

## Norton St Philip Neighbourhood Plan; Representation Response Form

- All representations should be made on a form of this type.
- There are guidance notes on page 2 to help you complete the form.
- Representations must be received by 5pm on Friday 17<sup>th</sup> January 2025

You can photocopy this form, download copies from [www.somerset.gov.uk/planning-buildings-and-land/neighbourhood-planning/neighbourhood-plans-in-production/](http://www.somerset.gov.uk/planning-buildings-and-land/neighbourhood-planning/neighbourhood-plans-in-production/) or collect additional hard copies from the Council Offices, Cannards Grave Road, Shepton Mallet BA4 5BT. For further information or advice, please contact the Planning Policy Team by email: [planningpolicyeast@somerset.gov.uk](mailto:planningpolicyeast@somerset.gov.uk) or telephone: 0300 123 2224

### PART ONE – YOUR DETAILS AND GUIDANCE NOTES

Contact Details	
<b>Name:</b> Simon Knox and Sasha Bhavan  <b>Organisation:</b> (if applicable)  <b>Address:</b> [REDACTED] [REDACTED]  <b>Postcode:</b> [REDACTED]  <b>Email:</b>  <b>Tel:</b>	<i>If you have appointed somebody to act as your agent, please give their contact details. All correspondence will be sent to the agent:</i>  <b>Agent Name:</b> Jo Witherden BSc(Hons) DipTP DipUD MRTPI  <b>Company Name:</b> Dorset Planning Consultant Limited  <b>Address:</b> [REDACTED] [REDACTED]  <b>Postcode:</b> [REDACTED]  <b>Email:</b> [REDACTED]  <b>Tel:</b> [REDACTED]
<b>Signature:</b> [REDACTED]	<b>Date:</b> 24/12/2024

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

Future Progress of the Neighbourhood Plan for Norton St Philip	
✓	Please indicate if you wish to be notified about progress of the Neighbourhood Plan, including when the Council makes a decision about 'making' the plan (under Regulation 19), by ticking here. <b>We will contact you by <u>e-mail only</u> unless you instruct otherwise.</b>

## GUIDANCE NOTES

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

### A Neighbourhood Plan For Norton St Philip

Norton St Philip Parish Council has submitted its proposed Neighbourhood Plan to Somerset Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The proposed Neighbourhood Plan and related documents can be viewed online at [www.somerset.gov.uk/planning-buildings-and-land/neighbourhood-planning/neighbourhood-plans-in-production/](http://www.somerset.gov.uk/planning-buildings-and-land/neighbourhood-planning/neighbourhood-plans-in-production/) or are available to view at the following location:

- Council Offices, Cannards Grave Road, Shepton Mallet BA4 5BT (Opening hours 8.30 am – 5 pm Monday – Friday)

Under Regulation 16, the Council is required to publicise the proposed Neighbourhood Plan and invite representations before it is submitted for Examination. This period will run between **Friday 2024** and **Friday 2024** Representations received outside this period may not be accepted.

### What can I make comments on?

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

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

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

### Can I submit representations on behalf of a group?

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

## PART TWO – YOUR COMMENTS

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

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

Policy 7

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

The designation of NSP009 is unnecessary duplication of policies that would apply to this site in relation to the protection of heritage assets, contrary to the 2023 NPPF paragraph 16(f).

There is no evidence to justify that the entire unsurfaced area contributes to the significance of the heritage assets and needs to be retained, contrary to the 2023 NPPF paragraph 31.

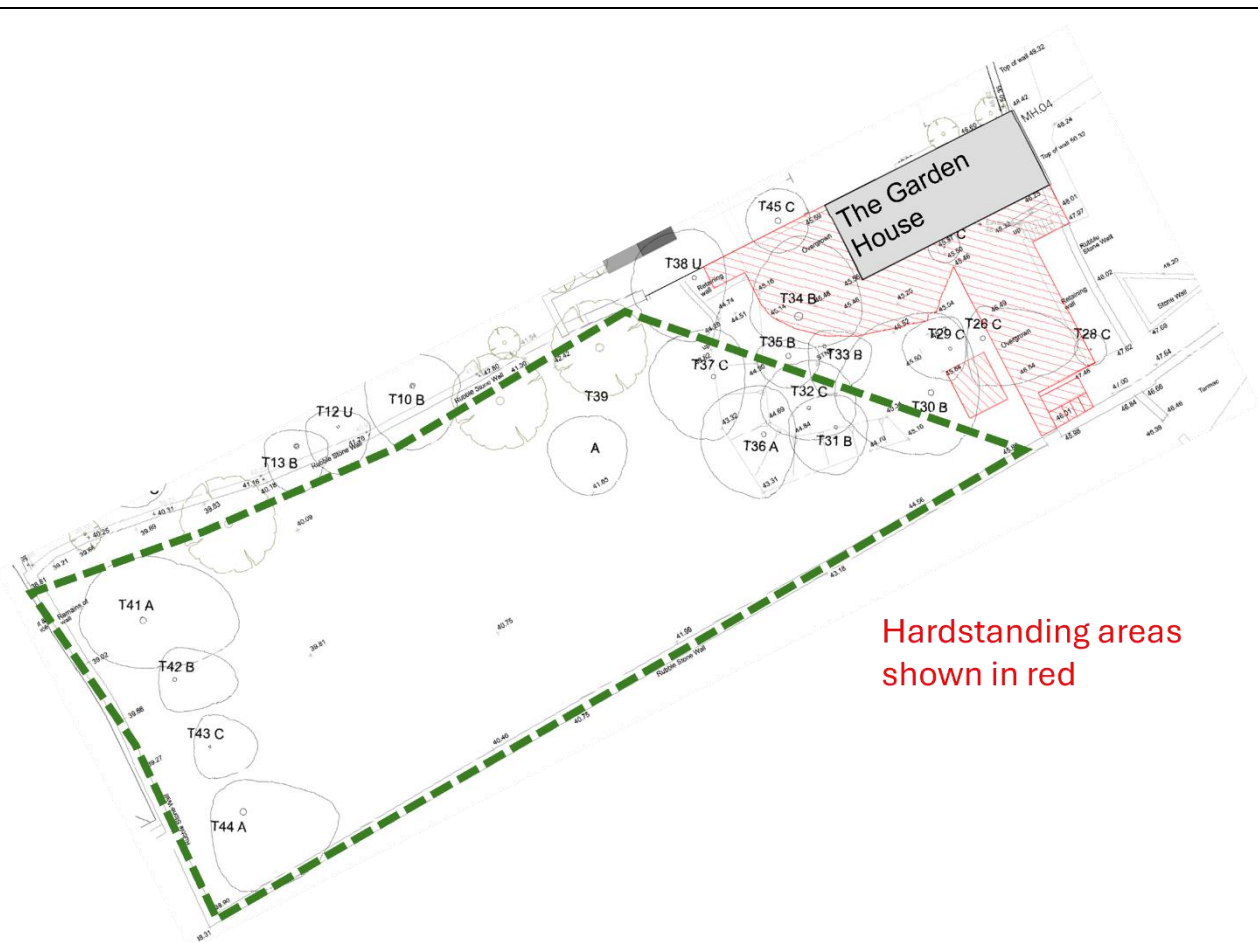
**3. Please outline your comments below (continue on an additional sheet if necessary)**

The owners of The Garden House objected to the proposed designation of the entire garden area of their property (as show in NSP009 Land to rear of The Malthouse) at Regulation 14. Whilst the principle of identifying important green spaces and ensuring that they are given an appropriate degree of protection in planning decisions is supported, my clients main concern at that stage was with regard to the impact the policy could have on their ability to sensitively extend the cottage to better meet their needs, and utilize the garden area (for example through the erection of a modest outbuilding for storage of garden furniture etc.).

The revised policy wording is considered an improvement on the Regulation 14, and it is acknowledged that areas of hard-surfacing within the curtilage have now been removed in response to my client's objection (albeit that the mapped areas do not appear to be fully accurate), however the resulting map still appears to seek to protect parts of the curtilage that clearly have no real value and cannot be said to be worthy of protection. Having reviewed the policy and proposed designation, it provides unnecessary duplication of policies that would apply to this site in relation to the protection of heritage assets, contrary to the 2023 NPPF paragraph 16(f). Furthermore, there is no evidence to justify that the entire unsurfaced area contributes to the significance of the heritage assets and needs to be retained, contrary to the 2023 NPPF paragraph 31.

Should the Examiner consider that it is appropriate to include some of the garden land under Policy 7 (despite the clear duplication of the protection given through its Conservation Area status and national planning policy, given that the sole reason for this site's inclusion is cited as being its importance in terms of the setting of the Conservation Area and heritage assets), my clients would request that the boundary is redrawn as follows, taking a more pragmatic approach to the areas of hardstanding (as these have quite an odd shape), whilst retaining the majority of the trees around the undeveloped garden area within the Important Green Space (albeit all of the trees are, in any event, protected by being within the Conservation Area). This is considered to provide more reasonable flexibility for any alterations to the dwelling and placement of small outbuildings at the north-eastern end of the site.

See maps (over page):



Imposed on Map of NSP009



**Completed forms should be returned:**

- **By post to:** Planning Policy East, Somerset Council, Cannards Grave Road, Shepton Mallet, Somerset, BA4 5BT
- **By e-mail to:** [planningpolicyeast@somerset.gov.uk](mailto:planningpolicyeast@somerset.gov.uk)
- **By hand to:** the Council Offices in Shepton Mallet (address above) or the Council Service Point in Wells Town Hall

**Representations must be received by no later than Friday 17<sup>th</sup> January 2025**

**Representations received after this date will not be considered.**

Updates on progress will be given via the Council's Plan-It newsletter. Sign up can be found at [www.somerset.gov.uk/planning-buildings-and-land/plan-it-somerset-newsletter-sign-up/](http://www.somerset.gov.uk/planning-buildings-and-land/plan-it-somerset-newsletter-sign-up/)