

From: Stuart, David <David.Stuart@HistoricEngland.org.uk>
Sent on: Friday, October 11, 2024 3:54:45 PM
To: NortonStPhilip Clerk <clerk@nortonstphilipparishcouncil.gov.uk>
CC: jayne.boldy@somerset.gov.uk; Jo Milling <jo.milling@somerset.gov.uk>
Subject: Neighbourhood Plan, Norton St Philip - Regulation 14 Consultation
Attachments: Norton St Philip NP, revised Reg 14, 21.6.23..msg (63 KB)

Dear Nikki

Thank you for your Regulation 14 consultation on the pre-submission version of the Norton St Philip Neighbourhood Plan.

This is a re-consultation following a previous Regulation 14 exercise in the summer of 2023, as a result of which changes were made to the content of the Plan.

A significant change is the inclusion now of Policy 4 which proposes to allocate Bell Hill Garage for the development of up to 15 houses. It is this inclusion which has prompted the need for a full SEA, and on which our attention focuses.

We note from the associated SEA Environmental Report that the Conservation Area Appraisal identifies the site as making a negative contribution to the character and appearance of the Area (p16, para 4.14). The inclusion of the site for development is based less on the need for housing in the area than the desire to make the site more attractive and a positive contributor both to the Conservation Area and the village generally overall.

The Report also states that the quantum of development identified is based on previously consented schemes for the site (p17, para 4.18), and highlights the need for a soft edge and careful treatment to the rear of the site given its relationship with green and open landscape.

Reference is made in the Plan to consideration of the site within a Sustainability Appraisal but this does not appear to be available on the Plan's website. A brief has been produced and is attached to the Plan as Appendix 1 (p71).

The brownfield nature of the site and its previous consents clearly establish a basis for development in principle, and housing is in turn no doubt an acceptable concept. While previous planning consents are useful in informing development quanta possibilities, it is also important to qualify these appropriately if and when they were consented within earlier or different policy frameworks – particularly those of the National Planning Policy Framework and Local Plan.

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.

This information may be readily available and can be added to the suite of supporting documents for the Plan. But, as a simple expedient, we would also recommend liaison with Somerset Council's heritage team to obtain their confirmation that the policy as proposed can be delivered without causing harm to relevant heritage assets.

Otherwise, our comments remain as per our previous Regulation 14 consultation response and we reiterate our congratulations to your community on its Plan and progress to date.

Kind regards

David

David Stuart | Historic Places Adviser

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

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From: NortonStPhilip Clerk

Sent: 29 August 2024 08:26

To: NortonStPhilip Clerk

Subject: Neighbourhood Plan, Norton St Philip - Regulation 14 Consultation

-- WARNING: This is an external message. Please use caution when replying, opening attachments or clicking on any links in this e-mail.--

Dear Sir/Madam

I write to inform you that we are consulting on the pre-submission draft of the Norton St Philip Neighbourhood Development Plan. We are hereby seeking your views on the draft Plan.

A copy of the draft Plan can be found on our Neighbourhood Plan website at [REDACTED] along with other documents relating to the Plan's development.

Otherwise, copies of the draft Plan can be viewed throughout the publicity period at the following locations:

- St Philip and St James Church
- St Leonard's Church (Farleigh Hungerford)
- The Palaiet Hall

[REDACTED]

The pre-submission consultation period runs for six weeks from 30th August 2024. Please return any comments/representations to us by 12th October 2024.

Representations can either be sent by email to clerk@nortonstphilipparishcouncil.gov.uk, by letter to the Parish Clerk at the address above or by completing the PC's survey at [REDACTED]

Kind regards,

Nikki

Nicola Duke B.A (Hons), FSLCC

Parish Clerk

For and on behalf of

Norton St Philip Parish Council