

Norton St Philip Neighbourhood Plan 2019-2029

Additional Comments of the Independent Examiner

Prepared by

JOHN SLATER BA(Hons), DMS, MRTPI, FRGS

John Slater Planning Ltd

31st March 2025

1. Following receipt of the responses to my Initial Comments document I have now indicated that the examination would proceed on the basis of the written material.
2. I have commenced drafting of the report, but I have come across an issue that I would like to get the views of the Parish Council, and if Somerset Council wishes to offer a comment, perhaps from a development management perspective, then that would be welcomed.
3. Policy 1 deals with development within the settlement boundary which will be supported subject to meeting 9 criteria. However, any development outside of the settlement boundary is not required to meet those requirements and only requires compliance with Local Plan policy and other policies in the plan.
4. My question is whether the Parish Council is expecting the specific criteria set out in Policy 1 to also comply to development that lies outside the settlement boundary. These are covering such issues as compatibility with the character of the area, impact on residential amenity, harm to nature conservation sites, pedestrian and cycle access and parking standards, protecting rights of way, infrastructure and impact on heritage assets. These could equally be criteria that could impact on the consideration of the siting and layout of a rural exception site supported under Policy 5, as just one example.
5. I acknowledge that these matters could be covered under the Local Plan policies referred to in Policy 2, but would these policies not apply inside the settlement boundary as well?
6. I am contemplating a recommendation which removes these detailed requirements from Policy 1 and relocating them to Policy 6 covering design matters and Policy 8 dealing with biodiversity so that they are applicable to all development that takes place within the parish.
7. Before making my recommendations on this issue, I would like to get the views of the Parish Council and perhaps it would be able to make recommendations on how these policies could be reworded.
8. I would like to maintain the momentum on this examination, which is close to completion, so I would appreciate a relatively quick response whilst still giving the Parish Council time to consider the implications of what I am suggesting. Would it be possible to ask for a response by 5pm on 14th April 2025 or does the Parish Council need longer?
9. Finally, can I ask that this note be placed on the respective websites.

John Slater

John Slater Planning Ltd

Independent Examiner to the Norton St Philip Neighbourhood Plan