

Somerset Council Response to examiner dated 2nd March 2026
Somerset Council Guidance note on housing requirements

5th January 2026 - High Court decision to quash Council approval to proceed to referendum and referendum result.

From: Andre Sestini

Sent: 02 March 2026 12:14

To: Deborah McCann <deborah.tremaillet@gmail.com>

Subject: RE: Housing Statement - Norton St Phillip Neighbourhood Plan

Dear Deborah

I have set out below the current position in terms of housing supply and approach to neighbourhood Plan housing requirements in this transition period. The approach has only recently been agreed by officers and was not available to the previous examination

Norton St Phillip Neighbourhood Plan – re-examination

The Mendip Local Plan Parts 1 and II with Limited Update remain the extant adopted development plan until replaced by a Somerset Local Plan in 2029. Housing requirements and the settlement strategy in Local Plan Part I were adopted in 2014

And the plan is more than five years from adoption. There has been a substantial uplift in housing requirements based on the standard method since 2019.

As the Somerset Plan is in early stages of development, the calculation of the standard method continues to be based on the former district areas. The current five year supply position was published in July 2025 which calculates a five year requirement for the former Mendip district of 5,287 dwellings or 1057 per annum. The deliverable supply is estimated to be 3003 dwellings which equates to 2,84 years supply. The position statement confirms that policies in the Mendip Local Plan Parts I and II can be considered to be 'out of date for development management purposes.

Further information can be found online [Mendip - Statement of 5 year Housing Land Supply 2025](#)

The Somerset Plan will be going forward under the new Local Plan making arrangements. The plan period will be from 2025 – 2045. Under the new 30 month timetable, formal commencement will be April 2026 with a scoping consultation in the Autumn this year. Further consultation will take place in 2026 and 2027 with submission in 2028. Work is underway to assess the extent of available land across Somerset including a revised settlement hierarchy but this is not likely to be published as part of the evidence base until later this year.

In the interim period of developing the plan, the council have now set out an approach to provide neighbourhood plan groups with an indicative requirement figure.

I have attached the draft advice for information although this has not yet been published, it is being shared with NP groups who have requested a requirement figure.

The indicative figures are for the period from 2025 onwards but provide a consistent approach ahead of consulting on a revised settlement hierarchy and options for the distribution of housing development.

This approach is based on modelled housing need at a Parish level over the Somerset Plan Period less current allocations and commitments from 1st April 2025. This approach is considered in alignment With the NPPF 2024 and draft NPPF at consultation. The current position for Norton St Phillip is set out in table 1 below.

Indicative Settlement Housing figure for Neighbourhood Planning

Norton St Phillip Parish

a	ORS Calculated Housing Need 2025-2045	86
b	Housing Completions in the Plan area since April 2025	1
c	Housing Commitments in the Neighbourhood area since April 2025	22
d	Housing allocated in the adopted local plan	0
e	Housing Requirement (a-b-c-d=e)	63
	Annual requirement over 20 years	3.15

Submitted NSP Neighbourhood Plan

	The plan covers a period of 3 years to spring 2029	9 dwellings
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Permissions granted since April 2025 included in total above
2023/1918/FUL Bell Hill Garage - 9 dwellings May 2025 9

I trust this will be of assistance and please come back to me if you have further questions

Best Regards

Andre Sestini

Andre Sestini

Principal Planning Policy Officer

Somerset Council

Contact Number: 01749 341538 / Mobile: 07971 553474



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