

**Norton St Philip Parish Council**  
**Suggested potential amendments to Policies 1,6 & 8 following**  
**consideration of the Independent Examiner's "Additional Comments"**  
**dated 31<sup>st</sup> March 2025**

The PC agrees that as currently drafted Policy 1 deals with development *within the settlement boundary* being supported subject to meeting criteria but that development proposals *outside of the settlement boundary* are not required to meet those criteria. The Neighbourhood Plan as drafted does not support development outside of the settlement boundary other than through the Exception Site Policy; however any development proposals outside of the settlement boundary should be subject to the same design criteria as for those proposals within the settlement boundary.

The PC thanks the Examiner for raising this potential inconsistency and is grateful for the opportunity to address it. Furthermore, the PC is supportive of the possible recommendations suggested in the Examiner's "Additional Comments" of 31<sup>st</sup> March.

The PC suggests the following amendments to Policies 1,6 and 8:

Summary of amendments:

Policy 1 criterion 1-3 and 5-9 moved to Policy 6.

Policy 1 criteria 4 included in text of Policy 8.

Policy 1 criteria 9 included in text of Policy 1.

**Policy 1: Development within the Settlement Boundary of Norton St Philip**

Existing	Proposed
<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>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>

<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;</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>	
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## Policy 6: High Quality Design

Existing	Proposed
<p>Proposals for new development within the Plan area should promote high quality design that follows the relevant guidelines set out in the Norton St. Philip Character Assessment and where appropriate, in the Conservation Area Appraisal. Development of new buildings or extensions to existing buildings must complement the existing character of the surrounding area in terms of scale, massing, building style and height. Landscaping and high-quality public realm areas must be an integral part of the design and layout of new developments.</p>	<p>Proposals for new development within the Plan area should promote high quality design that follows the relevant guidelines set out in the Norton St. Philip Character Assessment and where appropriate, in the Conservation Area Appraisal. Development of new buildings or extensions to existing buildings must complement the existing character of the surrounding area in terms of scale, massing, building style and height. Landscaping and high-quality public realm areas must be an integral part of the design and layout of new developments.</p> <p>Development proposals should satisfy the following criteria through:</p> <ol style="list-style-type: none"><li>1) being of a scale, layout, design and appearance that is compatible with the character and density of the surrounding area;</li><li>2) not having unacceptable adverse impacts upon residential amenity in the vicinity of the site;</li><li>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);</li><li>4) incorporating safe and suitable access for pedestrians and vehicles in accordance with the relevant policies and standards of Somerset Council as Highways Authority;</li><li>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;</li><li>6) addressing any potential requirement for substantial new infrastructure or other facilities to</li></ol>

	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)
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## Policy 8: Promoting Biodiversity and Addressing Climate Change

Existing	Proposed
<p>Proposals for new development in the Plan area should:</p> <ul style="list-style-type: none"> <li>• Safeguard all assets of wildlife and ecological value;</li> <li>• Secure Biodiversity Net Gain of at least 10% where required and ensure that new planting and green infrastructure is robust, native and of high biodiversity value;</li> <li>• Incorporate the highest standards of energy efficiency with a minimum level of energy performance of Level 6 of the Code for Sustainable Homes;</li> <li>• demonstrate resilience to the likely impacts of climate change including increased flood risk and heat stress;</li> <li>• Include the provision of electric vehicle charging points, including where appropriate in new street lighting columns;</li> <li>• Include measures to prevent surface water entering the foul water sewerage system and to minimise surface water run off by: <ul style="list-style-type: none"> <li>• incorporating sustainable drainage systems SuDS and permeable driveways and parking areas;</li> <li>• rainwater harvesting and storage features;</li> </ul> </li> </ul>	<p>Proposals for new development in the Plan area should safeguard all assets of wildlife and ecological value and not result in any significant harm to nature conservation sites and biodiversity networks within the area. Proposals should satisfy the following criteria by:</p> <ul style="list-style-type: none"> <li>• Securing Biodiversity Net Gain of at least 10% where required and ensuring that new planting and green infrastructure is robust, native and of high biodiversity value;</li> <li>• Incorporating the highest standards of energy efficiency with a minimum level of energy performance of Level 6 of the Code for Sustainable Homes;</li> <li>• demonstrating resilience to the likely impacts of climate change including increased flood risk and heat stress;</li> <li>• Including the provision of electric vehicle charging points, including where appropriate in new street lighting columns</li> <li>• Including measures to prevent surface water entering the foul water sewerage system and minimising surface water run off by incorporating : <ul style="list-style-type: none"> <li>• sustainable drainage</li> </ul> </li> </ul>

- tree and hedgerow planting with native species.

Individual and community proposals for renewable energy generation will be supported subject to the following criteria:

- The siting and scale of the proposed development is appropriate to its setting and position in the wider landscape and minimises potential visual impact;
- The proposed development does not create an unacceptable impact on the amenities of local residents.

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