

19<sup>th</sup> February 2025

Subject line: **Publication of “Norton St Philip Neighbourhood Plan”**

Dear Jo

Thank you for the opportunity to comment on the publication of the Norton St Philip Neighbourhood Plan.

I have noted comments received from Historic England as a result of the Regulation 16 consultation.

The Council received a planning application ref 2023/1918/FUL for 9 dwellings on the site and I have provided comments on several occasions. The application has yet to be determined and some details remain to be agreed. The scheme demonstrates that housing could be provided on the site and I consider that any harm to heritage assets arising from the scheme is currently at the lower end of less than substantial and could be outweighed by the public benefit of providing homes.

The current scheme is for 9 new build homes, with conversion of a barn to extend an existing cottage and a new building for the commercial garage on the site. The scheme will accommodate 10 dwellings alongside the commercial use.

The allocation of the site for around 12 homes in the Neighbourhood Plan (Policy 4) is reasonable in this context. The application demonstrates how, in principle, 10 homes could be accommodated on the site and there is further land currently in commercial use.

Neighbourhood Plan Policy 4 includes a requirement to conserve and wherever possible enhance the Conservation Area and comply with guidance in the Village Character Assessment. The Neighbourhood Plan also includes a development brief for the site to further guide development proposals.

Policy 4, together with the development brief contained in Appendix 1 of the Neighbourhood Plan represent an appropriate approach to protecting Norton St Philip's heritage and guiding decision making on any future scheme of development at the allocated site.

Yours sincerely

Rebecca

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