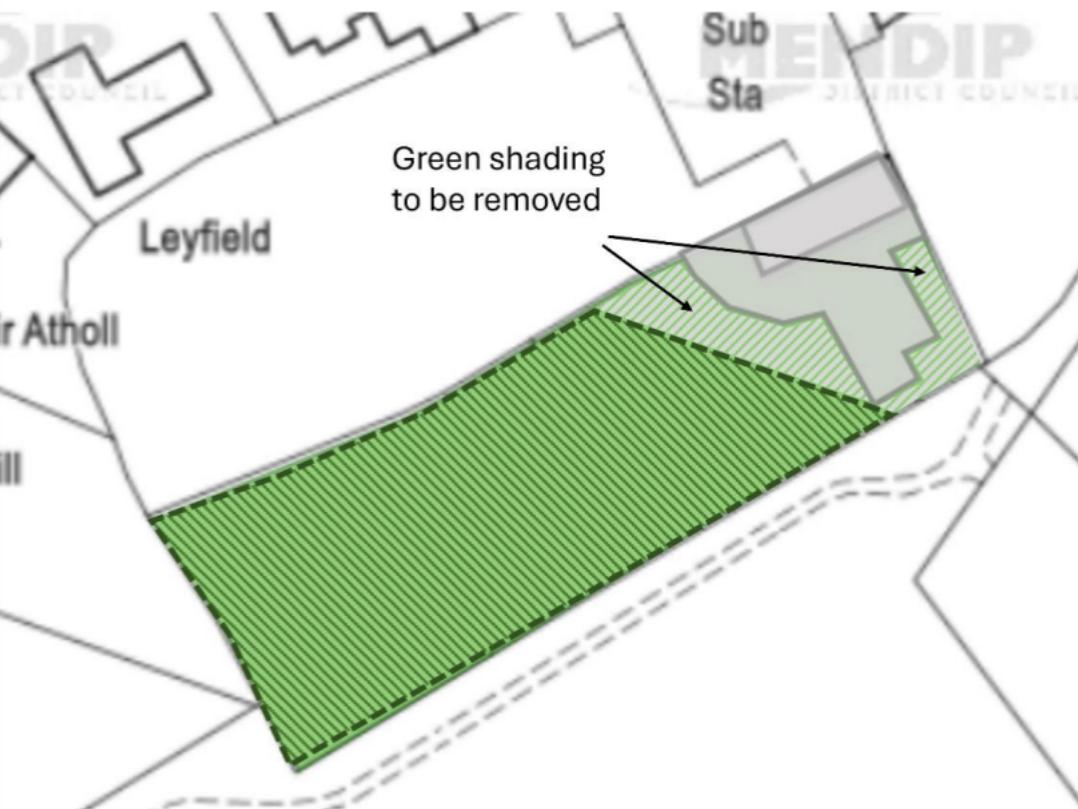


NSP PC's suggested modifications to the draft Norton St Philip Neighbourhood Plan 2019-2029 Regulation 16 Version in response to the Examiner's recommendations. (Modifications on pages 1-4; suggested amendments on pages 5-12.)

No	Para number	Recommendation	Proposed modification/amendment no
1	57	"there would be a benefit in the parties updating any reference to NPPF paragraph numbering, in the Referendum Version of the neighbourhood plan, to reflect the latest version of the Framework."	<p>Refer to 2024 NPPF for ease: Note new NPPF para numbers in the following sections: 12.3;13.5;15.1;16.2;16.3;16.4;19.1</p> <p>Amendment no 7</p>
2	88	"As a result of some of my recommendations there will need to be some consequential changes to the supporting text. It is important that the supporting text reflects the policy changes so that the plan still reads as a coherent statement of policy."	<p>i)Further to deletion of Policy 3, include new para 12.3 &12.4 Amendment no 14,15,16</p> <p>ii)Further to amendment of boundary of NSP009 (Land to rear of The Malthouse) amend text on p86 giving detail of the Examiner's proposed modification. Amendment no 36</p> <p>iii)Further to amendments to the wording of Policy 1 add new section referencing design criteria included in Policy 6 Amendment no 15</p> <p>iv) Further to deletion of Policy 3 add new section reinforcing support for sustainable development in particular the site allocation and Exception site Policies. Amendment no 20</p> <p>v) Further to deletion of Policy 9 add new section recognising that a future review of the NP will reflect changes in both National and Local Planning Policy, including the NPPF current at that time and the (currently emerging) Somerset Local Plan. Amendment no 45</p> <p>vi) Reference Examiner's Report Amendment no 6</p>

No	Para no	Recommendation	Proposed modification/amendment no
3	89	“The Regulation 16 comments have raised detailed drafting points that would in my opinion improve the plan but cover matters that are not necessary for me to make formal recommendations”	<ul style="list-style-type: none"> i)Section 2.1 Update ref to 2024 NPPF Amendment no 8 ii) After section 15.13 reference Conservation Officer Reg 16 response (text of Policy 4). Amendment no 23 iii) New section after 18.13 including para 1.2 of Natural Englands “Green Infrastructure Framework” Design Guide (Jan 2023) describing green infrastructure network. Amendment no 10 iv) Add new section 8c) with detail of 2024 Regulation 16 Consultation. Amendment no 13

No	Para no	Recommendation	Proposed modification Amendment no
4	Followin g 93	“Replace the wording of Policy 1 with “ <i>Proposals for new development on sites within the settlement boundary of Norton St. Philip, as defined on Figure 4 will be supported, where the proposals take account of and satisfy the criteria set out in the Policies in this Plan and the adopted Mendip Local Plan as well as the guidance contained in adopted Supplementary Planning Documents.</i> ””	Amendment no 17,18
5	Followin g para 98	Policy 3 “That the policy be deleted.”	Amendment no 19
6	Followin g para 105	Policy 4 “In the first paragraph replace “up to” with “about” Delete paragraph 3 Add at the end of the final paragraph “in line with the requirements of Policy DP11 of the Mendip Local Plan Part 1”	Amendment no 22
7	Followin g para 107	Policy 5 “In the first paragraph replace” within the rural area” with “adjacent to the settlement boundary of Norton St Philip” Delete b)”	Amendment no 28
8	Followin g para 110	Policy 6 i)“In the final paragraph after “new” insert “housing”” ii)“Add to the end of the policy “Where relevant, development proposals should satisfy the following criteria through: 1) being of a scale, layout, design and appearance that is compatible with the character and density of the surrounding area; 2) not having unacceptable adverse impacts upon residential amenity in the vicinity of the site; 3) not resulting in unacceptable harm to or the loss of public or private open spaces that contribute positively to the character of the local area (including residential gardens); 4) incorporating safe and suitable access for pedestrians and vehicles in accordance with the relevant policies and standards of Somerset Council as Highways Authority; 5) safeguarding and, where appropriate, enhancing existing Public Rights of Way in the vicinity of the site, in order to provide sustainable transport choices for new developments; 6) addressing any potential requirement for substantial new infrastructure or other facilities to support the development; 7) avoiding harm to the significance and/or setting of both designated and non-designated heritage assets (including the designated Conservation Area as shown on Figure 5)””	Amendment no 30,31

No	Para no	Recommendation	Proposed modification Amendment no
9a	Following para 128	<p>Policy 7 Recommendation Amend the boundary of NSP009 to accord with the following plan included in Appendix 2</p>  <p>Green shading to be removed</p>	Amendment no 34, 35 & 36
9b		Amend boundary of NSP009	Amendment 12

No	Para no	Recommendation	Proposed modification Amendment no
10	Following para 137	Policy 8 i) In the first bullet point replace with “Seek to avoid, and if not possible mitigate or as a last resort compensate for any significant harm to biodiversity” ii) In the second bullet delete all text up to “Ensure” iii) Delete the third bullet point iv) In the fifth bullet replace “include” with “Support”	Amendment no 40 41 42 43
11	Following para 139	Policy 9 “That the policy be deleted”	Amendment no 2,44
12	Following para 73	“That Somerset Council publishes a statement confirming that the Shadow HRA published by AECOM on behalf of Norton St Philip Parish Council also constitutes the Appropriate Assessment prepared on behalf of Somerset Council as Competent Authority under the Conservation of Species and Habitats Regulations 2017 as amended.”	SC to publish statement as recommended.

Amendments made to Reg 16/Examination version of Plan following Examination

No	Para	Non policy specific amendments
1	7.4	The brownfield site together with further land previously used by the garage is allocated for housing development in Policy 4 3 of this Neighbourhood Plan.
2	8.8	<p>Delete:</p> <p>The second new Policy would commit to a NP Review intended to take account of changes to National and Local Policy as well as building on Policy 8 in this Plan and increasing the Parish's resilience to climate change.</p> <p>Insert:</p> <p>The second new Policy would have committed the PC to carrying out a NP Review to take account of changes to National and Local Policy and building on the Plan's Climate Change Policy. This Policy was deleted following a recommendation from the Examiner, who considered that it was not capable of being used to determine a planning application.</p>
3	8.24	8.24 The HRA considered that the NP was unlikely to have a significant effect on Habitat Sites in isolation and thus assessed the effects in combination with other plans. At section 5.5 it recognised that Policy 4 (Bell Hill Garage- now Policy 3).... At section 5.16 it recognised that Policy 4 (Bell Hill Garage- now Policy 3)
4	8.26	Accordingly, Policy 4 3 has been amended to take account of the recommendation described in section 6.10.
5	8.31	8.31 The agreed amendments have been incorporated into this Regulation 16 version of the draft Plan.
6	New Sec d after 8.33	8.34 The Examiner's Report was received on 7th May 2025. All the recommendations contained in the Report have been included in this Plan, together with the amendments agreed following the earlier Consultations.
7	See Right	<p>Further to recommendation no 1:</p> <ul style="list-style-type: none"> i) 12.3 national Green Belt policy as set out in NPPF paras 152-156 (2024 NPPF §153-160) ii) 13.5 The 2023 NPPF States at Paragraph 29 (2024 NPPF §30) iii) 15.1 Paragraph 71 of the NPPF (2024 NPPF §74) iv) 16.2 The policy aims to encourage development as described in para 73 of the NPPF (2024 NPPF §76) as follows: v) 16.3 Footnote 37 to NPPF para73 (Footnote 36 to § 76 in the 2024 NPPF) specifies that : vi) 16.4 Footnote 38 to NPPF para73 (Footnote 37 of § 76 in the 2024 NPPF) vii) 19.1 The NPPF (2023 version paras 157-159; 2024 version paras162-164)

No	Policy/para	Modification number	Amendment
8	- 2.1	3(i)	In July December 2024 the Government published a revised NPPF for consultation. This set out transitional arrangements for Plans which had already been submitted as was the case with this Plan.
9	4	3(ii)	(See amendment under Policy 4 below)
10	6 18.14	3(iii)	New para 18.14: Natural England's Green Infrastructure Framework (January 2023) and its accompanying Design Guide notes (at paragraph 1.2) state that "A green infrastructure network includes street trees, green roofs, green walls, parks, private gardens, allotments, sustainable drainage systems, through to wildlife areas, woodlands, rock outcrops, wetlands, and natural flood management functioning at local and landscape scale".
11	6	3(iii)	Remaining para numbers in section 18 renumbered after additional para 18.14
12	7	9(b)	Amend maps of Important Green Spaces to reflect change to NSP009 (Figure 13 & Appendix 2).
13	- 8.32 & 8.33	3(iv)	<p>c) 2024 Regulation 16 Consultation</p> <p>8.32 There was a further period of consultation which took place over a seven-week period between 29th November 2024 and 17th January 2025. This consultation, required under Regulation 16 of the Neighbourhood Planning Regulations was organised by Somerset Council, prior to the Plan being submitted for examination.</p> <p>8.33 In total there were 10 responses received including one received after the deadline of the consultation.</p> <p>All responses were published on the Somerset Council website. The Examiner referred to the representations in his Report where he considered them relevant.</p>

No	Policy /para	Modificati on number	Amendment
14	1 12.4	2 (i)	<p>i) New para 12.4:</p> <p>“The submission version of the draft Neighbourhood Plan (dated 13th November 2024) had, in common with previous versions of the NP, included design and ecological criteria with which proposed development within the settlement boundary should comply. Particularly as the NP facilitates development outside of the settlement boundary through the Exception Site Policy it is appropriate that these criteria should be applied to any development proposal outside the settlement boundary. This version of the NP thus retains these criteria through their inclusion in the Policies to which they refer. Design criteria are included in Policy 5, Ecological criteria in Policy 7, whilst Policy 1 references Development Plan Policies including this Plan and Supplementary Planning Documents.”</p>
15	1 12.3	2(iii)	<p>New para 12.3:</p> <p>Policies 5 (Design) and 7 (Climate Change & Biodiversity) include specific and related criteria. Development proposals should satisfy these standards.</p>
16	1 12.5	2(iii)	Existing para 12.3 to become para 12.5

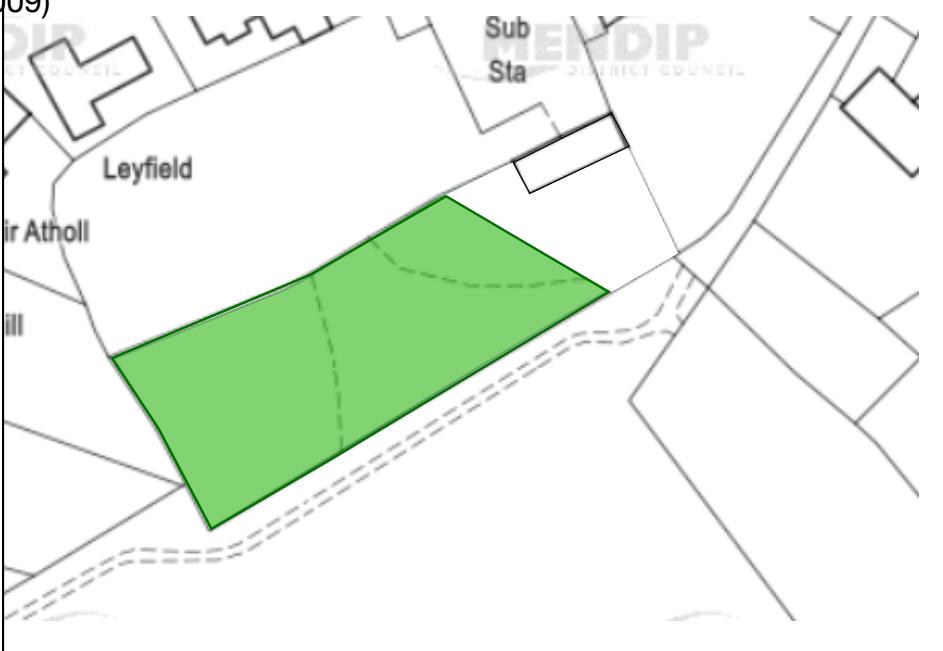
No	Policy	Modificati on number	Amendment
17	1	4	<p>Delete wording of Policy 1:</p> <p>Proposals for new development on sites within the settlement boundary of Norton St. Philip, as defined on Figure 4, will be supported, where the proposals satisfy the following criteria:</p> <p>1.is of a scale, layout, design and appearance that is compatible with the character and density of the surrounding area;</p> <p>2.will not have unacceptable adverse impacts upon residential amenity in the vicinity of the site;</p> <p>3.would not result in unacceptable harm to or the loss of public or private open spaces that contribute positively to the character of the local area (including residential gardens);</p> <p>4.would not result in any significant harm to nature conservation sites and biodiversity networks within the area;</p> <p>5.the proposals incorporate safe and suitable access for pedestrians and vehicles in accordance with the relevant policies and standards of Somerset Council as Highways Authority including those relating to vehicle and cycle parking;</p> <p>6.safeguards and, where appropriate, enhances existing Public Rights of Way in the vicinity of the site, in order to provide sustainable transport choices for new developments;</p> <p>7.addresses any potential requirement for substantial new infrastructure or other facilities to support the development;</p> <p>8.avoids harm to the significance and/or setting of both designated and non-designated heritage assets (including the designated Conservation Area as shown on Figure 5);</p> <p>9.takes account of all relevant policies in this Plan and the adopted Mendip Local Plan and the guidance contained in Supplementary Planning Documents.</p>
18	1 P34	4	<p>New Policy 1</p> <p>“Proposals for new development on sites within the settlement boundary of Norton St. Philip, as defined on Figure 4 will be supported, where the proposals take account of and satisfy the criteria set out in the Policies in this Plan and the adopted Mendip Local Plan as well as the guidance contained in adopted Supplementary Planning Documents.”</p>

No	Policy/ Para	Modification number	Amendment
19	3	5	Delete Policy 3: Policy 3: Housing Development Proposals for new housing development in the Plan area will only be supported where the proposals comply with all other relevant policies in this Plan and the adopted Mendip Local Plan.
20	3 12.6	2 (iv)	Further to deletion of Policy 3 add new para 12.6: “This NP supports sustainable growth of the village in line with the adopted spatial strategies of Mendip DC’s Local Plan. It recognises that the quantum of growth provided for in LPP1 was a minimum and that CP1 states that development outwith village development limits will be “strictly controlled” but may “exceptionally be permitted in line with the provisions set out in Core Policy 4: Sustaining Rural Communities”. The allocation of the brownfield Bell Hill Garage site and the Exception site policy support the sustainable growth of the village during the remanning Plan period.
21	4 Page 52	Further to 5	Renumber Policy 4 as “Policy 3”
22	4 Page 55	6	Policy 4 First para: “The following site in Norton St Philip, as defined on Figures 8 & 9 is allocated for residential development of up to about 12 new dwellings in line with the development briefs for the site in Appendix 1.” Delete paragraph 3: “Development proposals should avoid or mitigate negative ecological impacts and include measures to provide Biodiversity Net Gain and ecological enhancement.” Amend final paragraph: “The proposed development should include an appropriate proportion of affordable housing units in line with the requirements of Policy DP11 of the Mendip Local Plan Part 1 ”
23	4 15.14	3 (ii)	New para 15.14: Somerset Council’s Conservation Officer concluded in her Regulation 16 comment on the proposed allocation that the policy and design brief represented “an appropriate approach to protecting Norton St Philip’s heritage and guiding decision-making on any future scheme development at the allocated site.”
24	4 15.15	3 (ii)	Existing para 15.14 to become 15.15
25	4 Pages 48 & 49	Further to 5	Figs 8&9: Bell Hill Garage Site, Bell Hill BA2 7LT Allocated Housing Development Site (Policy 3 4-)

No	Policy/para	Modification number	Amendment
26	4 21.6	Further to 5	Para 21.6 for environmentally sustainable design in Policy 7 8-of this Plan.
27	5 Page 55	Further to 5	Policy 5 to become Policy 4
28	5 Page 55	7	“Proposals for the development of local needs affordable housing schemes on small sites within the rural area, adjacent to the settlement boundary of Norton St Philip which would not otherwise be released for housing, will be supported where:....”
29	6 Page 58	Further to 5	Policy 6 to become Policy 5 .
30	6 Page 58	8 (i)	Second para “Landscaping and high-quality public realm areas must be an integral part of the design and layout of new housing developments.”

No	Policy/para	Modification number	Amendment
31	6 page 58	8 (ii)	<p>Add after final para:</p> <p>“Where relevant, development proposals should satisfy the following criteria through:</p> <ol style="list-style-type: none"> 1) being of a scale, layout, design and appearance that is compatible with the character and density of the surrounding area; 2) not having unacceptable adverse impacts upon residential amenity in the vicinity of the site; 3) not resulting in unacceptable harm to or the loss of public or private open spaces that contribute positively to the character of the local area (including residential gardens); 4) incorporating safe and suitable access for pedestrians and vehicles in accordance with the relevant policies and standards of Somerset Council as Highways Authority; 5) safeguarding and, where appropriate, enhancing existing Public Rights of Way in the vicinity of the site, in order to provide sustainable transport choices for new developments; 6) addressing any potential requirement for substantial new infrastructure or other facilities to support the development; 7) avoiding harm to the significance and/or setting of both designated and non-designated heritage assets (including the designated Conservation Area as shown on Figure 5)”

No	Policy/para	Modification number	Amendment
33	7 Page 68	Further to 5	Policy 7 to become Policy 6
34	7 page 88	9(a)	Appendix 2 (NSP009) “The dwelling together with a section of its curtilage which includes and its area of ancillary hardstanding are excluded and shown in grey on the plan below.”
35	7	9(a)	Appendix 2 (NSP009) Delete: 

No	Policy/para	Modificatio n number	Amendment
36	7 Page 88	9	<p>Appendix 2 (NSP009) New plan:</p> 

No	Policy	Modificatio n number	Amendment
37	7 page 60	Further to 5	Figure 13: Important Green Spaces in NSP identified in Policy 6 7
38	8 page 74	Further to 5	Policy 8 to become Policy 7 .
39	8 19.2	Further to 5	Para 19.2 Policy 7 8 aims to promote such initiative
40	8 page 74	10 (i)	First Bullet point: “Safeguard all assets of wildlife and ecological value Seek to avoid, and if not possible mitigate or as a last resort compensate for any significant harm to biodiversity” ;
41	8 page 74	10(ii)	Second bullet point: “Secure Biodiversity Net Gain of at least 10% where required and e Ensure that new planting and green infrastructure is robust, native and of high biodiversity value;”
42	8 page 74	10(iii)	Third bullet point: “Incorporate the highest standards of energy efficiency with a minimum level of energy performance of the Future Homes Standard;”
43	8 page 74	10(iv)	Fifth bullet point: “Include Support the provision of electric vehicle charging points, including where appropriate in new street lighting columns;”

No	Policy/ Para	Modifica tion number	Amendment
44	9	11	<p>POLICY 9: Monitoring and Review</p> <p>The Plan will be reviewed should the emerging Somerset Local Plan contain policies and proposals that necessitate such a review, in order that the Plan remains in conformity with the relevant strategic policies of the Local Plan. Similarly, the Plan will be reviewed should any changes in national policies necessitate revisions to the Plan's policies</p>
45	9 20.3	11	<p>New para 20.3:</p> <p>“The emerging Somerset Local Plan is expected to be adopted in 2029. Both a new NPPF and standard method for calculating housing need were introduced in December 2024 (after the submission of this Plan). In order that this Plan remains in conformity with the relevant strategic policies of the Local Plan and national policy it is likely that a review will be required.”</p>
46	9 1.4	11	<p>Para 1.4</p> <p>It includes a Policy aimed to ensure the NP is reviewed</p>