

## Table summarising representations received in response to Regulation 16 Consultation, Norton St Philip Neighbourhood Plan

Rep number	Response from...	Response summary
NSP24NP001	Coal Authority	The document is a response from the Coal Authority to Somerset Council regarding the Norton St Philip Neighbourhood Plan. The Coal Authority, have no specific comments to make on the plan.
NSP24NP002	Mr and Mrs Parsons	The document is a formal objection by CG and KJ Parsons to the designation of their private garden at as an 'important greenspace' in the Norton St Philip Neighbourhood Plan. They argue that their garden, which is private and not accessible to the public, lacks community value and should not be subject to additional planning constraints. They highlight the lack of consultation, inadequate justification, and the negative impact on their property rights, mental health, and property value. They request removal of their garden from the plan before it goes forward for independent examination.
NSP24NP003	Knox and Bhavan	Objection to the proposed designation of the entire garden area at The Garden House as an Important Green Space. Support protecting green spaces but are concerned about the policy impact on the cottage and use of the garden. The revised policy is an improvement, but believe it still unnecessarily protects areas without real value. Argue that the policy duplicates existing protections for heritage assets and lacks evidence that the entire garden area is significant. They request a more pragmatic boundary to allow flexibility for small outbuildings and alterations while retaining most trees.
NSP24NP004	Stonewood Homes	<p>The field to the north of Bell Hill Garage is proposed as an Important Green Space but lacks justification for its designation. The site does not meet criteria for Green Space designation as it is not accessible, managed, or connected, and its ecology and biodiversity are of low value. The NSPNP and Mendip Local Plan do not provide sufficient information for the designation, and the protection of this space conflicts with national planning policies.</p> <p>Policy 4 of the Norton St Philip Neighbourhood Plan (NSPNP) allocates the Bell Hill Garage site for residential development. The representation welcomes the continued allocation. The policy allows for up to 15 dwellings on previously developed land within settlement limits, requiring a mix of 2 and 3-bedroom homes with adequate parking. The development brief mandates significant landscaping on the northern boundary to blend with the open area of local significance (OALS). The policy aims to conserve and enhance the Conservation Area but is viewed as overly restrictive due to landscaping requirements. The site is subject to a live planning application proposing transitional landscape arrangements, and it is requested that Policy 4 be amended to include these arrangements.</p>
NSP24NP005	National Highways	National Highways, responsible for the strategic road network, reviewed the plan found that the proposed policies are unlikely to adversely impact the A36 trunk road within the plan area. Therefore, they have no specific comments but reserve the right to respond to future site-specific applications based on prevailing policies at that

		time.
NSP24NP006	Sport England	Sport England emphasizes the importance of planning for sport to facilitate social interaction and create healthy communities, as outlined in the National Planning Policy Framework (NPPF). They offer further guidance and contact information for additional support.
NSP24NP007	NHS	The ICB highlights the need to consider the impacts of proposed developments on local healthcare services, including primary care, community, and acute services. They emphasize the importance of sustainable and resilient healthcare infrastructure, noting the current pressures on local GP practices and the need for early review and investment. The ICB recommends engaging with key stakeholders, such as the Royal United Hospitals Bath NHS Foundation Trust, to assess and mitigate the potential impacts on healthcare services.
NSO24NP008	Historic England	Historic England acknowledges the community's efforts to amend Policy 4, which allocates Bell Hill Garage for housing development, to include provisions for protecting heritage assets. They emphasize the need for further consultation with Somerset Council's heritage officers to ensure the policy's alignment with national and local heritage protection policies. Historic England reiterates the importance of demonstrating that the proposed development can be delivered without harming the historic environment and confirms there are no other issues with the submitted plan.
NSP24NP009	Lochailort Investments Ltd	<p>Representation by Lochailort Investments Ltd critiques the NSP NP for relying on outdated housing policies and failing to meet current housing needs, as required by national policies. The document argues that the NSP NP does not comply with basic conditions for sustainable development, particularly in terms of housing supply, and highlights the need for updated housing figures and policies. It also challenges specific policies within the NSP NP, such as the designation of "Important Green Spaces," as being improperly justified and restrictive to necessary development.</p> <p>A further representation relates to specific policies within the plan for being overly restrictive and not aligned with the Inspector's findings at 3 recent appeals and underscore the necessity of considering the recent appeal decisions to ensure the plan meets the community's development needs.</p>
NSP24NP010	Somerset Council Conservation Officer	Conservation Officer at Somerset Council, acknowledges the planning application for 9 dwellings at Bell Hill Garage and considers the allocation of the site for around 12 homes reasonable. She notes that the proposed development, which includes both residential and commercial use, should conserve and enhance the Conservation Area. The Neighbourhood Plan's Policy 4 and the development brief in Appendix 1 are seen as appropriate measures to protect the village's heritage while guiding future development.