



Norton St Philip Parish Council Neighbourhood Plan Regulation 14 Consultation

Pre submission Draft for Community and Statutory Bodies Consultation Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012

Norton St Philip Parish Council (PC) held a 6 week Consultation on the draft Neighbourhood Development Plan (NP) in June 2023. Comments were received from landowners, residents and Natural England which have resulted in amendments to the NP. The nature and extent of these amendments are such that the PC is holding a further public consultation. It is inviting comments on the revised NP from organisations, landowners and individuals.

The public consultation runs from 30th August 2024 until 12th October 2024.

All comments will be made publicly available on the Neighbourhood Plan website after the consultation period. Comments submitted by individuals will be anonymous on publication. Comments submitted by organisations will be identifiable by organisation name and organisation type. All other personal information provided will be protected according to the Data Protection Act 2018 and will not be made available online or otherwise.

Draft Neighbourhood Plan for NSP

A Neighbourhood Plan is a powerful planning policy document that allows communities to plan for their local area, deciding what they want their neighbourhood to look like and how it should grow and change.

The Draft NSP NP was first adopted by Norton St Philip Parish Council in December 2018 and sent for Referendum by Mendip District Council in September 2019. The referendum was cancelled following a High Court Injunction obtained by

Lochailort Investments Ltd. The High Court subsequently dismissed Lochailort's challenge but the Court of Appeal upheld their challenge, finding that the Local Green Space (LGS) development policy was not consistent with National Policy.

The NP was amended and further consultation undertaken in 2023. The responses from residents and some landowners remained supportive although some concerns were raised about the designation of private gardens as LGS. Responses from some other landowners of proposed LGSs were however strongly critical of their

designation, citing lack of proper consultation, insufficient evidence and the deletion of LGSs from the Mendip Plan. The possibility of further legal action was raised. The former Mendip District, now Somerset East, currently has a very substantial shortfall of housing supply and any legal action might suggest that the LGSs were not able to endure due to the need for housing. A successful argument would mean that the NP would not meet the "Basic Conditions" required to be lawful.

The PC thus took the difficult decision to delete all the LGSs from the draft Plan. However it

resolved to draft a new Policy identifying important green spaces in the village and requiring development proposals to take account of their designation and justify any conflict.

Natural England also responded to the 2023 Consultation, requiring that Environmental Reports be produced. These have now been received. They make recommendations aimed at mitigating potential harmful effects of future development and how the NP might benefit the environment.

The NP has been amended to reflect these changes and a new consultation is necessary. Following the current consultation, the NP will be reviewed in the light of comments received, and if necessary amended. It will then be submitted to Somerset Council for further consultation and subsequent Examination by an independent Examiner.

If the plan passes Examination a Parish referendum will be held. If the plan receives a majority vote it will then become part of the statutory process for the consideration and determination of planning applications within the parish.



How to submit comments

The Parish Council welcomes your comments.

Responses and comments should be submitted, preferably electronically, using the Survey Monkey questionnaire link below:

<https://www.surveymonkey.com/r/V7VC6BP>

If a paper response is preferred, please post direct to the Parish Clerk at:

April Rise
81 Studland Park
Westbury
Wiltshire BA13 3HN

All members of a household are encouraged to respond individually.

The deadline for comments is 18:00 on 12th October 2024.

Thank you very much for taking the time to read and respond.

Ian Hasell Chair
Norton St Philip Parish Council
August 2024

Availability of Documents

The Neighbourhood Plan website is at

<https://nortonstphilipneighbourhoodplan.com>

The revised NP and associated Character Assessment is at

<https://nortonstphilipneighbourhoodplan.com/2024-regulation-14-versions-of-draft-neighbourhood-plan-and-character-assessment/>

Consultation documents, including the Environmental Reports are at

<https://nortonstphilipneighbourhoodplan.com/2023-regulation-14-consultation/>

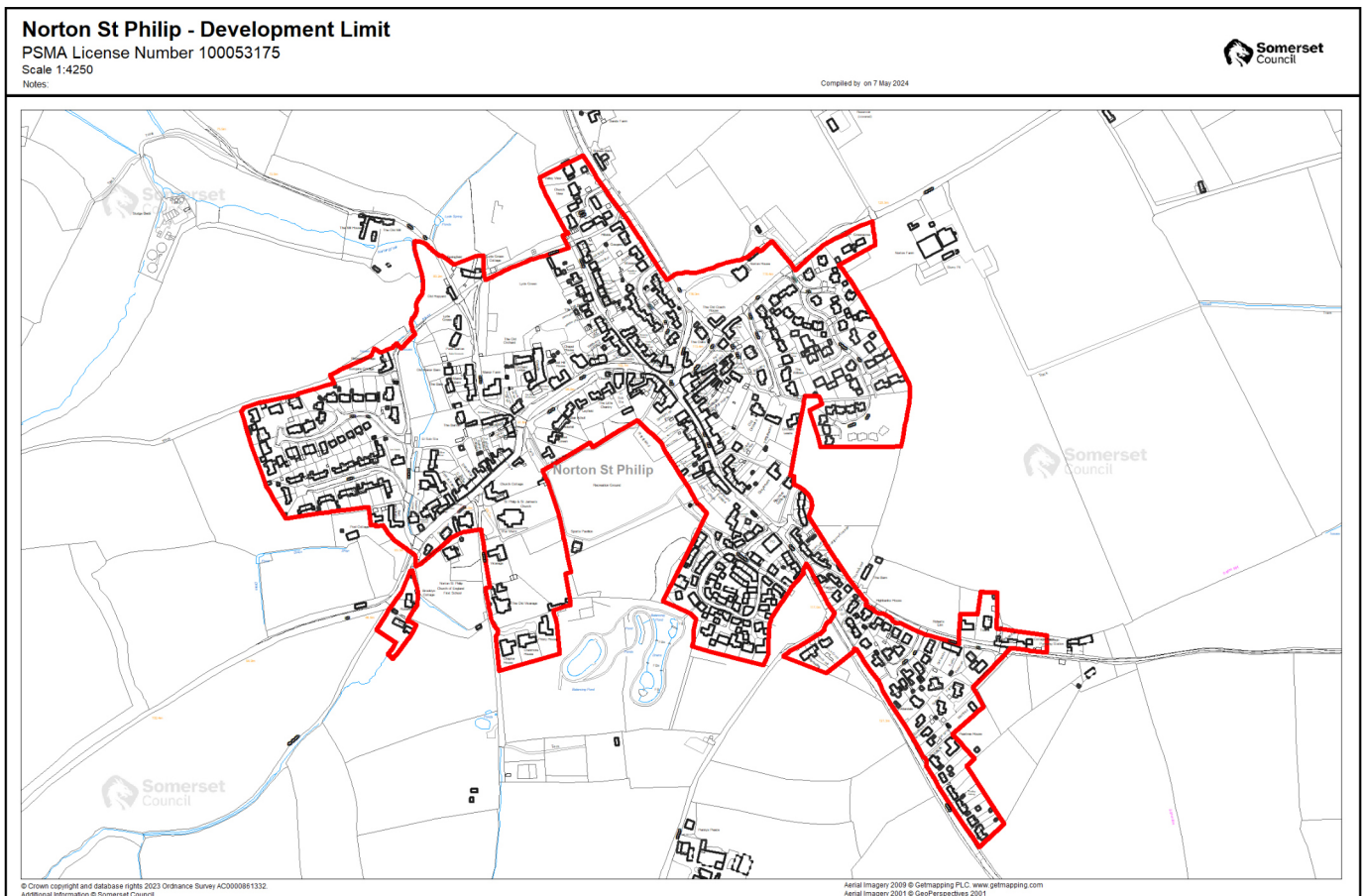
Hard copies of the NP may also be read at the Palairt Hall, Parish Church and St Leonards Church in Farleigh Hungerford.

Neighbourhood Plan Policies

The NP contains a vision for the parish along with a set of aims, planning policies and proposals directed at achieving the vision. The planning policies within the plan seek to protect the character and meet the needs of the parish, with policies guiding new housing development, as well as policies relating to the green environment (including “Important Green Spaces”) and the built environment.

A summary of the Policies contained in the Plan is below.

Policy 1: Defines the settlement boundary. Within this boundary shown on the map below, development that meets the Neighbourhood and Local Plan criteria will be supported.



Policy 2: Restricts development outside of the settlement boundary.

Policy 3: Clarifies that all development proposals must comply with policies in both the Neighbourhood and Local Plans.

Policy 4: Allocates the Bell Hill Garage site (shown right) for housing subject to design and ecological criteria.



Policy 7: Identifies important green spaces and sets criteria for development proposals.

NSP001

Old Hopyard

NSP002

Lyde Green

NSP003

Great Orchard

NSP004

Ringwell Meadow

NSP005

Church Green

NSP006

Churchyard

NSP007

Paddock adjacent to Churchyard

NSP008

Church Mead

NSP009

Land to rear of Malthouse

NSP010

Land North of Chevers Lane

NSP011

Fortescue Fields West

NSP012

Fortescue Fields South

NSP013

Laverton/Mackley Triangle

NSP014

Shepherds Mead

NSP015

Village Green, Shepherds Mead

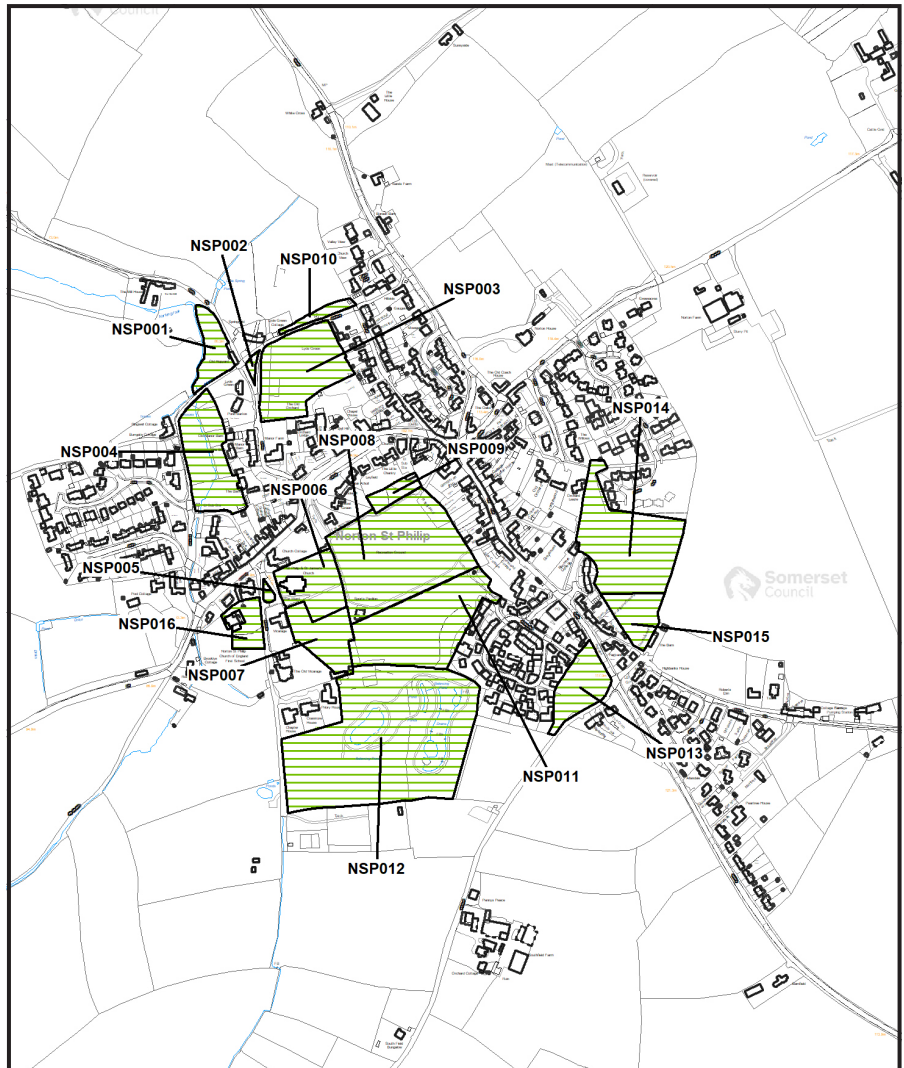
NSP016

School Playing Field

Norton St Philip - Important Greenspaces

Scale 1:4500
Notes:

Compiled by: on 8 May 2024



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Aerial imagery 2011 © GeoPerspectives 2001

Policy 8: Biodiversity and Climate Change. Sets standards for biodiversity, energy efficiency and renewables.

Policy 9: Commits to monitoring and reviewing the Neighbourhood Plan in order to remain aligned with National and Local policy.

A reminder to submit your comments

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Or on paper, please post direct to the Parish Clerk at:

April Rise, 81 Studland Park, Westbury, Wiltshire BA13 3HN

Note: the deadline for comments is 18:00 on 12th October 2024.