

**Norton St Philip Neighbourhood Plan
Representations and Comments made by Parish Residents
during the Regulation 14 Consultation
12th May - 25th June 2023
together with amendments**

This document reproduces in full comments submitted by Parish residents during the Regulation 14 Consultation. These comments have been considered by the PC. The proposed amendments to the draft Neighbourhood Plan resulting from the 2023 Regulation 14 Consultation and outlined in this report will be fully detailed in a revised Draft Plan. This will need to be approved by the PC before being the subject of a fresh Regulation 14 Consultation.

Draft

POLICY 1- Settlement Boundary

Resident Ref	Support?	Summary of Representation	Response	Amendment
62	Yes	I agree with maintaining the existing boundary of the village.	Noted	None
56	No	Not in favour of building outside the existing village boundary	This would be controlled by Policy 1; Policy 3 (Exception Sites) would be a controlled exception	None
43	Dont know/not sure	Any house building should be genuinely affordable and sustainable and priority should be given to people already living in the area or with family connections here.	The Plan seeks to enable affordable entry level housing for those with a local connection	None
32	Yes	We need to prevent urbanisation with inappropriate development	Noted	None
22	Yes	This MUST be tightly controlled as developers will undoubtedly try to exploit this	There are criteria set for the Exception site policy	None
15	Yes	In considering any applications under the proposed policy, it is important that the policy is rigidly applied so that we don't start to get housing not adjacent to the development limit which extends the settlement limit by stealth.	The exception site policy has criteria, one of which is that any site has to be adjacent to the development boundary	None
55	No	Not in favour of building outside the existing village boundary	Noted.The Plan aims to provide for the locally arising need for affordable starter homes	None
71	No	With 120 completions/extant permissions the village has absorbed sufficient housing compatible with its historic character, facilities and infrastructure.	Noted.The Plan aims to provide for the locally arising need for affordable starter homes - a need which has not been met	None
72	Yes	The proposed development boundary includes all present developments that are constructed or are under construction; and previously developed land that could be developed. It appropriately excludes undeveloped land in the countryside.	Noted	None

POLICY 1- Settlement Boundary(contd)

Resident Ref	Support ?	Summary of Representation	Response	Amendment
74	No	On the basis that development outside this red line could be that which doesn't enhance or maintain the vitality of Norton St Philip we feel the red line should be wider to include the ponds and the area surrounding the ponds which is visible from the approach to NSP from Faulkland.	The Plan recognises the important views of the village on the approaches from the west and south. The Ponds and surrounding area are outside the settlement boundary and are thus in open countryside.	None
75	Yes	Despite being in the Green Belt, the area around the junction of Farleigh Road and the A36, near the Farleigh Road shop, should be considered for small groupings additional houses. Also, if the wall, hedges and entrance to Mackley Lane are untouched and and tree belt preserved, a small number of low rises houses on the Laverton Triangle should be considered.	The Plan allocates a site within the settlement boundary of the village whilst providing for Exception sites outside of, but adjacent to, the settlement boundary. Noted; as above, development outside of the settlement boundary is aimed at meeting the locally arising need for affordable starter homes	None
77	Dont know/ not sure	Any non-agricultural development must be on the lowest quality agricultural land - i.e. the best land (Grade 1/2) must not be built on, if Grade 3/4/5 land is available - one day we will need the best land for food production/horticulture.....	The agricultural land around the village has the same classification.	None
78	No	The policy is not consistent with maintaining the optimal use of available amenities and infrastructure in Norton Saint Philip Village.	It is not considered that the village's present amenities and infrastructure need further development for their sustainability.	None

POLICY 2- Bell Hill Site Allocation

Resident Ref	Support?	Summary of Representation	Response	Amendment
63	Don't know	No objection to building on the site if the garage PROVIDING it does not encroach on the green space known as Great Orchard	Noted-the Development brief provides for this.The current planning application encroaches on the OALS without adequate mitigation.The PC have objected to the application for this reason.	Review brief and amend to clarify requirement for landscaping
61	No	I think the issue is not so much with the use of the brownfield site for this purpose, as rather access and noise. Bell Hill is already a busy road without the additional traffic from even more houses mid way up the hill.	Highways have accepted the principle of development on the whole site. The NP allocates just the brownfield part of the site.	None
56	No	We have too many new houses in the village already	This is a brownfield site which will provide a sustainable addition to the village housing stock	None
50	Yes	Should the existing bund between the garage and the Old orchard green space be included in the green space? It looks like it isn't on your image? I understand from the plan that this is to remain and assume will not be built on?	The extent of the bund is hard to define accurately as there has been a spread of the vegetation since the space was designated in 2002. The proposed redevelopment of the garage site has private gardens extending approx 10m into the LGS to the north of the boundary and a corner of a proposed house is within the LGS to the west.These incursions are regrettable. The PC has objected to the current application for this reason.	Review brief and amend to clarify requirement for landscaping
43	Yes	Although it would be a loss to the village to lose an amenity like the garage.	The current proposal retains the garage	None
32	Yes	Brownfield first!	Noted	None
28	Yes	The design and appearance of any dwellings must be sensitive to and respect the character of NSP.	Policy 4 provides for this and refers to guidance set out in the NSP Character Assessment	None
24	Yes	Affordable housing would need to be included in this development	Agreed-however National Policy only requires affordable housing on developments of 10 or more units.	None

POLICY 2- Bell Hill Site Allocation (cont'd)

Resident Ref	Support ?	Summary of Representation	Response	Amendment
22	Yes	This MUST be restricted to the brownfield site. Also a key issue is the design / appearance of any dwelling should reflect the character of this historic village and not look like modern boxes.	Noted. The PC has objected to the current planning application on grounds of harm to the Great Orchard, designated OALS and Greenspace.	Review brief and amend to clarify requirement for landscaping
7	Yes	These houses need to prioritise small and first time buyers, not give us yet more large houses which push up the average cost of a house in the village. Access should be okay and consideration for drainage needs attention.	The PC understands that the housing mix of the proposed development will be a majority of 2 and 3 bedroom homes. The Neighbourhood Plan Exception Site Policy (Policy 3), which would allow sites outside of, but adjoining the village settlement boundary, to provide for 'entry level' dwellings, targeted at those with a local connection seeking to buy or rent for the first time' is aimed at providing for the locally arising need.	None
66	Dont know/ not sure	Because of its longstanding use as a garage this site is likely to be contaminated. Although this policy mentions design constraints, there is little mention of environmental constraints, notably the possibility of pollution of water courses or soil resulting from development and possible health and safety issues for future residents.	Decontamination of the site would be a matter for the LPA to consider when considering a planning application; this consideration might include whether to impose conditions relating to potential pollution. Policy 6 of the NP refers in part to the prevention of surface water runoff entering the sewerage system.	Refer to need to address contamination in development brief
68	No	I would prefer that the garage remains on the site for the convenience of local residents. Limiting housing could be included if the garage is to be rebuilt on the site	The current application provides for the retention of the garage as well as development of the remainder of the brownfield site	None

POLICY 2- Bell Hill Site Allocation (cont'd)

Resident Ref	Support ?	Summary of Representation	Response	Amendment
69	Yes	Provided that the houses are affordable and or provide some flats/smaller dwellings for down-sizing villagers. We very much value our village garage and will hope it might stay or relocate locally.	Affordability in the village is recognised as a problem particularly for local people trying to buy or rent their first home. The Neighbourhood Plan Exception Site Policy (Policy 3), which would allow sites outside of, but adjoining the village settlement boundary, to provide for 'entry level' dwellings, targeted at those with a local connection seeking to buy or rent for the first time' is aimed at providing for the locally arising need. The current application includes the retention of a smaller garage.	None
75	Yes	Save the Orchard area	The Orchard area is designated OALS and Greenspace in the Local Plan. The NP supports these designations	Include new Policy to support OALS/ Greenspace designations
71	No	We could support this policy if the design constraints for proposed housing are strengthened. We have seen in previous applications for this site proposals which include, inter alia: underground garages, roof gardens, apartments, 2.5 storey houses. All of these are wholly inappropriate for a site which is in the conservation area, and impacts on several listed buildings including (as cited by CPRE in their objection to the Stonewood proposal) the listed houses in North St. This policy should be strengthened to exclude the possibility of the examples given i.e apartments, houses more than two storey, and roof terraces or gardens.	The current application meets many of the criteria set in the development brief. The PC has objected on grounds of encroachment into the OALS, lack of landscaping and inadequate parking.	Review brief and amend to clarify requirement for landscaping
72	Yes	It is appropriate that this previously developed land is allocated as a potential development site. This supports the continuation of Bell Hill Garage as a business and a modest further increase in housing if appropriate to the village character	Noted	None

POLICY 2- Bell Hill Site Allocation (cont'd)

Resident Ref	Support ?	Summary of Representation	Response	Amendment
77	Dont know/ not sure	Access to the site must not be from Chevers Lane - this is too narrow and steep, and should really be only useable by pedestrians, cyclists and horse riders; the access junction onto Bath Road at the top is too dangerous at present..... - The garage must be relocated, as it is such a good asset to the community.	The current proposal does not suggest this. The current proposal retains a smaller garage on the site	None
78	No	This policy if implemented would result in greatly increased traffic up and down the one car width lane called Chevers Lane. Delivery lorries such as Amazon, Tesco, etc would use that lane to avoid the cross roads by the George Inn. The increased noise and pollution would be detrimental to both humans and wild life.	The Policy would not support access from Chever's Lane .The current proposal does not suggest this.	None
55	No	We have too many new houses in the village already	There is a District wide need for houses and brownfield sites within settlement boundaries are sustainable sites for housing development	None
74	No	In our view this site is not well suited to residential development subject due to the increase in traffic and the need for residential parking it will create. Any development here must include some parking for existing local residents as a contribution to the village. Parking along the garage front currently takes up to four cars and these will end up parking elsewhere in the village should this area be removed. In addition, visitors to any new housing will inevitably need to park in the village. Parking for any development needs serious consideration.	Minimum standards for the provision of parking are set by Somerset Council. The development brief requires the provision of visitor parking. There are widely held and legitimate concerns about parking across the village, particularly within the Conservation Area. This is largely the consequence of increased car ownership rather than new developments which have provided the parking required by the Local Authority. The current application does not meet the Somerset parking standards and the PC have objected .	None

POLICY 3-Exception Sites

Resident Ref	Support ?	Summary of Representation	Response	Amendment
43	Yes	Repeat comments in Policy 1. (Any house building should be genuinely affordable and sustainable and priority should be given to people already living in the area or with family connections here.)	The criteria set in the Policy provide for this	None
22	Yes	Any low cost housing in NSP must first and foremost be for people with a direct connection to the village and not end up being owned by housing associations. Only a very small number should be required to reflect needs within the village.	The criteria set in the Policy provide for this	None
15	Yes	Yes -see comment above(In considering any applications under the proposed policy, it is important that the policy is rigidly applied so that we don't start to get housing not adjacent to the development limit which extends the settlement limit by stealth.	The criteria set in the Policy provide for this	None
61	No	Seems conscientious in theory to make an exception for affordable housing to be built outside of the village boundary, but I think it could make building outside of the village boundary a grey area rather than black and white, eg simply not allowed. I think it's likely that developers will exploit this grey area. The village boundary should be the village boundary. Also in terms of social cohesion, I'm not sure it would be great to be putting social housing at the peripheries of the village, which is what this policy could result in	Both the 2018 and 2023 Housing Surveys demonstrate a demand for discounted housing for those with a local connection in housing need. This Policy is aimed at meeting this need. There is no locally arising need for social housing.	None
56	No	Nothing should be built outside the settlement boundary	Noted. A locally arising need for affordable "entry level" housing has been demonstrated.	None
66	Dont know/ not sure	Although well-intended, this policy will be difficult to implement, especially since there has been little demonstration of such need in Norton St Philip up to now.	The Policy contains criteria which are aimed at providing for locally arising need.	None

POLICY 3-Exception Sites (cont'd)

Resident Ref		Summary of Representation	Response	Amendment
28	Yes	A strict definition of what are local people is needed.	This is contained in Annex 2 of the draft Plan (p45)	None
7	Yes	The criteria for this plan seem sensible	Noted	None
59	Yes	Any such site "would need to" comply - suggest amend to 'must comply'	Noted; however the NP can inform the decision maker; it cannot compel	None
55	No	Nothing should be built outside the settlement boundary	Noted. A locally arising need for affordable "entry level" housing has been demonstrated.	None
45	No	There should be no development on Green Belt land	Noted	None
29	Yes	But, for rented properties there should be certainty that the 'local' criteria continue to be met when a property changes hands. This has not been the case with the houses at FF adjacent to Town End. Also, if market housing is permitted there should not be the option for the developer to build the affordable housing elsewhere where this is included within the plans	The Policy stipulates that homes secured under the policy are retained in perpetuity for occupation by those in housing need and that the criteria apply to first and subsequent occupiers, including the "local" requirement	None
14	No	Why should affordable homes be subject to benefits that normal development is not. The boundary is the boundary, and makes sense. It undermines the boundary if you allow for affordable homes outside it, no matter how close/ adjacent. It also allows for challenges to be mounted by developers when requesting planning outside the boundary.	Affordability is a major factor for local people in particular wishing to get their first home. This has resulted in people having to move away from the village they grew up in. This Policy aims to address this imbalance. It is an Exception and although a developer may attempt to exploit it there are robust criteria which must be complied with for an Exception site to be permitted.	None
57	No	The Policy is vulnerable to abuse and mis-management and is not durable.	Clear and detailed criteria are set in the Policy. The Plan runs until 2029; furthermore the PC have committed to a Review of the Plan which if passed at Examination, would extend it.	None

POLICY 3-Exception Sites (cont'd)

Resident Ref	Support?	Summary of Representation	Response	Amendment
71	Dont Know/not sure	Because of recent private rent inflation, housing needs for local people are unlikely to be met by building 'affordable housing' as defined in the policy, ie 80% of market rent.	This NP can do nothing about local house prices; this Policy aims to provide below market price housing to rent or buy for those with a local connection. The rental or purchase price must be discounted by at least 20% (in perpetuity).	None
72	Yes	It is appropriate that the plan allows for affordable development outside the development boundary, provided that (as the policy says) regard is given to its integration into the form and character of the settlement and its landscape setting	Noted. Policy 3 (c) specifically refers to this requirement.	None
77	Dont know /not sure	Please see my previous comment under 1. above.(Any non-agricultural development must be on the lowest quality agricultural land - i.e. the best land (Grade 1/2) must not be built on, if Grade 3/4/5 land is available - one day we will need the best land for food production/ horticulture.....)	All the agricultural land around the village is rated "Good to moderate" by Natural England. The loss of agricultural land is regrettable.	None
78	No	This policy is not consistent with the optimal use of available amenities and infrastructure in Norton Saint Philip village.	Comment noted	None

POLICY 4-Design

Resident Ref	Support?	Summary of Representation	Response	Amendment
44	Yes	Any development should truly reflect the vernacular village architecture unlike the Fortescue Fields development whose architecture is a pastiche of styles and totally inappropriate. Buildings should also include sustainable features, and thought should be given to protecting the immediate environment by providing green space, tree planting, considering hedging rather than fencing etc.	Note. This requirement is set out in the Policy.	None
22	Yes	Any developments must reflect the character of our historic village.	Noted. The Character Assessment contains guidelines intended to provide for this	None
56	Yes	It stands to reason that any new build should blend in with the character of the village	Noted.	None
66	Yes	The Character Assessment available on the parish council's NP website dates from 2018 and it is not clear whether or how it has been reviewed and/or updated since then apart from reflecting recent changes to the Local Planning Authority.	The Character Assessment has been reviewed. Historic England, in their Reg 14 comment, recognise that this Assessment will “be of great help in the implementation of the Plan and as a complement to the Conservation Area Appraisal.”	None
7	Yes	Surely, this should be a 'given' for all country sites, eg in villages, and likely for more suburban ones too.	Noted.	None
55	Yes	It stands to reason that any new build should blend in with the character of the village	Noted	None
29	Yes	these standards are really appropriate for NSP	Noted	None
67	Don't know/ not sure	Roofs should not necessarily be steep particularly on more peripheral development .	It would be expected that any departure from the guidelines would need to be justified.	None
42	Yes	Now that we know about Global warming any houses build should be as carbon neutral as possible both in build and in maintenance.	Noted. Policy 6 provides for this.	None

POLICY 4-Design

Resident Ref	Support?	Summary of Representation	Response	Amendment
71	Yes	Please see comments on Policy 2, that design standards need to be sufficiently stringent to prevent inappropriate development in the conservation area, and to reduce impact on the amenity of those living in proximity to the Bell Hill brownfield site.	Noted. The Conservation Area Appraisal and Character Assessment provide guidance that any proposal should follow.	None
72	Yes	The design standards set out are appropriate to maintain the character of the village and not excessively restrictive	Noted	None
74	Don't know/not sure	In general yes we agree, however surely in a village such as ours where parking is a problem any new development should include the requirement to provide additional village parking proportionate to the size of the development. My understanding is that developments typically have to contribute to the local area (play areas or community centres) so why can't this be changed to residential parking considerations.	There are minimum standards for parking set by Somerset Highways. A Neighbourhood Plan cannot depart from these standards.	None
77	Don't know/not sure	I'm a new inhabitant of Norton St Philip, and do not know the local scene well. However, if many more homes are built, there must be similar developments of a Doctor's Surgery and Chemist, to save residents from travelling outside the village....	The local healthcare commissioners has no plans to open a surgery in the village.	None
78	NO	An 'aim to comply with' is no guarantee that the design standards (even if appropriate) would be met.	The policy states that new development "should promote good design that follows guidance in the Conservation Area Appraisal where appropriate, and complies with the general guidelines in the Norton St Philip Character Assessment and those relevant to the specific area the development is located within".	None

POLICY 5-LGS

Resident Ref	Support ?	Summary of Representation	Response	Amendment
44	Yes	All the 10 sites identified in Policy 5 should be protected to allow the local wildlife to thrive and to conserve the character of the village.	Noted. Since the NP was drafted the former MDC adopted a Supplementary Planning Document (SPD) regarding Greenspaces. All 10 LGSs previously proposed in the draft NP are designated Greenspace in this Policy and are carried forward as adopted policy to the new LPA (Somerset Council).It should be noted that the level of protection provided by a Greenspace designation is not the same as that provided by a LGS designation. Following representations made during the 2023 Reg 14 Consultation by several landowners of sites designated as LGS in the 2018 draft NP the PC has decided to delete all proposed LGS designations. The PC intend to draft a Policy which will recognise the importance of both the OALS sites and those designated under the Supplementary Planning Document "Greenspaces" adopted by the former MDC in February 2023.	Delete LGS designations. Include new Policy recognising important green infrastructure of village.
22	Yes	Yes most definitely	Noted	See above
61	Yes	Yes. On the list of 10 sites LGSNSP001 does stand out as being someone's garden, rather than being an open or enclosed grass space or field	Noted	See above
66	Yes	Mendip DC's adoption of the Supplementary Planning Document: Greenspace in February 2023 has much improved the soundness of this policy.	Noted.	See above
7	Yes	The sites seem well thought out and appropriate.	Noted	See above
59	Yes	Such sites are an essential part of the village character and most have been designated in one way or another for a very long time.	Noted.	See above

POLICY 5-LGS (cont'd)

Resident Ref	Support?	Summary of Representation	Response	Amendment
42	Yes	Such green spaces provide the basic habitats for all life. Smaller animals, beetles, spiders, annelids etc live on the plants...birds and small mammals devour the smallest animals and top predators, the owls and raptors, devour the birds and small animals. Such webs, in open green spaces, are vital in a village	Since the NP was drafted the former MDC adopted a Supplementary Planning Document (SPD) regarding Greenspaces. All 10 LGSs previously proposed in the draft NP are designated Greenspace in this Policy and are carried forward as adopted policy to the new LPA (Somerset Council).It should be noted that the level of protection provided by a Greenspace designation is not the same as that provided by a LGS designation.	Delete LGS designations. Include new Policy recognising important green infrastructure of village.
76	Yes	We feel particularly strongly about this. It is intergalactic to keeping the vital green spaces in and around the village	Following representations made during the 2023 Reg 14 Consultation by several landowners of sites designated as LGS in the 2018 draft NP the PC has decided to delete all proposed LGS designations. The PC intend to draft a Policy which will recognise the importance of both the OALS sites and those designated under the Supplementary Planning Document "Greenspaces" adopted by the former MDC in February 2023.	Delete LGS designations.
58	Yes	I'd like the Mackley Triangle included as an LGS as any development would ruin the gateway to the village, as described by the Appeal inspector. The LGS should include the boundary hedges and tree belt.	Noted. Should the draft NP be endorsed at Referendum, the Parish Council have committed to a NP Review. This could include the designation of Local Green Spaces outside of the development boundary. The Mackley Triangle has been designated as Greenspace in the adopted Supplementary Planning Document "Greenspace" which provides a level of protection.	Include new Policy recognising important green infrastructure of village.
46	Yes	Hopefully the LGS boundaries will not include buildings or cultivated gardens	Noted.	See above
44	No	LGS NSP004 should have the gardens of The Barton , The Barton removed	The garden of The Barton is an important part of Ringwell Meadow which was designated in 2002 for its beauty, tranquility and importance as an Open Area of Local Significance	Delete proposed designation
37	No	I am not in agreement with this policy and strongly suggest that The Barton house should be removed from the LGS NSP004 area.	The garden of The Barton is an important part of Ringwell Meadow which is designated for its beauty, tranquility and importance as an Open Area of Local Significance	Delete proposed designation
36	Yes	In general agreement yes, but note that peoples gardens are included and this seems wrong and unnecessary. I think peoples gardens should be removed.	Noted.	Delete LGS designations.

Resident Ref	Support?	Summary of Representation	Response	Amendment
33	Yes	Mackley Triangle should be included. If only 10 are possible then consideration should be given to which designated site is exchanged.	Noted. The Triangle is designated in the adopted Supplementary Planning Document "Greenspace".	Include new Policy recognising important green infrastructure of village.
23	Yes	Mackley Triangle is also included as a green space on the Mendip Green space Mapping and Audit for Norton St Philip Open Spaces and Typologies as Stage 3 NORT 3014	Noted. This designation should be recognised in the NP.	Include new Policy recognising important green infrastructure of village.
72	Yes	The interlocking grid of housing and green space that forms an important part of the village character requires these areas of green space to be maintained.	Noted. The PC intend to draft a Policy which will recognise the importance of the village green infrastructure described in the NP Character Assessment.	See above
75	Yes	Ideally LGSNSP007 Fortescue Fields South, LGSNSP008 Fortescue Fields West and LGSNSP009 Church Mead should be united and managed jointly as an integrated great heart of the village	Church Mead and the Fortescue land are in different ownerships.	None
77	Yes	This sounds good sense to protect these sites from development	Noted. Following representations made during the 2023 Reg 14 Consultation by several landowners of sites designated as LGS in the 2018 draft NP the PC has decided to delete all proposed LGS designations.	Delete LGS designations; include policy recognising important green infrastructure of village.
79 See full letter on page 22	No	Conflict between LPP2 and NP; this jeopardises the criteria for LGS designation. NP should adhere to adopted LPP2, not the submitted draft. All the LGS proposals for the village may not meet the tests and should be reviewed in line with LPP2. Objects to LGS001 (garden); garden land included in LGS004 LGS 008 should be deleted The phrase "permanently protected" is misleading	There is no conflict with LPP2. Neighbourhood Plans can designate LGS. Following representations submitted by landowners during the 2023 Reg 14 Consultation, the PC have decided to delete all proposed LGS designations. A criteria of LGS is that they can endure beyond the Plan Period. It is considered that these spaces should endure and be protected in perpetuity.	See above
29	Yes	I believe this is essential to conserve the rural setting of NSP and to protect the local flora and fauna in this Conservation Area	Noted. Following representations made by several landowners of sites designated as LGS in the 2018 draft NP the PC has decided to delete all proposed LGS designations.	See above

POLICY 6-Biodiversity

Resident Ref	Support ?	Summary of Representation	Response	Amendment
44	Yes	Repeat relevant comments from Policy 5.(All the 10 sites identified in Policy 5 should be protected to allow the local wildlife to thrive and to conserve the character of the village). Also our feeling is that any further large scale building will have a detrimental impact on the local ecology	Noted. The Character Assessment supports the retention of important green corridors.	None
22	Yes	This is very important	Noted	None
66	Yes	The policy covers a wide range of issues, some of which could be treated in greater detail so as to reflect changes in the policy environment since 2018 and enable greater local resilience in the period to 2029. In particular, despite quoting NPPF para 156 which calls for support for community-led initiatives for renewable and low carbon energy, the Norton St Philip NP has missed an opportunity to identify potential local sites for renewable energy generation. This possibility was explicitly addressed at a public meeting in the Palairt Hall in August 2018 attended by some 40 local residents but not followed up.	Noted. It was decided by the NP Steering Group during the formulation of the Draft NP to address this issue in a review of the NP, work on which is to start as soon as practicably possible following adoption.	None
7	Yes	This seems just basic common sense.	Noted	None
29	Yes	fully agree	Noted	None
42	Yes	As in Policy 5, the webs briefly described there will provide the much needed biodiversity.	Noted	None
33	Yes	Mackley Lane Triangle is of ecological value and wildlife habitat	Noted	

POLICY 6-Biodiversity

Resident Ref	Support?	Summary of Representation	Response	Amendment
77	Yes	Wildlife/Ecology/Biodiversity are too easily affected by short-term proposals which affect local climate issues.	Noted	None
72	Yes	It is entirely appropriate to require development to meet these high environmental standards - particularly as the old houses in the village have relatively limited scope for carbon reductions	Noted	None

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General Comments

Resident Ref	Summary of Representation	Response	Amendment
44	The village of Norton St Philip has in recent years been subject to a large amount of house building in relation to its size. This has already had a detrimental impact on the character of the village, and any further development will only degrade its character further. Roads through and around the village are narrow and already regularly overcrowded at times of the day; further development will obviously add to this problem.	Noted. The Plan attempts to address the imbalance of housing that has resulted from recent large developments. The Design Policy together with the associated Character Assessment aims to set criteria and standards which will maintain the character of the village	None
66	<p>The Plan is generally in good shape despite all the previous challenges. However, there is a lack of reference to community facilities in the Plan. Despite a promise by the parish council to include an Annex listing priorities for community infrastructure/actions which might be supported via Section 106 agreements, for which a dedicated public meeting would normally be necessary, there has been no specific consultation on this and no such list has been included. Given the time span of the plan and current uncertainties about possible reform of the planning system in England, this is a missed opportunity to be better prepared in case of an approval for housing development at some time in the future.</p> <p>There is a lack of information on how, in practical terms, the Plan has been amended since the Steering Group last met in March 2021. For example, it is unclear whether the text has been drafted (and this consultation prepared) by members of the Parish Council or by external advisers.</p> <p>Apart from the housing survey, the extent to which the local community has been directly involved could also be more fully reported.</p>	<p>The PC recognises that the main need in the village is for affordable housing for those in housing need who have a strong local connection. It regards this as a priority; the Exception Site Policy is aimed at providing for this identified need. The PC has not supported housing proposals outside the development boundary. It looks forward to working with the new unitary authority in the preparation of a new, Somerset-wide Local Plan. This would be the appropriate time to consult with residents on potential options and could run alongside a NP Review.</p> <p>The Plan has not been amended since the SG last met, other than additions to the narrative in relation to LPP2 and the subsequent JR. Following the 2023 Reg 14, material amendments are proposed by the PC who have been advised by external consultants.</p> <p>All consultation, including the Reg 14 consultation, will be fully described in the Consultation Report submitted to the Council for Independent Examination.</p>	None

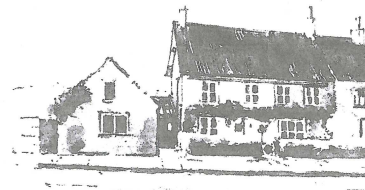
General Comments (cont'd)

Resident Ref	Summary of Representation	Response	Amendment
29	Thank you for preparing this plan which for me sets out a more positive future for conservation in our village	Noted	None
67	In terms of the Parish of NSP there is little focus on the possibilities off the Farleigh Road area which may be less disruptive for the village transport. Possibly a site for relocation of the garage? Small area of low rise housing? Sports facilities ? A pathway from the village to the farm shop.	The owner of the garage is proposing to retain it on the present site. The Plan does not support housing development outside of the village boundary, apart from an Exception Site adjacent to the boundary. The PC has been in discussion with landowners about opening up Foxholes Lane and providing a permissive path to the farm shop.	None
33	Urge you to include Mackley Lane Triangle as LGS	Noted. Should the draft NP succeed at Referendum, the Parish Council have committed to a NP Review. This could include the designation of Local Green Spaces outside of the development boundary.	None
23	Just that Mackley Triangle is a designated Green Space according to Mendip's Green Space Mapping and Audit map and I feel it should be shown as such on Norton St Philip's Neighbourhood Plan	Reference to this important designation is included paras 12.9-12.11 including a link to the supporting evidence and documentation	None
7	In the past, the building in NSP seems to be for the luxury end of the market. It may have ticked the box to build more homes, but not low cost, needed homes. This defeats the government plan. Most luxury homes are bought by 'over 50yrs' people anyway. All future new housing should be low cost affordable housing. However, the drainage system is already over-stretched, and needs concomitant development, if further houses are built. This also applies to other amenities, like schooling, GP capacity, transportation, etc.	Noted. The NP aims to provide for this.	None

General Comments (cont'd)

Resident Ref	Summary of Representation	Response	Amendment
75	Let us vote this time!	Noted	None
76	The area has seen a huge amount of development in recent years. Pragmatic policy needs to be put in place to make sure that the integrity of the village green spaces is maintained	Noted. The inclusion of a Policy recognising the importance of the villages green infrastructure together with allocating the Bell Hill Garage site and encouraging Exception Sites will enable the NP to allow for the sustainable development of the village.	
77	The accent should be on improving bus services, to save unnecessary car journeys by individuals....	The PC has long supported the local bus service and continues to do so.	None
79 See full letter on p22	<p>No reference to current Judicial Review made against Mendip DC in respect of the Mendip DC's decision to show the land known as NSP1 as outside of the development limit for Norton St Philip and within the countryside.</p> <p>No reference to Holgate J's conclusions in respect of LPP2 Inspector's consideration of proportionate growth</p>	<p>As the PC was not initially named as an Interested Party, it was not engaged with the JR at the time the NP was updated. The Plan will be amended and subject to a fresh Reg 14 Consultation. These amendments will reference the Judgment concerning the description of site NSP1.</p> <p>In respect of this, para 153 of the Judgment concludes "There is no positive indication in the Report that the Inspector disregarded the proportionate growth criterion". The PC recognises that the target set in LPP1 is a minimum(\$1.8).</p>	<p>Amend and update text as appropriate.</p> <p>Refer to SC's 2023/24 505 allocation exercise</p>
	There is no set housing quota for the village; very relevant considering the lack of 5 -year housing supply in the district.	LPP2 confirms the aim of LPP1 that proportionate development in the rural villages is an important part of the spatial strategy (LPP1 §4.22; LPP2 §3.27-3.29). The Judgment was that the Inspector had considered proportionate growth; not that it was not relevant. LPP1 Core Policy 2c is clear about the need for proportionate growth in rural settlements.	None
	Lack of reference to the above indicates a lack of transparency - this wrongly influences understanding and objectivity.	The Plan contains several references to the "target" figure set in LPP1 and makes it clear that this is a minimum.	None

Two letters were received from Parish Residents- they are reproduced below



16th May 2023

[Redacted]

Ref: NPR14

[Redacted]

Norton St Philip
Somerset BA2 7LT

Dear Nicola Duke,

This letter is a response to NSP Parish Council's invitation to record a 'village resident' comment on the amended and updated draft NDP.

I wish to record full support and agreement for the clearly presented and thoroughly drafted NDP.

Please convey thanks for this substantial document which obviously constitutes many hours of voluntary work.

Sincerely,

[Redacted signature]

21st June 2023

Dear Parish Council

Representations: Draft Norton St Philip Neighbourhood Plan 2023 Regulation 14 consultation

Having reviewed the draft Plan, we would be grateful if the following representations are fully considered.

Legal matters

We feel that there should be some reference within the NP consultation summary document to the pending legal challenge to the policies map that places land known as NSP1 outside of the NSP development limit and in the countryside. A successful challenge will presumably change the designation of that land to “white land”. This should be made clear as part of the consultation.

Additionally, the summary should make it clear that in the recent legal case the judge Holgate did not find in favour of one of the legal challenges. This relates to the principle of proportionate growth. He found no merit in the argument that the Local Plan inspector had not considered the principle of proportionate growth. Therefore, there is no set quota for the village, and very relevant considering the lack of 5 -year housing supply in the district. The community should be given access to this information.

Not doing so in both points we raise would indicate a lack of transparency and wrongly influence understanding and objectivity.

Draft Policy 5: Local Green Spaces

We feel there is a conflict between the now adopted LPP2 and that of the then unadopted Local Plan and the NSP unadopted NP. This seemingly now jeopardises the criteria used to determine LGS applications.

It therefore appears to be important to ensure any current NSP NP adheres to the adopted LPP2 and not still be reliant on the methodology used in the unadopted local plan and by association the earlier NSP unadopted NP. If our assumptions are correct

February 2024

this would mean all the LGS proposals for the village may not meet the test to warrant designation and therefore should be reviewed in line with LPP2.

Notwithstanding the above, we would like to register that we cannot support the proposed LGS designations for the private garden land for NSP001 and the two private garden lands included in NSP004. In our view both the private garden lands and the electric substation therefore should be removed.

Additionally, we would argue that the proposed LGS NSP008 (West site) should also be removed from the draft NSP NP.

Our views are endorsed by the fact that the required criteria and high bar for LGS designations has not been met and that they also do not meet the stated aims set out in section 4, Vision, and Objectives of the NSP NP. We refer to the following “Specify open areas of NSP that should be permanently protected for the future through LGS designation “. None of the private gardens in NSP001 and NSP004 or the private land in NSP008 are open areas of land, far from it. All have boundary treatments that significantly limit the openness of the land. Which is contrary to the stated aims and objectives in the NSP NP.

We would also suggest that to say they are “permanently protected” implies that they may never be developed. This is not strictly the case, and this should be made clear to avoid misunderstandings.

We hope that our representations will be fully considered before submission for independent examination.

Yours sincerely