside space and parking would be achievable whilst enhancing this part of the Conservation Area.	Amend policy to read "up to 12 dwellings". Include site layout plan for current application with supporting text.

Wiltshire Council

Comment	PC Response	Amendment
Wiltshire Council has no comments on the Norton St Philip NDP.	Noted	None

Coal Authority

Comment	PC Response	Amendment
No specific comments	Noted	None

Regulation 14 Statutory Consultees, landowners and stakeholders consulted

NSP001	G&S McIntyre	Old Hopyard
NSP002	Public space	Lyde Green
NSP003	Philip Rose Stonewood Homes	Gt Orchard
NSP004	Parsons	Ringwell
NSP004	Mr Mrs Moss	Ringwell
NSP004	Will Martin	Ringwell
NSP005	Public space	Church green
NSP006	Church of England	Churchyard
NSP007	ALice Tollworthy	Adjoining paddock
NSP008	NSP PC Church Mead Committee	Church Mead
NSP009	Sasha Bhavan	Land to rear of Malthouse
NSP010	Unknown	Land nth of Chever's Lane

NSP11	Lochailort	FF West
NSP12	Lochailort	FF South
NSP012	Bloor SW Ltd	FF South
NSP012	FF ManCo	FF South
NSP013	Lochailort	Laverton Triangle
NSP014	Roy Clarke	Sth Of Longmead
NSP015	Roy Clarke	Village Green, Shepherds Mead
NSP016	NSP School	NSP School Playing Field
Landowner	Andrew Pobjoy	
Landowner's Agent	Kevin Bird	
Landowner	Nick Kirkham	
Landowners Agent	Chris Beaver	
Landowner	Mr Mrs Applegreen	
Landowner	Ben Walden	
Landowner	Dyson Farming Ltd	C/o Planning Consultant

B&NES
Wiltshire
Environment Agency
Natural England
Historic England
Network Rail
Coal Authority
Homes England
CPRE
Western Power
SSE
Wessex Water
Bristol Water
Wales and West Utilities
O2
EE
Vodafone

Regulation 14 Statutory Consultees, landowners and stakeholders consulted (contd)

Somerset Planning Policy
Somerset Ecology
Somerset Education
Somerset Estates Team
Somerset Local Lead Flood Auth
Somerset Minerals and Waste Planning
Somerset Public Health
Somerset Transport Policy
Highways Agency
Norton St Philip Womens Gp
Royal British Legion
Friends of Rode NSP School
NSPPCC
NSP Cricket Club

CLA	
Hemington Parish	
Neighbouring Parish	Hinton Charterhouse PC
Neighbouring Parish	Wellow PC
Neighbouring Parish	Hemington PC
Neighbouring Parish	Tellisford Parish Meeting
Neighbouring Parish	Wingfield PC
Neighbouring Parish	Beckington PC
Neighbouring Parish	Rode PC
Neighbouring Parish	Westwood PC

Palairet Hall Management Committee	David Lockley
Butcombe Brewery	
George Inn	Linda
CoOp	
Haven Timber	
Farleigh Rd Farm Shop	
Farleigh Rd Industrial Units	
JS Repairs	Jo Sargeant
Bath Rugby	

Consideration of 2024 Regulation 14 Representations.

The PC has considered all representations received during the Regulation 14 Consultation period. The very great majority of parish residents supported the Plan's policies. Some amendments are proposed as a result of comments made.

Amendments have also been made following comments made by Historic England and Somerset Council Planning Policy.

Some landowners raised objections, most notably to Policy 7 (Important Greenspace). These have been addressed in the PC Responses in the preceding pages.

The landowner of NSP009 ("land to rear of The Malthouse") submitted a suggested amendment to the Policy wording as part of their objection comment. The covering email suggested a meeting with the PC; an invitation the PC took up at the conclusion of the Consultation period. At this meeting, the landowner pointed out that an area of the garden adjacent and ancillary to the small, one bedroomed dwelling was hard paved and thus should be excluded from the identified Greenspace. The PC requested evidence of this which was subsequently received and is included on the following pages which detail the amendments made. Amending the boundary is consistent with the exclusion of hardstanding to the south and east of the pre school building within NSP016. A review of the other boundaries has resulted in minor amendments to NSP006,008 and 010 removing built form from the identified space.

The suggested amendment to the wording of the Policy has also been accepted by the PC and is included in the submitted version of the Plan. It is not impossible that the OALS and Greenspace designations will not be carried over into the new, county wide Somerset Local Plan. These designations are unique to the former Mendip District Council Area. The PC wishes to have a Policy in place that will provide a level of protection for the important, identified green spaces that is capable of enduring.

The remaining amendments are additional supporting text and including a layout plan of the 2023 application for development of the brownfield Bell Hill Garage site. These amendments are detailed below:

Reference in 2024 Reg 14 NP	Amendment
Section 8-2023 Reg 14 Consultation	Sub divide; section 8a to provide detail on 2023 Reg 14 and new section 8b to provide detail on 2024 Reg 14.
Policy 1	Add requirement for development proposals to satisfy Somerset Council's published standards for parking provision.
Policy 4 supporting text	i) Add text referencing requirement to meet Somerset highways and parking standards. Include planning layout for planning application 2023/1918 as demonstrating that site is adequate for 12 dwellings if garage business relocates. ii) Refer to live application 2023/1918 having potential to provide sustainable growth of village.
Policy 4 "…up to 15 dwellings"	Amend to "up to 12 dwellings"
Appendix 1 Development Brief for Policy 4	Amend para following para 21.3 to refer to need for any incursion by gardens to be mitigated to the satisfaction of the Council (and if relevant, Natural England and Historic England).
Policy 5	Add reference to definition of Affordable Housing in NPPF Annex 2
Policy 6 supporting text	Move text of para 17.4 and combine with para 19.2 (which incorrectly refers to Policy 6 rather than Policy 8).
Policy 7	Amend Policy to read: "The Green Spaces listed below and shown in Figure 10, all make an important contribution to the Green Infrastructure and to the character of the historic village of Norton St. Philip. Development proposals within an Important Green Space should respect the reasons for their identification, as described in Appendix 2, and have regard to the relevant national planning policy and guidance and policies in the adopted Mendip Local Plan. Development that would positively enhance these spaces, such as to provide improved access and recreation, retain and enhance biodiversity, or enhance the character of the Conservation Area and its setting, will be supported."
Policy 7 supporting text	Expand text in Section 18 better describing the aims of Natural England's "Principles of Green Infrastructure".
Policy 7 supporting text	Add text clarifying that the Policy is not designed to provide the protection of Local Green Space designation but ensure that development proposals recognise the role the site plays in the Green Infrastructure of the village.
Policy 8	Replace reference to "Code 6 for Sustainable Homes" with "Future Homes Standard".

Reference in 2024 Reg 14 NP	Amendment
Section 14.12	Correct spelling to read “Wellow”
Annex 2- text	Include reference to SPD Annex 2 in Annex 2 of NP (Description of Identified Sites).
Annex 2- Plan of NSP006	Amend boundary to remove stone barn
Annex 2- Plan of NSP008	Correct displacement of shaded area
Annex 2- Plan of NSP008	Amend boundary to remove Pavilion and ancillary hardstanding
Annex 2-Plan (NSP009)	Amend boundary of existing dwelling to include area of ancillary hardstanding
Annex 2- text (NSP009)	Add text describing the history of and contribution to CA made by NSP009
Annex 2- Plan of NSP010	Amend boundary to remove 2 x garages
Annex 2- text (NSP011)	Extend references in text to planning history and Greenspace SPD
Annex 2 -text (NSP013)	i)Extend reference in text to planning history and Greenspace SPD ii)Amend text to read *“It is bounded on 2 of its 3 sides by an ancient stone wall and important hedgerow and on the third side by a 15m wide tree belt…”*

Thank you for meeting with us to discuss the concerns we raised with regard to Policy 7 and land associated with The Garden House (your ref NSP009).
We welcome the suggestion put forward in the meeting that the Important Green Space boundary is amended to exclude those areas of hardstanding adjoining and associated with The Garden House. We would suggest that the boundary is simplified from that shown on our site survey to follow the mapped outline as shown, which takes a pragmatic approach to the areas of hardstanding (as these have quite an odd shape), and ensures that the majority of the trees around the undeveloped garden area are within the Important Green Space (and all of the trees are, in any event, protected by being within the Conservation Area), whilst providing reasonable flexibility for any alterations to the dwelling and placement of small outbuildings at the north-eastern end of the site.

Please see attached drawing:
1053P-BEL-GARDEN HOUSE PLAN_REV_

Whilst our preference would still be to delete the designation of NSP009 altogether for the reasons previously given, if this alteration to the extent of the space could be made, together with our suggested revisions to the policy wording, we consider this is likely to overcome our main concerns regarding the Policy and would hope to support the Plan going forward.

I hope this drawing is helpful, let us know if you require anything additional.
We look forward to hearing from you shortly.

Kind regards,

Fergus

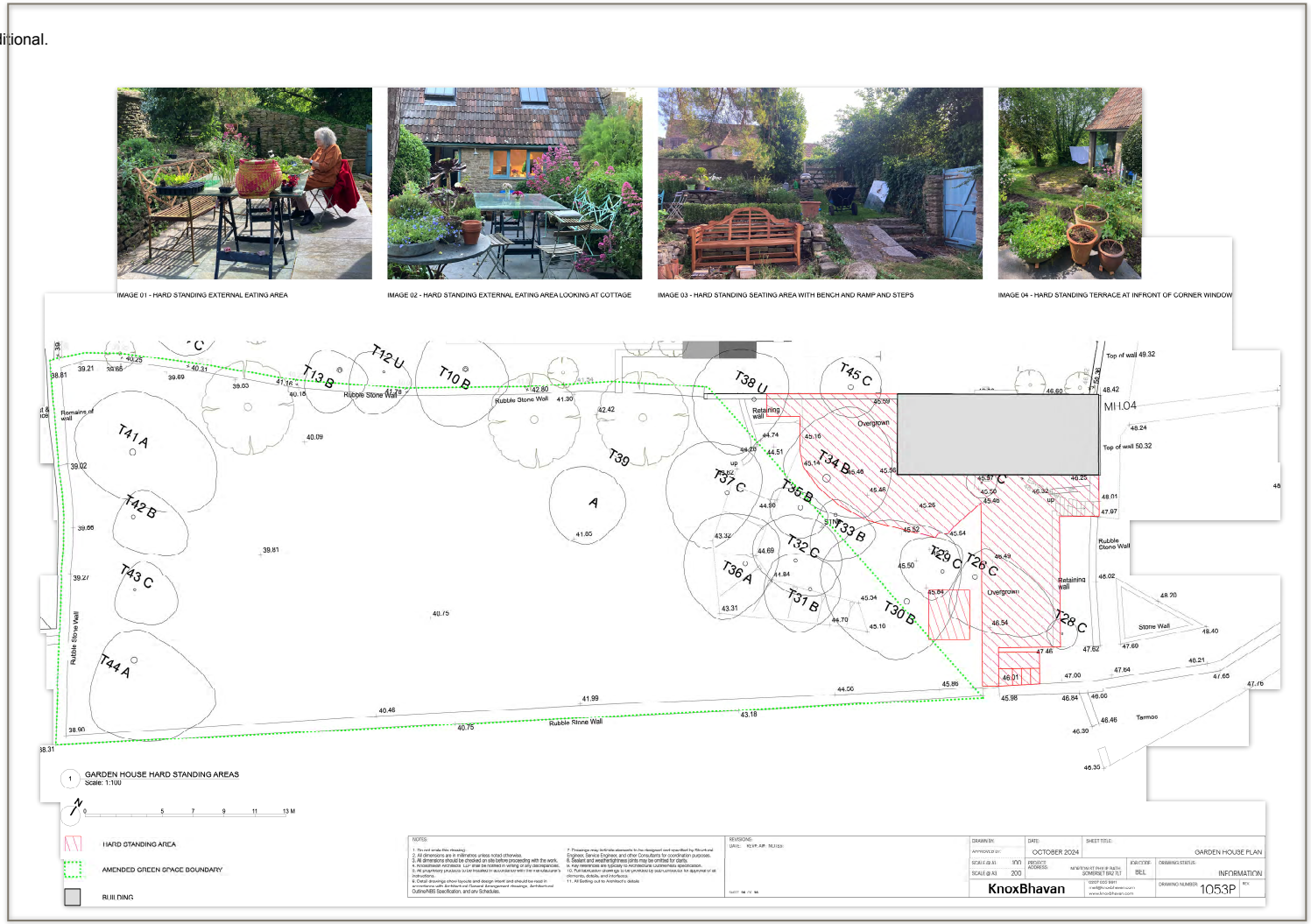
fergus@knoxbhavan.com

RIBA East Project Architect of the Year 2024
RIBA East Award winner 2024 - The Little Big House
RIBA London Award winner 2024 - Love Walk II
AIA Awards Commendation Small Project - The Little Big House

Knox Bhavan

Left: Covering email from owners of The Garden House (NSP009) following meeting with PC

Below: Plan attached to email detailing dwelling, hardstanding and trees



Conclusion

Comments from respondents to the all three Regulation 14 Consultations have helped to shape the draft Neighbourhood Plan prior to its submission to Somerset Council. The amended draft Neighbourhood Plan is now ready to be submitted under Regulation 15 of the Neighbourhood Plan Regulations. There will then be a further six week “Regulation 16” Consultation before the draft Plan, with supporting documents including this Consultation Statement will be subject to Independent Examination. If the Examiner considers that (with any further modifications) it meets the ‘Basic Conditions’, it will be subject to a Parish referendum. The referendum question will be a straight “yes” or “no” on the entire Plan, as set out by Neighbourhood Planning Regulations. If 50% or more of those voting vote for the Plan, it will be brought into force (‘Made’) and become part of Somerset Council’s planning policy.

Norton St Philip Parish Council