

NORTON ST PHILIP PARISH COUNCIL

MENDIP DISTRICT OF THE COUNTY OF SOMERSET

www.nortonstphilipparishcouncil.gov.uk

Chair Ian Hasell, 7 Monmouth Paddock, Norton St Philip, Somerset, BA2 7LA, ianhasell@john-lewis.com
Clerk Nicola Duke, 81 Studland Park, Westbury, BA13 3HN clerk@nortonstphilipparishcouncil.gov.uk

4th January 2023

Dear NSP resident,

Following the PC's successful challenge in the High Court to the decision by Mendip DC to adopt Local Plan Part 2 there is an opportunity to progress the Neighbourhood Plan (NP) to Parish Referendum. As you may remember this was set for October 2019 but was halted by an injunction and subsequent legal challenge taken out by Lochailort Investments Ltd.

A Neighbourhood Plan is 'made' if a majority of those voting approve it. Once made, it carries substantial weight in the determination of planning applications.

The draft NSP NP confirms the village settlement boundary as at present, allocates the brownfield Bell Hill Garage site for housing and allows for Exception Sites adjacent to the settlement boundary. Any Exception Site would be subject to a proven need being demonstrated for affordable housing for local people. The full criteria can be seen on the NP website but include:

- The development must provide affordable homes for rent or purchase that meet a clearly identified need for affordable housing in the Parish
- The need cannot reasonably be met in any other way on a site where development would normally be permitted and
- The development satisfies other policies in the development plan with particular regard being given to its integration into the form and character of the settlement and its landscape setting
- The total size of any one proposed development does not exceed 10 houses
- The total of all proposed sites is not to exceed 3% of the village housing stock (currently approx. 420 dwellings)
- The development is supported by the Parish Council

The NP also sets design, climate change and biodiversity standards and designates 10 Local Green Spaces on which any development would have to meet the criteria for development in the Green Belt.

Prior to the injunction of 2019 the draft NP had passed Examination and been sent to Referendum by MDC. The Housing Policies in the draft NP had been informed by a village wide Housing Survey undertaken in 2018. The PC wishes to carry out a fresh Survey and hopes that all households will complete it. It should take less than 10 minutes to complete.

The survey can be accessed online either through the 'Latest News' page on the PC website (address above) or by using this address:

<https://www.surveymonkey.co.uk/r/9HPQWG5>

If you would prefer to complete a hard copy of the survey, please contact either Nikki Duke (Parish Clerk) or me direct.

One response per household please. The survey closes on 23.59 on Sunday 29 January and the results will be reported to the February PC and posted on both the PC and NP websites.

Sincerely,

Ian Hasell
Chairman

For and on behalf of
Norton St. Philip Parish Council

Cllr Ian Hasell: ianhasell@john-lewis.com or 01373 834558/ 07740 859202

Parish Clerk: clerk@nortonstphilipparishcouncil.gov.uk or 01373 864127 / 07971 987806