

## **Norton St Philip Parish Sustainability Appraisal and Site Assessment Report**



**An independent strategic assessment of 12 sites submitted to Somerset Council's 2025 Call for Sites process**

**Prepared by Context Planning Ltd**

**on behalf of Norton St Philip Parish Council**

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# 1. INTRODUCTION AND PURPOSE

## **Purpose of this report**

- 1.1. Somerset Council ('the Council') is preparing a new Somerset-wide Local Plan for the unitary authority area. The Council has indicated an intended plan period of 2025–2045, which will establish the long-term spatial, environmental and development strategy for Somerset.
- 1.2. Context Planning Ltd has been appointed by Norton St Philip Parish Council to undertake an independent strategic assessment of twelve sites ('the Sites') within the parish that have been promoted to Somerset Council through the 2025 Call for Sites process.
- 1.3. The housing requirement for Norton St Philip over the emerging 2025–2045 Local Plan period has not yet been determined and will be established by Somerset Council through the plan-making process. For the purposes of this assessment, an indicative requirement of approximately 86 dwellings has been used (with 9 of these already permitted at Bell Hill Garage), reflecting the Council's early working assumptions on the broad distribution of housing need across the authority area. This figure has no formal status and is used solely to provide a reasonable basis for comparative assessment.
- 1.4. The purpose of this report is threefold:
  - to provide the Parish Council with an objective, evidence-based overview of each of the twelve sites, drawing on available material at the time of writing;
  - to set out the outcome of the community consultation undertaken by Context Planning in April 2026; and
  - to bring this evidence together to identify which of the Sites is/are considered most suitable to accommodate the parish's likely housing requirement over the emerging

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Local Plan period.

- 1.5. This report has been prepared for submission to Somerset Council and is intended to contribute to their evidence base underpinning the emerging Local Plan. It is specifically designed to support the Council's assessment and selection of potential development sites within the parish.

### **Independence and objectivity**

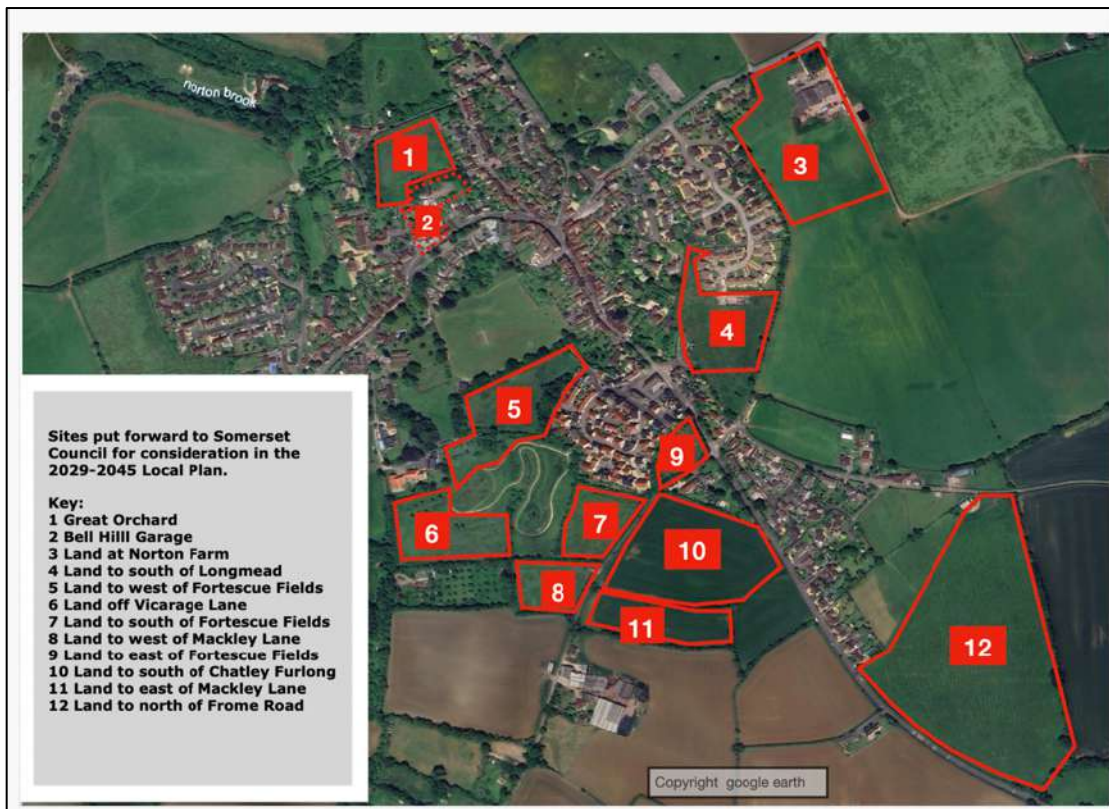
- 1.6. The Parish Council has commissioned this report from Context Planning specifically so that the assessment of the twelve sites in the parish is undertaken independently and objectively by chartered planners with no interest in the outcome for any individual site. Context Planning has no financial, commercial, or other interest in any of the twelve Sites. Our brief from the Parish Council is to assess all twelve sites on a consistent basis and to reach a reasoned and reasonable view on relative suitability.
- 1.7. The community consultation findings have been considered with the same objective approach as the technical evidence. While the level of public support or opposition is a material consideration, it is not necessarily synonymous with planning suitability. Where community views and the technical assessment align, this provides a strengthened and mutually reinforcing evidence base.

### **The twelve sites under assessment**

- 1.8. The twelve sites assessed in this report, all promoted through the 2025 Call for Sites, are listed below. The corresponding location plan is at Figure 1.

- 1 Great Orchard
- 2 Former Bell Hill Garage. (Planning permission for 9 dwellings granted April 2025 but retained in this report for completeness).
- 3 Land at Norton Farm

- 4 South of Longmead
- 5 West of Fortescue Fields
- 6 Land off Vicarage Lane
- 7 South of Fortescue
- 8 West of Mackley Lane
- 9 East of Fortescue
- 10 South of Chatley Furlong
- 11 East of Mackley Lane
- 12 North of Frome Road



**Figure 1- Site being assessed – as submitted for the Call For Sites**

## **A high-level, strategic assessment**

- 1.9. This is a high-level strategic assessment, not a detailed planning appraisal of individual development proposals. The assessment:
- reviews key constraints and opportunities affecting each site at a strategic level;
  - does not constitute a detailed site appraisal or feasibility study;
  - does not undertake site-specific technical work (such as ecology, landscape, archaeology, drainage or transport modelling);
  - does not prejudice the future determination of any planning application; and
  - cannot determine whether any site is ultimately allocated by Somerset Council, which remains a matter for the Council through its plan-making process.
- 1.10. Detailed technical evidence on individual sites, including ecology surveys, drainage strategies, transport assessments, heritage statements, landscape and visual impact assessments and so on, will be a matter for landowners and promoters to provide in support of their respective sites at the appropriate stage. Nothing in this report removes that obligation. The weight that Somerset Council places on this report will be a matter for the Council.

## **The materiality of appeal decisions in this appraisal**

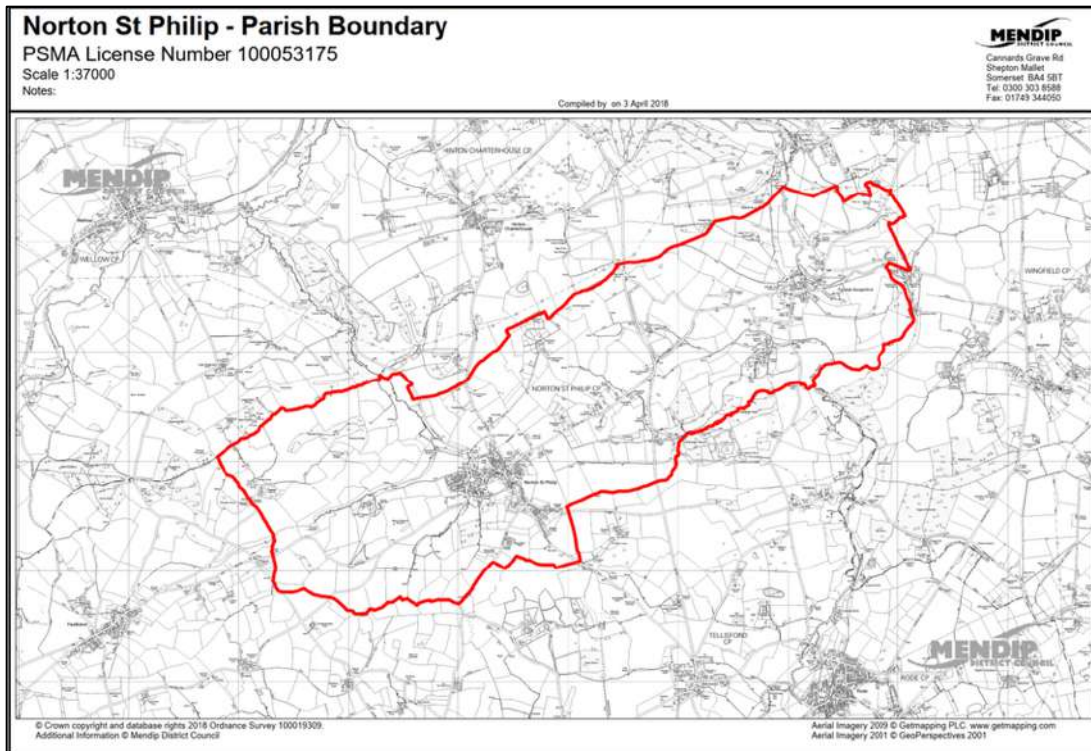
- 1.11. A number of the sites considered in this appraisal have a planning history, and in some cases that history includes appeal decisions in which a Planning Inspector has refused permission and, in doing so, identified harm.
- 1.12. Previous appeal decisions are a material consideration. The conclusions reached are evidence-based, site-specific and carry weight, and this appraisal has had regard to them. However, a previous appeal decision is not necessarily determinative of whether a site should be allocated. Where an appeal has identified harm, that finding is a relevant and important indicator of a site's sensitivities, but it does not automatically
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and permanently rule the site out of consideration; it is one factor to be weighed alongside all of the others.

- 1.13. Norton St Philip is a sensitive location and because of this historic and landscape context, it is realistic to expect that development of almost any greenfield site either within or on the edge of the village would give rise to some degree of landscape, visual or heritage harm. The relevant question for plan-making is therefore not simply whether a site would cause any harm but the degree of harm, whether it can be mitigated, and how it compares with the harm and benefits associated with the other available options. A finding of harm at appeal should be read in that comparative context.
- 1.14. A number of the sites put forward have no planning history of refusal or dismissal at appeal. This does not mean its constraints are any less significant than those of a site that has been refused; it simply means those impacts have not yet been the subject of testing through the Development Management Process.

## 2. NORTON ST PHILIP IN CONTEXT

- 2.1. Norton St Philip is a medium-sized village in the former Mendip district, now within Somerset Council's unitary area. It lies approximately 12 km south of Bath and 11 km north of Frome on a pronounced west-facing limestone ridge overlooking the valley of Norton Brook. The village is identified in Mendip Local Plan Part 1 (LPP1) as a Primary Village. Its ridge-top position means the settlement forms a visible skyline from surrounding farmland, with extensive views, particularly westwards, being a defining characteristic of its landscape setting.
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**Figure 2- Norton St Philip Parish Boundary**

## Heritage significance

- 2.2. The heritage environment of Norton St Philip is notable for its richness and concentration. The village contains the Grade I listed George Inn, the Grade II\* Church of St Philip and St James, and the Grade II\* medieval dovecote associated with the former Hinton Charterhouse monastic grange (also a Scheduled Monument). Numerous Grade II listed buildings line the High Street, North Street, Church Street and Bell Hill.
- 2.3. The village's Conservation Area, first designated in 1969 and extended in 1996, encompasses the historic core and several important open spaces that help define the village's historic form. The entire historic settlement and its immediate rural environs are identified as an Area of High Archaeological Potential.
- 2.4. The Norton St Philip 2007 Conservation Area Appraisal identifies three distinct character areas:

- the original historic core around the Parish Church,
  - the denser High Street/Plaine/North Street ridge-top area, and
  - the semi-rural area north of Bell Hill and Church Street, characterised by scattered cottages, narrow lanes and interspersed green spaces that maintain visual links to surrounding countryside.
- 2.5. Historically, the village developed around two hubs, one around the Church and one along the ridge at High Street, separated by green spaces that remain important in maintaining the legibility of the historic form.
- 2.6. Given this context, heritage considerations carry significant weight across all 12 assessed sites, including those outside the Conservation Area. Therefore, it has been considered prudent to prepare a standalone high level heritage assessment to conclude on the sensitivity of each site (Appendix 1).

### **Landscape setting**

- 2.7. At the national scale, Norton St Philip lies at the southern end of the Cotswolds National Character Area. The key environmental objectives for this area are the protection of its distinctive farmed landscape and expansive views, and the conservation of its historic stone-built settlements. The Mendip District landscape study (most recently updated 2020) placed the village within 'The Cotswold Edge', characterised by broad rolling landforms and ridges, oolitic limestone buildings and drystone walls, and nucleated villages with scattered farms.
- 2.8. The defining landscape characteristic of the village is its topography. Norton St Philip sits on a pronounced, west-facing limestone ridge running broadly north–south. The historic core stands at around 110–120m AOD, falling to about 84m at its western extremity at the foot of Church Street, above the valley of Norton Brook. As a result the village occupies an elevated and prominent position: it dominates its immediate surroundings and is highly visible from the lower ground to the west. The Norton St Philip Conservation Area Appraisal records that the older buildings of High Street and The Plain form a strong skyline when seen from Church Mead and the area around the
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Parish Church, and the Norton St Philip Character Assessment (NPCA) notes the panoramic view of the village 'stretched out along the ridge' obtained from the west (for example from Hassage), with the Parish Church set just below the ridgeline.

- 2.9. The principal landscape and visual sensitivities of the village can therefore be summarised as: the prominence of the settlement on its ridge and the importance of its skyline in views from the west; the network of important views into and out of the village identified in the NPCA; the open green spaces and green corridors that are integral to the village form, notably Church Mead, whose southern edge faces open countryside, together with Church Green and Lyde Green; the setting of the designated Conservation Area and the essentially rural, open and tree-framed approaches to the historic core. In addition, the Bristol–Bath Green Belt lies immediately to the north of Norton St Philip, constraining the northern edge of the village.
- 2.10. Drawing these sensitivities together, the parts of the village edge with the greatest potential for adverse landscape and visual effect are the western and south-western falling slopes. Because the village reads as a skyline settlement on its ridge when viewed from the west, development on these slopes would be the most visually prominent: it has the greatest potential to extend built form down the open slope, to interrupt or be seen against the historic skyline, and to erode the open setting of Church Mead and the Parish Church.

## **Local Services and Facilities**

- 2.11. Norton St Philip is designated as a 'Primary Village' within Mendip Local Plan Part 1 and thus is considered to benefit from a range of services and facilities that support day-to-day needs and contribute to its sustainability as a location for managed growth. The principal facilities within the village are as follows:

- A Co-op convenience store (opened in 2016), which also incorporates the village Post Office, providing for everyday convenience shopping needs.
- Norton St Philip Church of England First School, a voluntary aided school
- Norton St Philip Pre School

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- Church: The parish church of St Philip and St James
  - Village hall: The Palairt Hall, gifted to the village in 1923, available for community hire and events.
  - Public houses: Two public houses: The George Inn and the Fleur-de-Lys.
  - The village common (Churchmead / The Mead), home to the village cricket club, together with access to the surrounding public rights of way network for informal recreation.
- 2.12. The village is served by the First Bus D2 / D2X service, which operates between Bath bus station and Frome via Hinton Charterhouse, Norton St Philip, Rode and Beckington.
- 2.13. The wider impacts of development upon strategic infrastructure, such as school capacity, GP and healthcare capacity, and similar community services are not matters that fall to be considered as part of this appraisal. These are properly a matter for Somerset Council to address when determining the appropriate level of growth for the village, and subsequently the delivery requirements attached to any allocation that may follow.
- 2.14. Save for site-specific matters (most notably highway access and any associated highway improvements), the infrastructure implications of development will be broadly consistent across all of the Sites being appraised, albeit dependent in each case upon the quantum of development proposed. This appraisal therefore focuses on the site-specific characteristics and constraints of each parcel, rather than on strategic infrastructure capacity, which will be assessed by the local planning authority through the plan-making process. However, it is important to consider the proximity of these services and facilities to the Sites to understand the sustainability of each site.

### 3. APPROACH TO THE SITE ASSESSMENTS

- 3.1. For each site, the appraisal undertakes a consideration of suitability. This includes review of both physical constraints and policy constraints. This assessment identifies the extent to which each site can accommodate development without giving rise to unacceptable environmental or policy conflict.
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- 3.2. Habitat Regulation Screening and any necessary Appropriate Assessment will be undertaken by the Council as part of the Local Plan preparation process. Similarly, infrastructure capacity testing and whole-plan viability testing will be undertaken on a consistent basis across all sites by the Council, ensuring a proportionate and comparable evidence base.
- 3.3. All sites have been submitted by landowners or promoters, and there is no evidence to suggest that any site is not genuinely available for development. No assessment has been undertaken in terms of access rights to sites, investigation of ransom strips etc. In terms of achievability, no detailed viability assessments have been undertaken at this stage; however, there is no reason to believe that any of the sites would be incapable of being delivered viably, subject to the normal policy requirements that will apply across the plan area. As such, all sites are considered potentially achievable and deliverable for the purposes of this comparative assessment.
- 3.4. Each of the twelve sites has been assessed on a consistent basis, using a single appraisal template covering:
- site description
  - planning history and material considerations, including appeal decisions where relevant;
  - constraints and opportunities covering settlement relationship, highways and access, heritage, landscape and townscape, ecology and protected sites, flood risk and drainage, access to services
  - an overall reasoned assessment of strategic suitability.
- 3.5. The full appraisal for each site is at Appendix 2.
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## 4. COMMUNITY CONSULTATION

- 4.1. A public consultation event was held on the 1<sup>st</sup> April 2026 in Norton St Philip Village Hall and was attended by over 150 residents. A flyer advertising the event as sent to every house in the village. At the event, display material showed the location of each of the twelve sites in relation to the village, the Conservation Area, listed buildings and other key constraints. The event was followed up by a community survey (online and hard copies) which asked residents to consider each of the eleven unconsented sites (Site 02, the former Bell Hill Garage, was excluded from the survey because planning permission for 9 dwellings had been granted in April 2025). 226 responses were received to the survey.
- 4.2. A clear strategic preference emerged: where growth has to be accommodated, residents would rather see it on the larger eastern sites that take would be directly accessible to/from the A36 keeping traffic out of the congested High Street and Bell Hill and away from the historic core. There was strong and repeated resistance to development in or around the centre of the village on grounds of conservation, landscape and the loss of valued open space.
- 4.3. A large number of residents felt that the village has already taken more than its share of growth (frequently citing the recent Fortescue Fields/Longmead development of almost 100 homes of which the majority were on greenfield land), and a minority opposed any further development at all. Recurring concerns across the whole survey were highway safety and narrow-lane access (Mackley Lane in particular was repeatedly described as a single-track road unable to take more traffic), traffic, congestion and parking, the capacity of village infrastructure (the primary school and medical provision were named most often), ecology and wildlife, and surface-water flooding and drainage. Where residents were supportive, they frequently called for genuinely affordable and starter homes for young families to sustain the school, sensitive and low-density design, landscaping and screening, retention of footpaths and hedgerows, and 'green' building standards (solar, sustainable drainage).

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## Community response - Site-by-site summary

### Site 01 – Great Orchard

***Opposed – 57% No (128); 41% supportive (29 Yes, 63 conditional). Ranked in 55 respondents' top three.***

- 4.4. Its dominant themes were its protection as an Open Area of Local Significance and its location wholly within the Conservation Area, the harm development would do to the historic, 'loose-grain' character of the medieval village, and its value as central green space and wildlife habitat, described as one of the village's green 'lungs'. Many cited the historic significance of the site and the adjoining ancient lanes (Chevers Lane / 'Bloody Lane' and the Monmouth Rebellion associations) and the old dry-stone walls. Access was a recurring objection: Chevers Lane was described as too steep and narrow, and access via Bell Hill as adding to existing congestion at a constrained, low-visibility junction. A minority who were supportive saw logic in grouping it with the adjacent Bell Hill Garage development (Site 02) to concentrate building in one place, and noted the land is currently private with no public access.

### Site 03 – Land at Norton Farm

***Most supported site – 69% supportive (88 Yes, 68 conditional); 27% No (61). Most-ranked site overall (131 top-three votes, 65 first-choice).***

- 4.5. This was the village's preferred site. Supporters repeatedly pointed to its direct access onto Farleigh Road (A366), allowing traffic to reach the A36 without passing through the High Street or Bell Hill bottleneck; its position as a logical extension of the existing Longmead development; its limited visual and landscape impact and distance from the historic core and Conservation Area; and its size, which could deliver a meaningful number of homes (including affordable housing) and reduce pressure on more sensitive central sites. Several noted it is partly brownfield (a farmyard). Conditions most often attached were good pedestrian and cycle links into the village centre, sensitive design and screening on the gateway approach, protection of the amenity of existing Longmead residents, and affordable and sustainable (solar) provision. Objections, though a minority, focused on highway safety on Farleigh Road, loss of

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agricultural land and countryside, and concern about cumulative growth.

**Site 04 – Land south of Longmead**

***Net support – 52% supportive (50 Yes, 68 conditional); 41% No (93). Ranked in 93 top-three lists.***

- 4.6. Site 04 was viewed similarly to Site 03, as a natural extension of the existing Longmead / Shepherds Mead area with access available via the A366 corridor and little impact on the historic village or key views. Supporters again valued keeping traffic out of the centre and developing land adjoining existing housing. Conditions centred on access being taken through the Longmead estate, design variation to avoid simply duplicating the existing estate, retention of well-used pedestrian and dog-walking routes across the site, and screening. Objectors raised highway and access concerns, the loss of open farmland and footpath amenity, drainage, and the cumulative scale of growth on this side of the village.

**Site 05 – Land west of Fortescue Fields**

***Most strongly opposed site – 86% No (194); only 13% supportive (10 Yes, 19 conditional).***

- 4.7. This site attracted the strongest opposition of all. The overriding concerns were its proximity to Church Mead, the Ponds and the Conservation Area, and the harm to the setting of the Grade I George Inn and the parish church; the loss of a central green space heavily used for recreation; and the sense that further building would erode the character of the historic centre. Residents also highlighted the site's wildlife value as a link between the Mead and the Fortescue Fields, its sloping and visually prominent nature, noise and light impact on the Mead, and severe access constraints through the narrow Fortescue Fields roads past the Co-op. Drainage and flood risk were also raised.

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**Site 06 – Land off Vicarage Lane**

**Mainly opposed – 81% No (183); 13% supportive (10 Yes, 19 conditional). Least-ranked site (5 top-three votes).**

- 4.8. Vicarage Lane was the least-favoured site in the ranking. Highway and access objections dominated overwhelmingly. Vicarage Lane is a narrow, partly unmetalled approach serving the church and school and considered wholly unsuitable for development traffic. Residents also stressed the open, rising setting of the parish church (the site forms its rural foreground), the loss of green space and gap to the countryside, surface-water flooding and drainage, and ecological value. Infrastructure capacity and proximity to the school were also raised. Very few saw any case for development here.

**Site 07 – Land south of Fortescue Fields**

**Strongly opposed – 65% No (147); 31% supportive (23 Yes, 47 conditional). Ranked in only 15 top-three lists.**

- 4.9. Opposition focused on highway and access constraints (the dominant theme), the loss of open green space and ecological value on the southern edge, traffic and congestion, and impact on the Conservation Area setting and the amenity of existing Fortescue Fields residents. The site is seen as part of the southern green setting valued for recreation and was seen as a further unwelcome extension of the recent estate. Drainage and flood risk featured. Where conditions were offered they centred on landscaping, low density and ecological mitigation.

**Site 08 – Land west of Mackley Lane**

**Strongly opposed – 75% No (169); 21% supportive (23 Yes, 24 conditional). Ranked in 13 top-three lists.**

- 4.10. Access via Mackley Lane was the main objection – repeatedly described as a single-track lane unable to accommodate further traffic. Residents also cited ecological and wildlife value, loss of open countryside and rural character on the southern fringe, traffic and congestion knock-on to the High Street, and drainage. The site's relative isolation from an existing built edge was felt to make it a more prominent intrusion into open country.
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**Site 09 – East of Fortescue Fields (Laverton / Mackley Triangle)**  
***Opposed – 55% No (124); 42% supportive (37 Yes, 58 conditional). Ranked in 56 top-three lists (20 first-choice).***

- 4.11. Opposition centred on the site’s prominent, elevated position at the eastern gateway to the village, its contribution to the Conservation Area setting and approach, and highway and access constraints (Mackley Lane single-track access and the difficult Co-op junction onto the High Street). Visual and noise impact on neighbouring Fortescue Fields homes was raised as were ecology, wildlife and traffic. A minority would support very limited, low-density and well-screened development.

**Site 10 – Land south of Chatley Furlong**  
***Roughly split – 46% supportive (45 Yes, 59 conditional); 45% No (101). Ranked in 68 top-three lists.***

- 4.12. Views on this larger south-eastern site were finely balanced. Concerns focused on its prominence on the skyline and visibility from several approaches into the village, the loss of productive agricultural land, Mackley Lane access being poor and single-track, traffic impact on the village, and ecology, landscape and the Conservation Area setting. A significant number of respondents recognised its size and edge-of-village position; supporters and objectors alike frequently linked it with Site 11 and warned of the cumulative effect of developing both together. Infrastructure capacity was a recurring theme given the potential scale.

**Site 11 – Land east of Mackley Lane**  
***Strongly opposed – 63% No (143); 28% supportive (29 Yes, 34 conditional). Ranked in 30 top-three lists (no first-choice votes).***

- 4.13. Site 11 drew similar objections to Site 10 but with less support. Mackley Lane single-track access was again the leading concern, alongside rural character and important views, loss of good agricultural land, ecology and wildlife, the Conservation Area setting, and traffic. Several respondents treated it as premature or only sensible to consider jointly with Site 10, reinforcing the cumulative-impact point. It received no first-choice ranking votes.

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**Site 12 – Land north of Frome Road**

***Net support and most first-choice votes – 53% supportive (68 Yes, 51 conditional); 41% No (93). 125 top-three votes, the most first-choice votes of any site (72).***

- 4.14. Together with Site 03, this gained most support. Supporters valued its road-facing boundary and direct access to Frome Road keeping traffic away from the village centre; its position furthest from the historic core, giving the least impact on character and key views; and its size, suited to delivering affordable housing. Conditions commonly attached were substantial tree planting and screening to manage its greater visibility, flood-risk mitigation, biodiversity enhancement, walking and cycling improvements, and infrastructure contributions. Objections concerned its scale and visual prominence in open countryside east of the village, highway safety on Frome Road, ecology, and the principle of further greenfield growth.

### **Consultation Summary tables**

- 4.15. The results of the survey showing whether each site is supported or not is summarised below.

Site	Supportive (Yes + Yes subject to)	Opposed (No)
03 — Land at Norton Farm	156 (69.0%)	61 (27.0%)
12 — Land north of Frome Road	119 (52.6%)	93 (41.2%)
04 — Land south of Longmead	118 (52.2%)	93 (41.2%)
10 — Land south of Chatley Furlong	104 (46.0%)	101 (44.7%)
09 — East of Fortescue Fields (Laverton/Mackley Triangle)	95 (42.0%)	124 (54.9%)
01 — Great Orchard	92 (40.7%)	128 (56.6%)

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07 — Land south of Fortescue Fields	70 (31.0%)	147 (65.0%)
11 — Land east of Mackley Lane	63 (27.9%)	143 (63.3%)
08 — Land west of Mackley Lane	47 (20.8%)	169 (74.8%)
05 — Land west of Fortescue Fields	29 (12.8%)	194 (85.8%)
06 — Land off Vicarage Lane	29 (12.8%)	183 (81.0%)

- 4.16. In the ranked-preference question, respondents' top three choices were scored and weighted. The resulting order was:

Rank	Site	Weighted score	1st-choice votes
1	03 — Land at Norton Farm	305	65
2	12 — Land north of Frome Road	298	72
3	04 — Land south of Longmead	176	21
4	10 — Land south of Chatley Furlong	119	12
5	09 — East of Fortescue Fields	115	20
6	01 — Great Orchard	106	18
7	11 — Land east of Mackley Lane	42	0
8	07 — Land south of Fortescue Fields	27	3
9=	05 — Land west of Fortescue Fields	20	1
9=	08 — Land west of Mackley Lane	20	2
11	06 — Land off Vicarage Lane	8	1

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- 4.17. The two measures point in the same direction. Land at Norton Farm (03) and Land north of Frome Road (12) are the two stand-out preferences, followed by Land south of Longmead (04). It is worth noting that Frome Road (12) attracted the most first-choice votes (72 against 65), but Norton Farm (03) finished narrowly ahead on the weighted score (305 v 298) because it was more widely chosen as a second or third preference, and it is also the most broadly supported site overall (69.0%).

### **Conclusion on community consultation**

- 4.18. The community's top three preferred sites are Land at Norton Farm (03), Land north of Frome Road (12) and Land south of Longmead (04), all peripheral, well-related to existing development, and accessible to the main road network without funnelling traffic through the historic centre. Norton Farm is the most broadly supported and narrowly the top-ranked, Frome Road is the most popular first choice (with caveats about its scale and screening), and South of Longmead is valued as a natural extension of Longmead. The least-supported sites are the western/southern parcels around Fortescue Fields and Mackley Lane (05, 06, 08 and 07), which residents associate with harm to Church Mead, the historic setting and key views, and with poor or unsafe access. Underpinning all of this, the dominant concerns when judging any site are safe access and traffic, protection of the Conservation Area and village character, landscape and visual impact, neighbour amenity, and the capacity of local infrastructure.

## 5. SITE APPRAISAL SUMMARY AND RAG SCORING

- 5.1. Each of the twelve sites has been assessed using the same appraisal template. The full appraisal for each site is at Appendix 2. A separate heritage assessment has been undertaken and a brief summary of this is provided in the each site appraisal. In order to enable the twelve sites to be compared on a consistent basis and ranked in order of suitability, each site has been scored using a Red / Amber / Green (RAG) system.
- 5.2. Each site is scored against the same eight criteria. The criteria have been chosen to cover the principal material considerations covered in the site assessment.
- 5.3. The definitions of Red, Amber and Green for each criterion are set out in the table below.

Criterion	Red	Amber	Green
<b>Location &amp; settlement relationship</b>	Detached from the village; development would result in an isolated or development which significantly detracts from settlement form	Within or adjacent to the village but partly extending into open countryside; some conflict with settlement form.	Within or directly adjoining the development boundary; infill or rounding-off of the settlement form.
<b>Residential amenity</b>	Development would result in significant adverse impact on the amenity of neighbouring occupiers and/or future residents (that cannot reasonably be mitigated).	Some amenity considerations arising from the relationship with neighbouring properties or adjacent uses; adverse effects capable of mitigation through layout, orientation, separation distances, screening and design.	Limited amenity constraints; the site can be developed without material harm to the amenity of existing neighbours or future occupiers, with a satisfactory living environment readily achievable
<b>Access &amp; highways</b>	Site access difficult to achieve safely; likely significant adverse impact and considered incapable of mitigation.	Site access could be achievable but requires off-site works or constraints that	Site access readily achievable from existing local road network with limited significant adverse

		may have resultant impacts.	impact. Avoids traffic running directly through the village.
<b>Heritage</b>	High heritage sensitivity The site lies within, or makes a strong and direct contribution to the significance or setting of, the Conservation Area or a designated heritage asset. Development of the site as a whole would be likely to cause harm towards the upper end of the less-than-substantial range, difficult to avoid or fully mitigate. The greatest heritage constraint.	MEDIUM sensitivity, upper part of the band. The site makes a material, though not defining, contribution to the setting of a designated asset or the character of the Conservation Area (or has notable archaeological interest). Development would be likely to cause harm around the moderate part of the less-than-substantial range, capable of reduction through sensitive design, layout, landscaping and a Heritage Impact Assessment.	MEDIUM sensitivity, lower part of the band (or LOW). The site makes only a limited or indirect contribution to the setting of designated assets or the character of the Conservation Area. Any harm from development would be likely to fall at the negligible-to-minor (lower) end of the less-than-substantial range and to be readily mitigated. The least heritage-constrained sites
<b>Landscape &amp; townscape</b>	Site is highly prominent or visually sensitive; development would not be seen in context of existing development and would result in significant adverse landscape or visual impact incapable of mitigation.	Some landscape sensitivity; adverse impacts potentially capable of mitigation through design, set-backs, retention of hedgerows / trees, and reduction of developable area.	Limited level of landscape sensitivity; site contained by existing features; no significant adverse landscape impact.
<b>Ecology &amp; SAC mitigation</b>	Site contains, or is wholly within the strongest consultation zone for, a designated nature conservation site (e.g. SAC Band A); mitigation difficult and uncertain.	Within SAC consultation zone (typically Band B or C) requiring standard mitigation (lighting, on-site features, contributions); presence of protected species / habitats	No designated nature conservation interest; outside higher-band SAC zones; no protected species or habitats expected; standard biodiversity net gain achievable.

		requiring survey and mitigation.	
<b>Flood risk &amp; drainage</b>	Site wholly or substantially within Flood Zone 2 or 3; significant pluvial or groundwater flood risk; development would increase risk elsewhere; mitigation costly or technically difficult.	Limited flood risk on part of site; mitigation achievable but may reduce capacity; SuDS required to manage surface water.	Entirely within Flood Zone 1 with no significant pluvial, groundwater or other flood risk; SuDS readily achievable.
<b>Access to village services</b>	Site is more than 800m walking distance from key village services (school, shop, pub, hall, church, recreation ground); poor pedestrian environment.	Site is 400–800m from key services; pedestrian environment acceptable but not ideal.	Site is within 400m walking distance of key village services with a safe pedestrian environment.

5.4. A single red score does not automatically exclude a site from further consideration. The overall picture is what matters. Given the sensitivities of Norton St Philip, it is likely that most sites will have negative attributes and will result in change and some resultant harm. A site with multiple reds, however, is unlikely to be a credible candidate for allocation in a parish of this scale and character.

5.5. Each of the twelve candidate sites has been assessed against a consistent set of criteria, location and settlement relationship, residential amenity, access and highways, heritage, landscape and townscape, ecology and SAC mitigation, flood risk and drainage, and access to village services. Each criterion has been given a Red, Amber or Green (RAG) rating against the definitions set out, where Green indicates limited constraint or a positive relationship, Amber indicates some sensitivity capable of mitigation, and Red indicates a significant constraint. To allow the sites to be compared and ranked, each rating has been converted to a score and the scores summed across the criteria: a Green scores +1, an Amber scores 0 (neutral), and a Red scores -1, with

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the exception of a Red against the heritage criterion, which scores –3 for the reasons explained below. The total for each site provides an overall comparative measure, a higher score indicating a site that is, on balance, less constrained and more suitable in principle, and the sites are ranked from highest to lowest. Site 2 (the former Bell Hill Garage) has not been scored at this stage.

- 5.6. A Red against the heritage criterion is weighted at –3, whereas a Red against any other criterion is weighted at –1. This heavier weighting reflects the particular statutory and policy importance attached to the protection of designated heritage assets. Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the decision-maker to have special regard to the desirability of preserving listed buildings and their settings, and special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The courts (Barnwell Manor) have confirmed that these duties require considerable importance and weight to be given to any harm to a designated heritage asset, and that there is a strong presumption against the grant of permission where such harm would arise. Consistent with this, the National Planning Policy Framework requires that great weight is given to the conservation of designated heritage assets, irrespective of whether the harm is substantial or less than substantial.
- 5.7. Weighting a heritage Red at –3 therefore ensures that a site which would harm the significance of a designated heritage asset cannot simply be offset by good performance against less weighty criteria such as access or proximity to services, in line with the statutory duty.

Site	Name	Location	Highways	Heritage	Landscape	Ecology	Flood risk	Connection to Services	R	A	G	Rank
01	Great Orchard								2	3	2	8=
02	Former Bell Hill Garage								-	-	-	n/a
03	Land at Norton Farm								0	4	3	1
04	South of Longmead								0	5	2	2
05	West of Fortescue Fields								2	3	2	8=
06	Off Vicarage Lane								4	3	0	11
07	South of Fortescue								0	6	1	3=
08	West of Mackley Lane								1	6	0	5=
09	East of Fortescue								1	5	1	8=
10	South of Chatley Furlong								1	6	0	5=
11	East of Mackley Lane								1	6	0	5=
12	North of Frome Road								1	4	2	3=

## Ranked order of sites

- 5.8. Drawing the RAG scoring together, the sites rank in the following order of strategic suitability:

Rank	Site	Score
1	03 Land at Norton Farm	+3
2	04 South of Longmead	+2
3=	07 South of Fortescue	+1
3=	12 North of Frome Road	+1
5=	08 West of Mackley Lane	-1
5=	10 South of Chatley Furlong	-1
5=	11 East of Mackley Lane	-1
8=	01 Great Orchard	-2
8=	05 West of Fortescue Fields	-2
8=	09 East of Fortescue	-2
11	06 Off Vicarage Lane	-6

## 6. SITE-BY-SITE SUMMARY

- 6.1. This section provides a short narrative summary of each of the twelve candidate sites, drawing together the detailed site appraisals at Appendix 2, the RAG technical scoring, and the responses to the community consultation.

### Site 01 — Great Orchard

- 6.2. Site 01 comprises open orchard/green land on the north-western edge of the village, adjoining the historic core and, uniquely among the candidate sites, lying within or immediately adjacent to the defined development boundary. Its most significant constraints are heritage and landscape: the site adjoins the Conservation Area and contributes to the green setting of the historic core and the Norton Brook valley, scoring a Red against both Heritage and Landscape. Against this it benefits from a close relationship to the village centre and its facilities, scoring Green on location, access

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and services. The consultation response was mixed-to-negative, with around 41% of respondents supportive and 57% opposed. With an estimated capacity of only around 12–18 dwellings and significant heritage and landscape sensitivities, the site is considered to have limited strategic suitability and could accommodate, at most, a small, sensitively designed scheme.

### **Site 03 — Land at Norton Farm**

- 6.3. Site 03 is a 3.09ha parcel of agricultural land on the eastern edge of the village, fronting Farleigh Road (A366) and adjoining the recent Longmead development. Its key advantages are that it sits on the eastern side of the ridge, largely screened from the prominent western views, and has direct access to the A366/A36 allowing traffic to avoid the historic High Street; it carries no Reds, with Greens for location, access and services. The principal considerations are the eastern 'gateway' treatment, the adjoining Green Belt and the bat SAC. It was the most strongly supported site in the consultation (around 69% supportive) and the top-ranked preference. With capacity for around 50 homes plus community benefits, and the lowest level of constraint of the greenfield options.

### **Site 04 — South of Longmead**

- 6.4. Site 04 is agricultural/scrub land on the eastern edge, immediately south of the Longmead development, of which it would form a natural extension. It is well contained and largely screened from the key western views, with good access via the A366/A36 and limited impact on the Conservation Area; it carries no Reds. The relationship to the open countryside to the south are the main considerations. The consultation response was positive overall (around 52% supportive; third in the preference ranking). With an estimated capacity of around 20–30 dwellings, the site is considered suitable as a well-related extension of the village.

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### **Site 05 — West of Fortescue Fields**

- 6.5. Site 05 is a small, well-vegetated parcel on the western/south-western slope, at the toe of the slope below Fortescue Fields and adjoining Church Mead and the Ponds Country Park. Although the related appeal found only limited landscape and low-level heritage harm, the site's significant constraints are its relationship with Church Mead and the Conservation Area (a Heritage Red) and the bat SAC, which was the decisive reason the appeal was dismissed. The latest appeal considered 8 dwellings but were a larger scheme to come forward the heritage and landscape effects would be much greater. Its capacity is therefore very low at around eight dwellings. On the technical scoring it scores well on some categories because of its good location, access and proximity to services, but it was the single most strongly opposed site in the consultation (around 86% opposed).

### **Site 06 — Off Vicarage Lane**

- 6.6. Site 06 is open pasture/parkland on the south-western edge, off Vicarage Lane and close to the Grade II\* listed Church of St Philip and St James and the school. It is the most heavily constrained of all the sites, scoring Red on four criteria (— location, highways, heritage and landscape — reflecting its prominent position on the falling south-western slopes, the sensitive setting of the Church and Conservation Area, and access that is only available via narrow lanes past the school and church. There are few positive opportunities, and capacity is limited to perhaps 5–12 dwellings. The consultation response was strongly negative (around 81% opposed). The site is considered to have the lowest strategic suitability of the twelve and is not suitable for anything beyond, at most, very minor development.

### **Site 07 — South of Fortescue**

- 6.7. Site 07 is open agricultural land on the southern edge, south of Fortescue Fields and in the ownership associated with the Fortescue Fields Phase II proposals. Its constraints are spread evenly across the criteria but with no Reds the bat SAC, the

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relationship to the open southern countryside and the dismissal of the related appeal are the main considerations. There is some opportunity to develop as a contained southern extension of Fortescue Fields with landscaping, and capacity is around 20 dwellings. The consultation response was negative (around 31% supportive; 65% opposed).

#### **Site 08 — West of Mackley Lane**

- 6.8. Site 08 is agricultural land on the southern edge, on the western side of Mackley Lane. Its principal constraint is landscape (a Red), reflecting the harm to the rural character of Mackley Lane and due to its position encroaching into the countryside. The site also has permission for a MUGA/allotments and this should be retained to complement and development at Fortescue Field and help link this development to the wider community. Capacity is around 12–20 dwellings. The consultation response was strongly negative (around 75% opposed).

#### **Site 09 — East of Fortescue (Laverton Triangle)**

- 6.9. Site 09 is the Laverton Triangle, a verdant, treed green space at a prominent gateway into the village, part of which lies within the Conservation Area, between Fortescue Fields and Mackley Lane. Its key constraint is heritage (a Red): the appeals found that development would cause less than substantial harm to the Conservation Area at this prominent arrival point, with the valued tree belt and gateway character being particularly sensitive, and the bat SAC also applies. Its capacity is very low, at around 7–10 dwellings. The consultation response was net negative (around 42% supportive; 55% opposed).

#### **Site 10 — South of Chatley Furlong**

- 6.10. Site 10 is a large, open arable parcel on the southern/south-eastern side of the village, in the vicinity of the Grade II listed Chatley House and Chatley Farmhouse. Its principal constraint is landscape (a Red), reflecting the scale of extension into open countryside,
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though it lies on lower-lying ground considered by some respondents to be among the less visually sensitive 'plateau' sites. The consultation response was finely balanced (around 46% supportive; 45% opposed), among the more favourable of the larger sites.

#### **Site 11 — East of Mackley Lane**

- 6.11. Site 11 is open farmland on the southern edge, on the eastern side of Mackley Lane, and is closely linked to Site 10 such that the two could come forward together. Its principal constraint is landscape (a Red): development would harm the rural character of Mackley Lane and the open, transitional approach to the village and particularly if combined with Site 12 would be prominent in views into the village and detract from the historic settlement pattern. The consultation response was negative (around 28% supportive; 63% opposed). The site is considered to have limited strategic suitability in its own right, and any consideration should assess the cumulative effect with Site 10.

#### **Site 12 — North of Frome Road**

- 6.12. Site 12 is a large parcel of open arable/paddock land on the south-eastern edge, set away from the historic core on Frome Road (B3110). Its principal constraint is landscape (a Red): the open fields form a green, transitional approach to the village and development has twice been dismissed at appeal on landscape and character grounds. Its opportunities allow access to the A36 without passing through the High Street, a position distant from the historic core (with no heritage harm found at appeal), and substantial capacity of around 100 dwellings. It was one of the most popular sites in the consultation (around 53% supportive; second in the preference ranking). The site's suitability is therefore finely balanced: it is locally supported, but carries an established landscape and character objection that would need to be overcome and which the technical assessment treats as a significant constraint. This may be achieved by a significantly reduced quantum with large set back from the boundary edges and significant planting within the site and at the boundaries.

## 7. SHORTLISTED SITES

- 7.1. This section brings together the strands of evidence presented in this report, the individual site appraisals at Appendix 2, the RAG scoring and ranking, the community consultation response, in order to be able to identify the suggested first, second and third preferences for accommodating the parish's indicative housing requirement of approximately 80 dwellings.
- 7.2. The most suitable is Site 03, Land at Norton Farm (indicative capacity around 50 dwellings). It is preferred because it performs most strongly on both the technical assessment and the community consultation. On the technical assessment it is one of only two sites to score no Red against any criterion and is ranked joint first; on the consultation it was the most strongly supported site of all, with 69% of respondents supportive (88 'yes' and 68 conditional) and the most top-three preference votes (131).
- 7.3. The reasons it comes top are consistent across the strands of evidence. The site lies on the eastern side of the ridge, behind the crest on which the historic village sits, and is therefore largely screened from the prominent western views and the historic skyline; it has direct access onto Farleigh Road (A366) and thence the A36, allowing traffic to avoid the congested historic High Street; it is partly previously developed (the Norton farmstead); and it is capable of delivering a landscape-led masterplan with public open space, potential community facilities and affordable housing. Its constraints (the bat SAC, the eastern 'gateway' treatment and the adjoining Green Belt to the north of Farleigh Road) are capable of being managed through the mitigation and conditions set out below.
- 7.4. The second option preferred is Site 04, Land south of Longmead (indicative capacity around 20–30 dwellings). It is preferred because it is the only other site to score no Red on the technical assessment (joint first) and also enjoyed net community support (52% supportive; ranked in 93 top-three lists). It was viewed by residents in much the same
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way as Site 03.

- 7.5. Like Site 03, it lies on the eastern side of the village, away from the historic core and the sensitive western and southern slopes, is well screened, and shares the advantage of access via the A366/A36 without routing traffic through the village; it could form a natural rounding-off of the existing Longmead development, with limited landscape and or heritage impact. Taken together with Site 03, Site 04 could accommodate the indicative requirement of approximately 80 dwellings.
- 7.6. The third selection is Site 12, Land north of Frome Road. It is included because it was one of the most popular sites in the community consultation (53% supportive and the most first-choice votes of any site) and offers clear practical advantages: a road frontage giving access to the A36 away from the historic core and a position distant from the Conservation Area.
- 7.7. However, the above is heavily qualified. Development of the scale that has been promoted for the site extending well back into the open, transitional countryside has twice been dismissed at appeal as causing unacceptable harm to the landscape character and to the open, green approach to the village along Frome Road and Tellisford Lane. A preference for Site 12 could therefore only be supported for a much smaller, well-set-back scheme that retains the open frontage and the transitional rural character.
- 7.8. If, however, Site 12 cannot be brought forward at such a reduced and set-back scale Site 07 (Land south of Fortescue) would be an alternative option in its place. Although Site 07 attracted less community support than Site 12 (31% supportive), it scores no Red against any criterion. It is contained against the existing Fortescue Fields development and could read as a southern extension rather than a significant intrusion into open countryside. Opportunities could be explored to link this site to the village through improved footpaths/open space at site 009.

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## 8. MITIGATION AND CONDITIONS

8.1. Where a preferred site is allocated, the Parish Council considers that the following matters should attach to any future allocation or planning application. These reflect the cross-cutting constraints applying to development in the parish:

- Conservation Area design standards consistent with the NSPNP Character Assessment, including treatment of materials, building heights, set-backs, boundaries and gateway approaches;
- retention and protection of important hedgerows, trees and views, with appropriate landscape buffers;
- climate change mitigation
- Habitats Regulations mitigation for the Bath & Bradford on Avon Bats SAC and the Mells Valley SAC, in line with Natural England advice;
- financial contributions to improved infrastructure and highway improvements
- sustainable drainage measures, with consideration of cumulative surface-water effects on the village;
- provision of affordable housing in line with policy;

## 9. CONCLUSION

9.1. Norton St Philip is a Primary Village with a good range of services, but it is also a sensitive location: a heritage-rich settlement on a pronounced west-facing ridge, with an extensive Conservation Area, the Grade I George Inn, the Grade II\* Church of St Philip and St James, a Scheduled Monument dovecote and many listed buildings, set within a valued landscape and constrained by the Bristol–Bath Green Belt to the north and the Bath & Bradford-on-Avon Bats and Mells Valley SACs.

9.2. The village has also accommodated substantial housing growth in the current plan period. The central question is therefore not whether further development can occur without any effect, but where the indicative requirement can be accommodated with

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the least harm and the greatest local acceptance. On both the technical assessment and the consultation, the evidence points clearly to the eastern side of the village. Sites 03 (Land at Norton Farm) and 04 (Land south of Longmead) are the only sites to score no Red against any criterion, are well screened behind the ridge and away from the historic core, have direct access onto the A366/A36 that avoids the congested High Street, and were among the most strongly supported sites in the consultation.

- 9.3. Drawing this together, the conclusions is that is that growth should be directed, first, to Site 03 (Land at Norton Farm) and, second, to Site 04 (Land south of Longmead), which together would comfortably and appropriately accommodate the indicative requirement of approximately 80 dwellings on the least constrained and most strongly supported land. Site 12 (Land north of Frome Road) is identified only as a reserve and only at a much reduced and wellset-back scale, given that development twice been dismissed at appeal. Where only a full-scale scheme at Site 12 is available, the more contained Site 07 could be considered in its place.
- 9.4. This is a high-level, strategic assessment, prepared as part of the wider evidence base for Somerset Council's emerging Local Plan. It does not pre-empt the detailed technical work, Habitats Regulations Assessment or site selection that the Council will undertake, and the eventual allocation of any site remains a matter for the Council.

# Appendix 1

## NORTON ST PHILIP PARISH COUNCIL

### Call for Housing Land Site Heritage Assessments

*Prepared by Context Planning Ltd*

May-June 2026

This document provides brief heritage assessments for the 12 sites submitted through the Norton St Philip call for housing land. The assessments are intended to inform the Parish Council's site appraisal process and should be read alongside the full site appraisals prepared by Context Planning Ltd. The purpose of this exercise is strategic: to assist the Parish Council in distinguishing between sites that are comparatively less constrained in heritage terms and those that are most heavily constrained. It is a parish-level evidence base intended to feed into the Council's wider site appraisal and the plan-making process. It is not a decision, and it does not determine the acceptability in principle of development on any site.

The heritage environment of Norton St Philip is notable for its richness and concentration. The village contains the Grade I listed George Inn, the Grade II\* Church of St Philip and St James, the Grade II\* Scheduled Monument dovecote of the Hinton Charterhouse monastic grange, and a large number of Grade II listed buildings on High Street, North Street, Church Street and Bell Hill. The Conservation Area was designated in 1969 and extended in 1996. The entire historic settlement and its immediate rural environs constitute an Area of High Archaeological Potential (Policy DP3 and Somerset EUS, 2003).

These circumstances mean that heritage considerations carry significant weight across all 12 sites, even where a site does not lie within the Conservation Area. Where development would cause harm to the significance of designated heritage assets, the harm will in virtually all cases fall within the less than substantial category in NPPF terms (substantial harm requires near-total loss of the significance of a designated asset and is an extremely high bar that is unlikely to be reached on any of these sites).

However, less than substantial harm is not a single category. It covers a wide spectrum of effect: from harm that is barely perceptible (negligible) through minor and moderate harm to harm that verges on substantial. The 2014 appeal on land west of Fortescue Fields found harm to the Conservation Area that verged on substantial; the 2024 appeal on the same land found harm at the lower end of less than substantial. This spectrum matters because NPPF paragraph 215 requires the decision-maker to weigh the harm against the public benefits of the proposal. The greater the harm on the spectrum, the more substantial the public benefits must be to justify it. Each assessment below characterises where on this spectrum the harm is likely to fall, and identifies the evidence and mitigation that would be needed before an allocation could be advanced.

Two bands are used:

- **HIGH** - the site engages the significance of designated heritage assets or the Conservation Area directly, and the heritage risk is greatest. An allocation here would require the strongest heritage justification, the most robust evidence, and would leave the least margin for harm. In comparative terms these are the least suitable sites on heritage grounds.
- **MEDIUM** - identifiable heritage considerations are present (setting, approach, archaeology), but they are of a kind capable of being addressed through a proportionate Heritage Impact Assessment, sensitive design and mitigation. This is not an indication that development is acceptable in principle, only that the heritage hurdle is lower and more readily managed than on the higher-rated sites.

Each band spans a range, and the conclusion for each site indicates where within the less-than-substantial spectrum that site is judged to sit. A **LOW** rating remains available in principle but is not reached on any site, reflecting the richness and concentration of the historic environment of Norton St Philip.

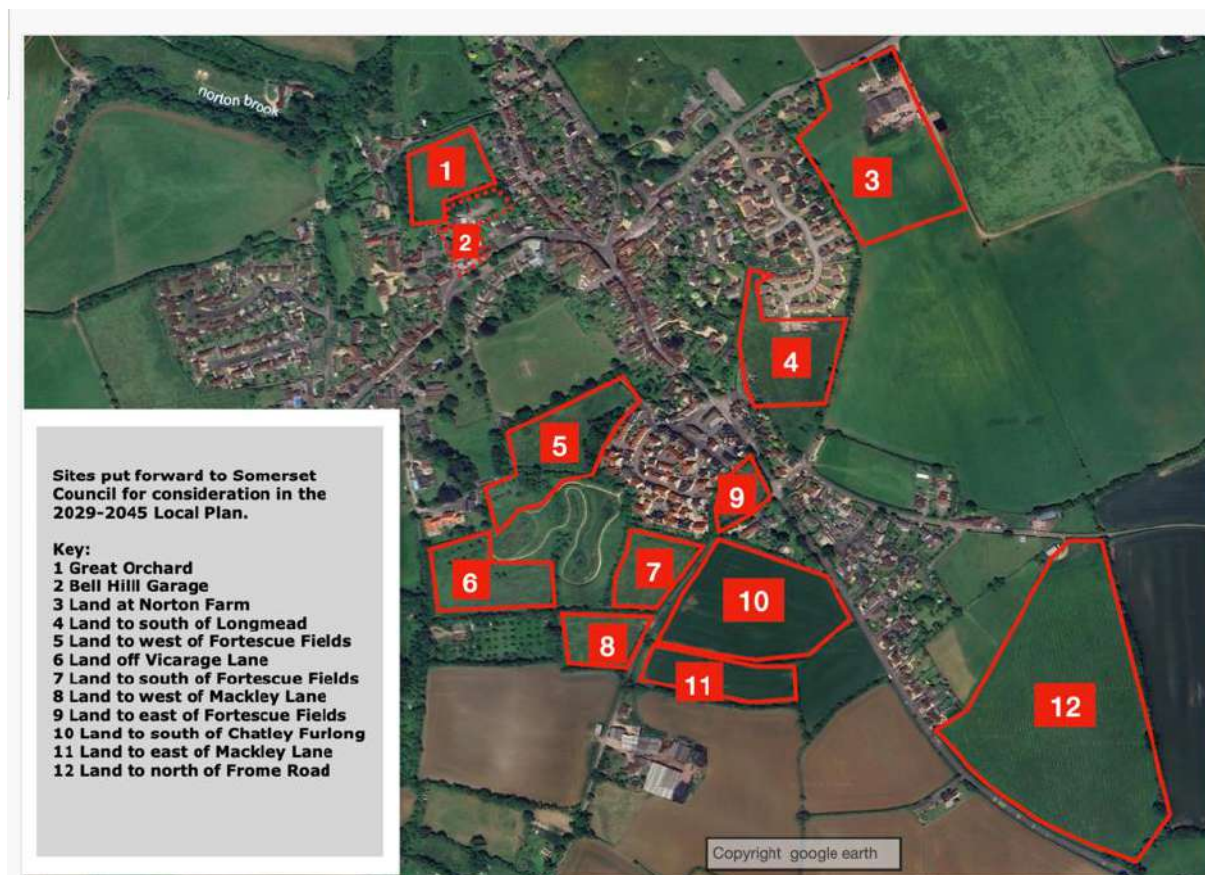
A HIGH rating does not prevent development, nor does a MEDIUM rating guarantee it. While a well-designed plan could potentially proceed on a high-sensitivity site, this assessment compares site suitability rather than judging specific proposals. A HIGH rating indicates greater heritage challenges and less margin for harm, i.e. factors the Parish Council should consider when evaluating different sites.

### **Limitations**

These assessments are proportionate and have been informed by desk-based review and site inspections undertaken from publicly accessible locations within and around Norton St Philip. They apply the methodology of NPPF Chapter 16 and Historic England's GPA3, drawing on the Conservation Area Appraisal, the Somerset EUS, HER data, and the relevant planning and appeal history. They rest on professional judgement and do not include a formal HER search, intrusive survey, or scheme-specific viewpoint analysis. They do not replace the site-specific Heritage Impact Assessment that a promoter would provide at application stage, nor the assessment that Somerset Council will undertake; and they do not carry out the NPPF "public benefits" balance, which can only be struck against a specific proposal. They are intended simply to give the Parish Council a sound, reasonable steer at the site-selection stage.

## Abbreviations

<b>CA</b>	Conservation Area
<b>EUS</b>	Extensive Urban Survey (Somerset Extensive Urban Survey by English Heritage, 2003)
<b>FUL</b>	Full planning application (used in application and appeal references)
<b>GPA3</b>	Historic England Good Practice Advice Note 3: The Setting of Heritage Assets (2017)
<b>HER</b>	Historic Environment Record (Somerset Historic Environment Record)
<b>HIA</b>	Heritage Impact Assessment
<b>NHLE</b>	National Heritage List for England
<b>NPPF</b>	National Planning Policy Framework
<b>NSP</b>	Norton St Philip (used as site reference prefix)
<b>OALS</b>	Open Area of Local Significance
<b>s72</b>	Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
<b>SM</b>	Scheduled Monument
<b>SMR</b>	Sites and Monuments Record (earlier term for HER, used in some source references)



**Sites considered within the assessment**

## Summary of Heritage Sensitivity Ratings

Site Ref	Site Name	In CA?	Key Designated Assets	Sensitivity
<b>NSP001/002</b>	Great Orchard & Bell Hill Garage	Yes	CA; Grange complex (LBs + SM); Bell Hill/grange setting; SM dovecote proximity	<b>HIGH</b>
<b>NSP003</b>	Land at Norton Farm, Farleigh Rd	No	Roman road corridor; medieval agricultural hinterland	<b>MEDIUM</b>
<b>NSP004</b>	Land South of Longmead	No	Townend & Townsend Cottage (Grade II nearby); NDHA	<b>MEDIUM</b>
<b>NSP005</b>	Land West of Fortescue Fields	No	CA boundary; George Inn (Gr I); Church (Gr II*); 2 dismissed appeals	<b>HIGH</b>
<b>NSP006</b>	Land off Vicarage Lane	No	CA setting; George Inn (Gr I); Church (Gr II*)	<b>HIGH</b>
<b>NSP007</b>	Land South of Fortescue Fields	No	CA setting; southern rural fringe; 2025 dismissed appeals	<b>MEDIUM</b>
<b>NSP008</b>	Land West of Mackley Lane	No	CA setting (rural approach, south-east); west of Mackley Lane; no designated assets within	<b>MEDIUM</b>
<b>NSP009</b>	Land East of Fortescue Fields	Partly	Partly within CA; eastern gateway; 2025 dismissed appeals	<b>HIGH</b>
<b>NSP010</b>	Land South of Chatley Furlong	No	CA setting (~150m N); verdant Frome Road approach; medieval field landscape (Chatley Furlong)	<b>MEDIUM</b>
<b>NSP011</b>	Land East of Mackley Lane	No	CA setting; Mackley Lane key viewpoint (LCA); cumulative with NSP010	<b>MEDIUM</b>
<b>NSP012</b>	Land North of Frome Road	No	Frome Road approach; Chatley House & Farmhouse (Gr II) to east; no heritage harm at appeal (2022/23)	<b>MEDIUM</b>

## **NSP001 / NSP002** Great Orchard, Bell Hill & Bell Hill Garage

Grid ref: NSP001 ST 772 560, NSP002 ST 773 559 | Area: NSP001 0.8ha, NSP002 0.49ha |

**Heritage Sensitivity: HIGH**

### **1. Designated Heritage Assets**

Both sites lie within the Norton St Philip Conservation Area. NSP001 (Great Orchard) is identified in the CA Appraisal as a significant undeveloped area and an important open green space within the Ringwell Lane, The Barton, Lyde Green and Chever's Lane character area. Its openness contributes directly to the legibility of the historic settlement edge and to the appreciation of the relationship between the historic core and the rural hinterland.

The eastern boundary of both sites is immediately adjacent to the Hinton Charterhouse monastic grange complex (established post-1232). This includes:

- Manor Farm House (HER 20765) - Grade II listed
- Dovecote (HER 23878) - Grade II\* listed and Scheduled Monument (SM 33721); a Tudor-period building of exceptional significance
- Manor Farm Cottage (HER 20776) and Corner Cottage (HER 20777) - Grade II listed; incorporate surviving gatehouse remains of the grange precinct

The George Inn (Grade I, HER 20881) lies approximately 150m to the south-west. The Church of St Philip and St James (Grade II\*) lies approximately 250m to the south. Historic England has noted that views of the church from the rural periphery of the village, across the undeveloped green spaces linking to the farmland to the north, are a defining characteristic of this part of the settlement.

### **2. Non-Designated Heritage Assets and Archaeological Potential**

The Somerset HER records the grange precinct as a single monument - HER 25785 (Monastic grange, Norton St Philip; ST 772 559) - comprising Manor Farmhouse (HER 20765), Manor Farm Cottage (HER 20776), Corner Cottage (HER 20777) and the dovecote (HER 23878). Associated fieldwork within this area includes a 1999 evaluation at Bell Hill Garage (HER 44925) and a 2013 geophysical survey and evaluation at Lyde Green (HER 32294 and HER 32362), which identified enclosure features, linear boundaries and sub-surface remains. The open part of the precinct retains well-preserved ridge and furrow and a distinct lynchet at its south-eastern corner, within NSP001, recorded under HER 25785.

The HER record (25785) notes that the wall of the manorial curia survives in good condition along Chevers Lane, on the northern edge of the precinct (Brett, 1999), and that the pedestrian archway of the grange gateway survives as an internal door within one of the cottages. The site also falls within the broader area associated with HER 48797, the Battle of Norton St Philip (1685), and Norton Mill (SMR 23879, potentially a Domesday-era site) lies to the north-east.

### **3. Conservation Area Character and Setting**

Historic England's assessment in connection with application 2021/2928/FUL identified the contribution of NSP002 to the rural character of the Ringwell Lane, The Barton, Lyde Green and Chever's Lane Character Area; to the appreciation of the evolution of Norton St Philip's historic form; and to the appreciation of the relationship between the historic core and the rural hinterland. Somerset Council's Conservation Officer noted that views of the church from the rural periphery, across the undeveloped green space, are a defining characteristic. NSP001 in particular was identified as an important undeveloped area within the CA.

NSP001 lies within the Conservation Area, so its open, undeveloped character forms part of the significance of the CA itself, as well as contributing to the setting of the adjacent Scheduled Monument dovecote, the Hinton grange complex and the Grade II\* church. The significance of those assets derives in part from their historic relationship with the surrounding open land and their continued legibility within a semi-rural setting on the northern edge of the village; the openness of NSP001 preserves the appreciable separation between the historic core and the former monastic grange precinct, and the rural foreground across which the church is glimpsed from Chever's Lane. Because the harm would arise from the loss of that openness itself, development of NSP001 would erode the significance of the Conservation Area and the setting of these designated assets largely irrespective of design. The garage frontage (NSP002), being previously developed, contributes far less, as reflected in the consented scheme there.

### **4. Previous Applications**

Application 2021/2928/FUL (21 units on NSP001/002) was refused in March 2023 on heritage grounds, amongst others. Application 2023/1918/FUL (NSP002 only, 9 units including commercial garage) was



The site lies outside the Conservation Area on the eastern edge of the village, with the CA boundary approximately 300m to the west. No designated heritage assets are located within the site. The Somerset EUS records a Roman road (HER 24223, Bath to Poole Harbour) running through fields to the east of Norton St Philip; the eastern boundary of the site may approach or overlap with this corridor. The Church of St Philip and St James (Grade II\*, HER 23871) lies approximately 500m to the west, and the George Inn (Grade I) approximately 550m to the west-south-west. No listed buildings immediately adjoin the site.

## 2. Non-Designated Heritage Assets and Archaeological Potential

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The Somerset HER records an area evaluation (HER 31838) in the Longmead/Hawkesmead Close area immediately to the south-west of the site. This relates to archaeological investigation associated with the adjacent residential development and indicates that sub-surface remains of interest are present in this part of the village fringe. The records confirm this area as one where pre-application archaeological evaluation would be required. The Roman road (HER 24223, Bath to Poole Harbour) runs through fields to the east; depending on the precise eastern boundary of the site, this corridor may be relevant to the evaluation brief.

## 3. Conservation Area Setting and Character

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The site does not lie within or immediately adjacent to the CA. However, at 3.09ha with concept proposals for 50 homes and a community sports facility, development would introduce significant new built form on the eastern approach to the village from Farleigh Road. The site is visible from Farleigh Road on the approach to the village from the east. The field boundary hedgerow runs immediately adjacent to the road, the site extends to the south of the approach, and Norton Farm buildings are visible beyond. The rural, hedgerow-lined character of this approach is currently unbroken. The High Street and Bell Hill - the principal historic frontage of the settlement - occupy the highest ground in the village at approximately 116–121m AOD. The Church of St Philip and St James sits slightly below the High Street at approximately 107–113m AOD, with NSP003 lower still at approximately 99–107m AOD. Notwithstanding this general fall from the village centre to the site, views between NSP003 and the church are screened by the intervening residential development at Longmead Close and Hawkesmead Close. The church is not visible from the site, and there is no direct visual relationship between NSP003 and the principal designated assets. The significance of the Conservation Area derives principally from the survival of the historic village core and its relationship with the surrounding agricultural landscape. The relevant attribute here is the rural, hedgerow-lined character of the eastern approach rather than the setting of any individual listed building. NSP003 contributes to that significance as part of the open eastern approach along Farleigh Road, across which the historic settlement is experienced on arrival from the east. Development at this scale would be likely to urbanise part of that approach and alter the perception of arriving at the historic village, the degree of effect depending on the scale, layout and landscape treatment adopted.

## 4. Key Constraints and Mitigation

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- Archaeological evaluation required; particular attention to the eastern boundary and the Roman road corridor (HER 24223)
- Heritage Impact Assessment required addressing the character and appearance of the CA's eastern setting and the open rural quality of the Farleigh Road approach
- Viewshed analysis from Farleigh Road looking west recommended
- Scale of proposals (3.09ha) means a comprehensive assessment is warranted; the community sports facility element adds to the visual bulk and landscape impact

## 5. Conclusion

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NSP003 is assessed as MEDIUM heritage sensitivity. The site lies outside the CA with no designated heritage assets in immediate proximity, and the principal listed buildings - including the church and George Inn - are not visible from the site due to the intervening residential development and change in levels. The heritage concern is not one of direct visual harm to specific assets but of character: development of this scale on the open eastern approach to the historic settlement would fundamentally alter the rural quality of the Farleigh Road arrival into the village. The archaeological potential, including the Roman road corridor, adds a further constraint. These are manageable with appropriate evaluation, design mitigation, and a proportionate Heritage Impact Assessment.



to the CA should be considered. The settlement is experienced from here as a roofscape of mixed historic and modern development, with the Fortescue Fields estate forming the immediate backdrop to the north. A public footpath crosses the site, establishing publicly accessible views across this open land towards the settlement edge. The principal heritage concern is not the broader setting of the CA as a whole but the more localised question of the setting of the Townend, Townsend Cottage and Foxglove Cottage cluster and the contribution this open land makes to that setting. The significance of Townend, Townsend Cottage and Foxglove Cottage, and of the historic southern settlement edge, derives in part from their relationship with the adjoining open countryside. NSP004 contributes to that significance by providing an undeveloped rural foreground to this group of historic buildings and maintaining the legible transition between the built form of the village and the farmland to the south. Development would be likely to diminish that contribution and erode the open setting of the group, the extent of the effect depending on the scale and disposition of built form and the retention of the open frontage.

#### 4. Previous Applications

Two planning applications have been submitted on this site, both for erection of a single dwellinghouse and stables on Land South of Hawkesmead Close:

- 2020/2277/FUL - Erection of 1no. dwellinghouse and stables. Withdrawn 16/12/2020
- 2021/0673/FUL - Erection of 1no. dwellinghouse and stables. Withdrawn 20/05/2021

#### 5. Key Constraints and Mitigation

- Heritage Impact Assessment required addressing the setting of Townend (Grade II) and Townsend Cottage (Grade II)
- Archaeological evaluation recommended - trial trenching given the general archaeological potential and the presence of historic footpaths
- Assessment of impact on the open southern approach to the settlement, noting the previous OALS proposal

#### 6. Conclusion

NSP004 is assessed as MEDIUM heritage sensitivity. The site contains no designated assets but lies in proximity to three buildings of listed or locally-listed status whose immediate open setting this site contributes to. The site's role as part of the open rural fringe of the settlement adds to the heritage context. A proportionate Heritage Impact Assessment focusing on the group of three historic buildings and the southern approach to the CA would be the primary requirement for any allocation.



## NSP005 Land to the West of Fortescue Fields

Grid ref: ST 773 557 | Area: 1.44ha |

**Heritage Sensitivity: HIGH**

### 1. Designated Heritage Assets

The site lies immediately outside the Conservation Area, with the CA boundary running along its western/south-western edge. The principal designated heritage assets whose settings are engaged are:

- Norton St Philip Conservation Area (1969, extended 1996)
- George Inn, High Street - Grade I listed (HER 20881); approximately 250-300m from the site
- Church of St Philip and St James - Grade II\* listed (HER 23871); approximately 300m from the site
- Multiple Grade II listed buildings on High Street and The Plain

### 2. Non-Designated Heritage Assets and Archaeological Potential

The site itself contains no designated heritage assets. An Archaeological Desk-Based Assessment was prepared for the 2023 application for this land (Heritage Information Ltd, February 2023). It concluded that the site lies outside the Somerset EUS Area of High Archaeological Potential, with a low potential for prehistoric and Roman remains and a low-to-moderate potential for Anglo-Saxon, medieval, post-medieval and modern remains, any finds likely being of local significance. It considered it unlikely that further archaeological evaluation would be required, given the past ground disturbance on the eastern part of the site, with the only possible requirement being a basic (Level 1) record of the 19th-century outbuildings in the south-western corner. The one area of greater sensitivity noted was the far western edge, which may fall within the unproven extent of the Anglo-Saxon lower settlement and which would remain as open space.

### 3. Conservation Area Setting - Appeal Evidence

The significance of the Conservation Area, the Grade I George Inn and the Grade II\* church derives in part from the ability to appreciate the historic settlement within its rural landscape setting to the west. NSP005 contributes to that significance as part of the open land, on the slope below the historic core, that separates the village from more recent development and through which the western setting of the CA is read. Development would introduce built form into that open land and affect those settings; the degree of harm is demonstrably scale-dependent, as the contrasting appeal findings on this same land show.

Two public inquiries have considered heritage impacts on this land:

- APP/Q3305/A/14/2224073 (up to 49 dwellings, 2014): The inspector found that harm to the Conservation Area verged on substantial. The appeal was dismissed.
- APP/E3335/W/24/3337357 (2023/0640/FUL, 8 dwellings, dismissed January 2025): The inspector found the following in heritage terms: low level less-than-substantial harm to the CA's significance; no harm to the George Inn; and harm to the Church of St Philip and St James at the lower end of less-than-substantial. Significantly, the inspector concluded that the public benefits of the scheme - housing delivery, affordable housing, and public open space - outweighed the heritage harms. The appeal was nonetheless dismissed, on the separate ground that adverse effects on the Mells Valley and Bath & Bradford-on-Avon Bats Special Areas of Conservation could not be ruled out under the Habitats Regulations.

A further application (2025/1515/FUL, 8 units, submitted August 2025) is currently with Somerset Council. The same scheme has been resubmitted with additional bat survey and ecological evidence to address the SAC issue. The application remains pending determination. The Conservation Officer and Historic England have each provided two rounds of consultee comments. The Parish Council has submitted an independent heritage report.

### 4. Key Constraints and Mitigation

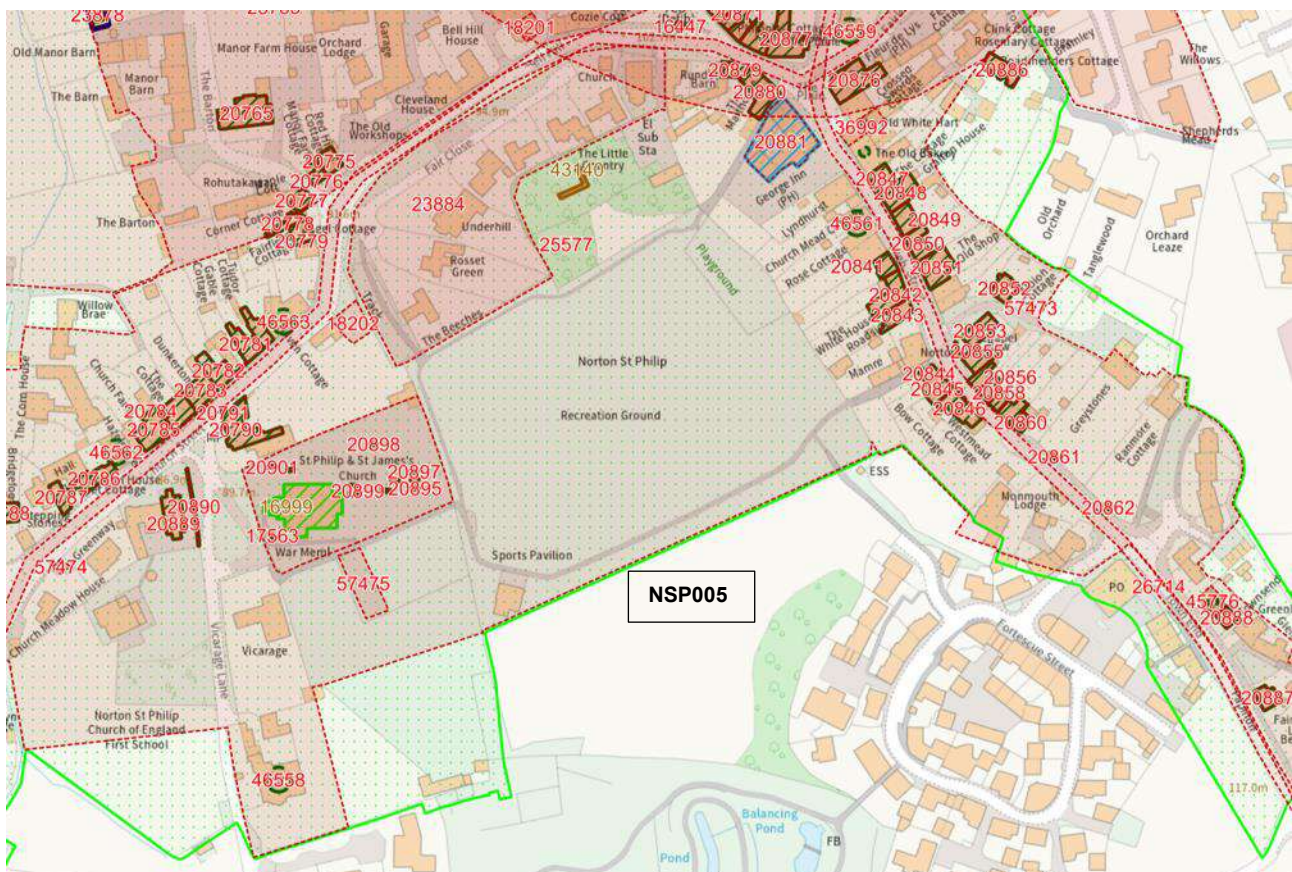
- The site borders the CA. Any development on this land will affect the CA's rural setting to the west, and this impact will require careful assessment against the significance of the CA and its constituent listed buildings
- Two appeal decisions provide material evidence about the heritage sensitivity of this site at different scales. The 2014 decision (up to 49 units) found harm to the CA verging on substantial; the 2025

decision (8 units) found low-level less-than-substantial harm to the CA and the setting of the Grade II\* church, and no harm to the George Inn. These decisions together indicate that heritage harm at this location is scale-dependent and that any allocation proposal must be accompanied by a Heritage Impact Assessment addressing the specific quantum and design proposed

- Full Heritage Impact Assessment applying GPA3 methodology and addressing each designated asset individually is a minimum requirement; the heritage evidence base from the two appeals should be engaged with directly
- The outcome of the pending application (2025/1515/FUL) is likely to have a material bearing on the site's potential for development and should be taken into account in any assessment of this site's suitability for allocation.

## 5. Conclusion

NSP005 is assessed as HIGH heritage sensitivity. Two appeal decisions establish that development on this site causes identifiable harm to the Conservation Area and the setting of the Grade II\* church, with the degree of harm varying significantly with the scale of the scheme. The evidence base is scheme-specific and cannot be read as a fixed heritage ceiling. A different quantum or layout could produce a different harm assessment. The January 2025 dismissal was on SAC ecology grounds rather than heritage, and the inspector found that heritage harm from an 8-unit scheme was outweighed by public benefits in the context of an acute housing supply shortfall, however this is a policy context that may not persist. A Heritage Impact Assessment engaging fully with the established appeal evidence would be a minimum requirement for any allocation proposal. The outcome of the pending application (2025/1515/FUL) is likely to be material to any assessment of this site's development potential and should be taken into account before any allocation decision is made.



## NSP006 Land off Vicarage Lane

Grid ref: ST 772 555 | Area: 1.11ha |

**Heritage Sensitivity: HIGH**

## 1. Designated Heritage Assets

The site lies outside the Conservation Area. The CA boundary runs along the southern curtilage of The Old Vicarage to the north, with three newly built detached properties (Chapter House, Cranmore House and Priory House) separating the site's northern edge from the CA boundary. No designated assets lie within the site. The following key designated heritage assets are in the vicinity:

- Norton St Philip Conservation Area (designated 1969, extended 1996) - 60-170m to the north
- Church of St Philip and St James - Grade II\* listed (HER 23871) and 10 individually Grade II listed tombs and NSP War Memorial; approximately 180–220m to the north
- George Inn, High Street - Grade I listed (HER 20881); approximately 400m to the north-east

## 2. Non-Designated Heritage Assets and Archaeological Potentia

The Somerset HER records two area records in the immediate vicinity: HER 46558 (in the Vicarage Lane/school area) and HER 57474–57475 (at the Vicarage Lane/church junction), confirming that sub-surface archaeological interest is recorded in this specific part of the village. The EUS records marginal historic settlement and abandoned plot systems in this area. Medieval and post-medieval remains associated with the grange complex, the church precinct, and the historic settlement layout are probable. The vicarage grounds themselves may contain buried remains associated with the post-medieval ecclesiastical complex.

## 3. Conservation Area Setting and Character

The site lies outside the CA, separated from its southern boundary by the intervening planting and Countryside Park. However, it still contributes directly to the open rural character of the CA's southern edge, providing the gently rising undeveloped green wedge between the upper and lower parts of the CA and the open countryside to the south. The Church of St Philip and St James (Grade II\*) lies approximately 200m to the north, on the same side of Vicarage Lane. The church tower is visible in the context of the site looking west from viewpoints such as PROW BA25/47, footpath FR11/10, and from Wells Road. Here, the open buffer provides a green backdrop to the Church and the CA and softens the appearance of the new development at Fortescue Fields. NSP006 currently maintains an open gap between these dwellings and the CA boundary; development here would close that gap and further erode the rural setting of the CA's southern edge.

Vicarage Lane, running within the CA along the eastern boundary, is a narrow rural lane. Its character as an unmetalled rural approach to the church and school is a heritage consideration in its own right; development accessed from or visible from this lane would alter that character.

The significance of the Grade II\* Church of St Philip and St James and of the southern edge of the Conservation Area derives in part from their relationship with the open, falling land to the south and south-west, across which the church tower is seen on the principal western approach. NSP006 contributes to that significance by providing the open rural foreground to those views and an undeveloped buffer between the historic church precinct and the modern Fortescue Fields development. Development here would close that gap and reduce the separation, affecting the appreciation of the church and the Conservation Area within their historic rural setting; because the contribution arises from the openness of the land itself, the effect would be substantially independent of the form of development.

## 4. Key Constraints and Mitigation

- The site lies outside the CA but is in close proximity to its southern boundary, development would affect the open character of the CA's southern edge and the setting contribution this land makes
- The primary heritage constraint is the setting of the Grade II\* church: the site forms the open foreground to the principal western approach view of the church tower; a Heritage Impact Assessment applying GPA3 is a minimum requirement
- The rural character of Vicarage Lane is a heritage consideration in its own right
- Pre-application archaeological evaluation would be required given the archaeological potential and the proximity of HER 46558

## 5. Conclusion

NSP006 is assessed as HIGH heritage sensitivity. Although outside the CA, the site provides important contribution to the setting of the Grade II\* church and the open character of the CA's southern edge. It provides the open rural foreground seen in the key western approach views of the church tower, and acts as a buffer between the historic church precinct and the modern Fortescue Fields development. Loss of this open land would materially affect the setting of the church and the appreciation of the historic settlement from the south and south-west. A Heritage Impact Assessment applying GPA3 would be a minimum requirement for any allocation proposal.



### 3. Conservation Area Setting and Appeal Evidence

The significance of the Conservation Area derives partly from its relationship with the surrounding countryside, including the elevated land to the south. Development would affect the rural setting of the CA on the southern approach.

The combined NSP007 / NSP009 site has been the subject of two refused and dismissed appeal schemes, both full applications determined together following a hearing:

- Appeal A (APP/E3335/W/24/3337232; application 2023/0644/FUL): 30 dwellings – 20 on the south site (NSP007) and 10 on the Laverton Triangle (NSP009). Dismissed.
- Appeal B (APP/E3335/W/24/3338939; application 2023/0643/FUL): 27 dwellings – 20 on the south site (NSP007) and 7 on the Laverton Triangle (NSP009). Dismissed.

Both applications covered the combined East/South site; they were alternative schemes differing principally in the number of dwellings on the Laverton Triangle and the extent of landscaping and hedgerow retained. A linked appeal on the West Site (Site NSP005; APP/E3335/W/24/3337357, 8 dwellings) was heard at the same hearing and was also dismissed. The appeals were not dismissed on heritage grounds. The decisive issue was the Habitats Regulations. On heritage, the Inspector found that much of the south site (NSP007) forms 'part of the peripheral but elevated wider countryside setting of the CA', making 'a modest but positive contribution to the significance of the CA'. The introduction of 20 dwellings on the south site would result in 'a degree of harm', but 'due to its adjacency to the existing development of Fortescue Fields Phase I with which it would be seen in combination, the effects would be less pronounced' – a finding that was the same under both schemes. Glimpses towards the south site from Church Mead and the Churchyard were found to be relatively limited and seen in the context of the existing Fortescue Fields development.

The Inspector found that both schemes would cause less than substantial harm to the CA's significance - moderate for Appeal A, low-to-moderate for Appeal B mainly due to the Laverton Triangle development (NSP009). In both cases, public benefits were judged to outweigh the harm.

### 4. Key Constraints and Mitigation

- The 2025 appeal findings are a material consideration; the Inspector found the heritage harm to be less than substantial but with the effects that would be less pronounced due to proximity of Fortescue Fields.
- Heritage Impact Assessment required, building on and distinguishing from the 2023 appeal evidence
- Landscape and visual assessment of impact on the setting of the CA from the southern approach
- Archaeological evaluation may be required

### 5. Conclusion

NSP007 (the south site) is assessed as MEDIUM heritage sensitivity. The Inspector found that the site makes only a 'modest but positive contribution' to the significance of the Conservation Area and that the harm from development would be 'less pronounced' because the land is read in combination with the adjoining Fortescue Fields Phase I. A Heritage Impact Assessment and archaeological evaluation would still be required, and the contribution the open land makes to the rural setting of the CA on the southern approach should be respected, but the heritage constraints on the south site are not, of themselves, a barrier to a well-designed, suitably landscaped scheme.

## NSP008 Land to the West of Mackley Lane

Grid ref: ST 77402 55426 | Area: 1.11ha

**Heritage Sensitivity: MEDIUM**

### 1. Designated Heritage Assets

NSP008 is a 1.11ha agricultural parcel to the west of Mackley Lane, a narrow single-track rural lane on the southern/south-eastern edge of the village, outside the Settlement Development Boundary. It is outside the Norton St Philip Conservation Area, with the CA boundary approximately 400-500m to the north-north-west. No designated heritage assets are recorded within or immediately adjacent to the site. The Church of St Philip and St James (Grade II\*) lies approximately 400-500m to the north-north-west, with the George Inn (Grade I) a little beyond in the historic core; no listed buildings immediately adjoin the site. A public footpath runs along the western boundary.

## 2. Non-Designated Heritage Assets and Archaeological Potential

The site lies on the southern/south-eastern fringe of the village, well south of the historic core. It remains open, undeveloped land; although it benefits from a permission for change of use to allotments and a multi-use games area (2013/2447/FUL, confirmed as lawfully begun by certificate 2016/2141/CLE), that scheme has not been built out. The Area of High Archaeological Potential defined by the Somerset EUS (2003) is centred on the historic settlement, and the 2023 Desk-Based Assessment for the neighbouring West Site (NSP005) confirmed that even that closer parcel lies outside it - so this site, further out, is very unlikely to fall within it. As peripheral, undisturbed former agricultural land it has a general, low-to-moderate potential for medieval field-system remains (ridge and furrow and field boundaries); archaeological evaluation may be required prior to any detailed proposal.

## 3. Conservation Area Setting and Character

Like NSP007, NSP008 forms part of the wider, peripheral countryside that provides the rural setting to the Conservation Area. In the 2025 Fortescue Fields appeal the Inspector found that this elevated countryside on the southern side of the village makes 'a modest but positive contribution to the significance of the CA', allowing the settlement's topography, modest scale and historic character to be appreciated from its rural surrounds. Development of NSP008 would erode part of that setting and would be experienced on the southern/south-eastern approach to the village.

Unlike NSP007, NSP008 does not adjoin Fortescue Fields Phase I or any existing built development. At NSP007 the Inspector considered the harm 'less pronounced' precisely because that site would be 'seen in combination with' the adjoining estate; that mitigating context is absent here. Development of NSP008 would instead introduce built form into open countryside as a more isolated and visually prominent extension, less able to be read against an existing edge - so the potential for harm to the rural setting of the CA is correspondingly greater and less easily mitigated. The impact on the CA itself would be indirect, given the distance to the boundary, but it should be assessed, with particular attention to the absence of any containing built edge and to the landscaping needed to limit the intrusion.

## 4. Key Constraints and Mitigation

- Heritage Impact Assessment required, addressing the contribution the site makes to the wider rural setting of the Conservation Area and the effect of development on the southern/south-eastern approach to the village.
- Because the site does not adjoin Fortescue Fields or any existing development, the mitigating context relied on at NSP007 (new housing read in combination with an existing built edge) is absent here; any scheme would need a low-density, well-contained layout and a substantial landscape framework to limit harm to the open countryside setting of the CA.
- Landscape and visual assessment required, including effects seen from Mackley Lane and the public footpath along the western boundary.
- Archaeological evaluation may be required.

## 5. Conclusion

NSP008 is assessed as MEDIUM heritage sensitivity. The site lies outside the Conservation Area, contains no designated heritage assets, and it being undisturbed open land carries only a low-to-moderate and manageable archaeological risk. The principal heritage consideration is the contribution the land makes to the wider rural setting of the Conservation Area on the southern/south-eastern approach to the village. Unlike NSP007, this parcel does not adjoin Fortescue Fields or any existing development, so harm to that setting would be less readily mitigated and would depend heavily on a low-density, well-contained and substantially landscaped scheme. Subject to that, and to a Heritage Impact Assessment addressing the setting of the CA, the constraints are considered capable of mitigation.

## NSP009 Land to the East of Fortescue Fields (Laverton Triangle)

Grid ref: ST 775 555 | Area: approx. 0.2ha |

**Heritage Sensitivity: HIGH**

### 1. Designated Heritage Assets

NSP009 (the 'Laverton Triangle') is a small, triangular parcel of enclosed grassland, approximately 0.2ha, on the eastern edge of the village. It is bounded by the Fortescue Fields estate to the west, Town End/Frome Road to the north, Mackley Lane and residential properties to the east, and residential curtilages to the south,

and is promoted jointly with NSP007. The key designated heritage asset is the Norton St Philip Conservation Area: the site lies partly within the CA and partly adjacent to it, forming a verdant feature at a prominent arrival point into the village. The two nearest listed buildings - Townend (HER 20888) and Townsend Cottage (HER 20887), both Grade II, at Town End immediately to the north were not treated as affected by the dismissed 2023 appeal schemes, but their settings should be considered given the site's proximity.

## 2. Non-Designated Heritage Assets and Archaeological Potential

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The site lies partly within the Conservation Area at the junction of several historic routes (Frome Road, Mackley Lane and Tellisford Lane), marked by a guide post - a non-designated feature signalling the historic arrival point into the village. Its triangular form and position at a historic road junction may reflect earlier land divisions associated with the medieval settlement, and medieval agricultural or occupation remains are possible.

## 3. Conservation Area Setting and Appeal Evidence

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Part of NSP009 lies within the Conservation Area, so its verdant, open character forms part of the significance of the CA itself, while the remainder contributes to the setting of the CA at the principal eastern gateway. The significance of the CA at this point derives in part from the semi-rural, vegetated character of the arrival into the village, into which the countryside is read as flowing. NSP009 contributes to that significance through its openness and its frontage wall, hedgerows and gateway tree belt.

NSP009 was assessed together with NSP007 in the two dismissed appeal schemes (Appeal A: APP/E3335/W/24/3337232, 10 dwellings on the Triangle; Appeal B: APP/E3335/W/24/3338939, 7 dwellings). Part of the Laverton Triangle lies within the Conservation Area. The Inspector found it to be 'a relatively muted feature within the CA... with verdant qualities' that 'contributes positively to the significance of the CA', while noting that the countryside 'flows into this part of the village' only modestly because built form is already apparent here. The higher-density Appeal A (10 dwellings, reduced vegetation and erosion of the 15m tree belt at the gateway) was found to cause minor direct harm to the character and appearance of the CA and to its setting - less than substantial harm of a moderate magnitude; the lower-density Appeal B reduced this to low-to-moderate. As with NSP007, the heritage harm was outweighed by public benefits, and the appeals were dismissed on SAC/Habitats and development-plan grounds.

This is reinforced by earlier background evidence. In the 2014 appeal (Appeal A: APP/Q3305/A/14/2221776, up to 20 dwellings on the Triangle, dismissed), the site was found to help 'the countryside flow into this part of the village', with its frontage wall, hedge and a strip of land within the CA and the remainder forming part of its rural setting; at that larger scale, development was held to cause substantial harm to the character and appearance of the area and 'real and serious' less-than-substantial harm to the CA setting. The consistent thread is that harm at the Laverton Triangle is likely and scale-dependent, rising markedly with the quantum of development.

## 4. Key Constraints and Mitigation

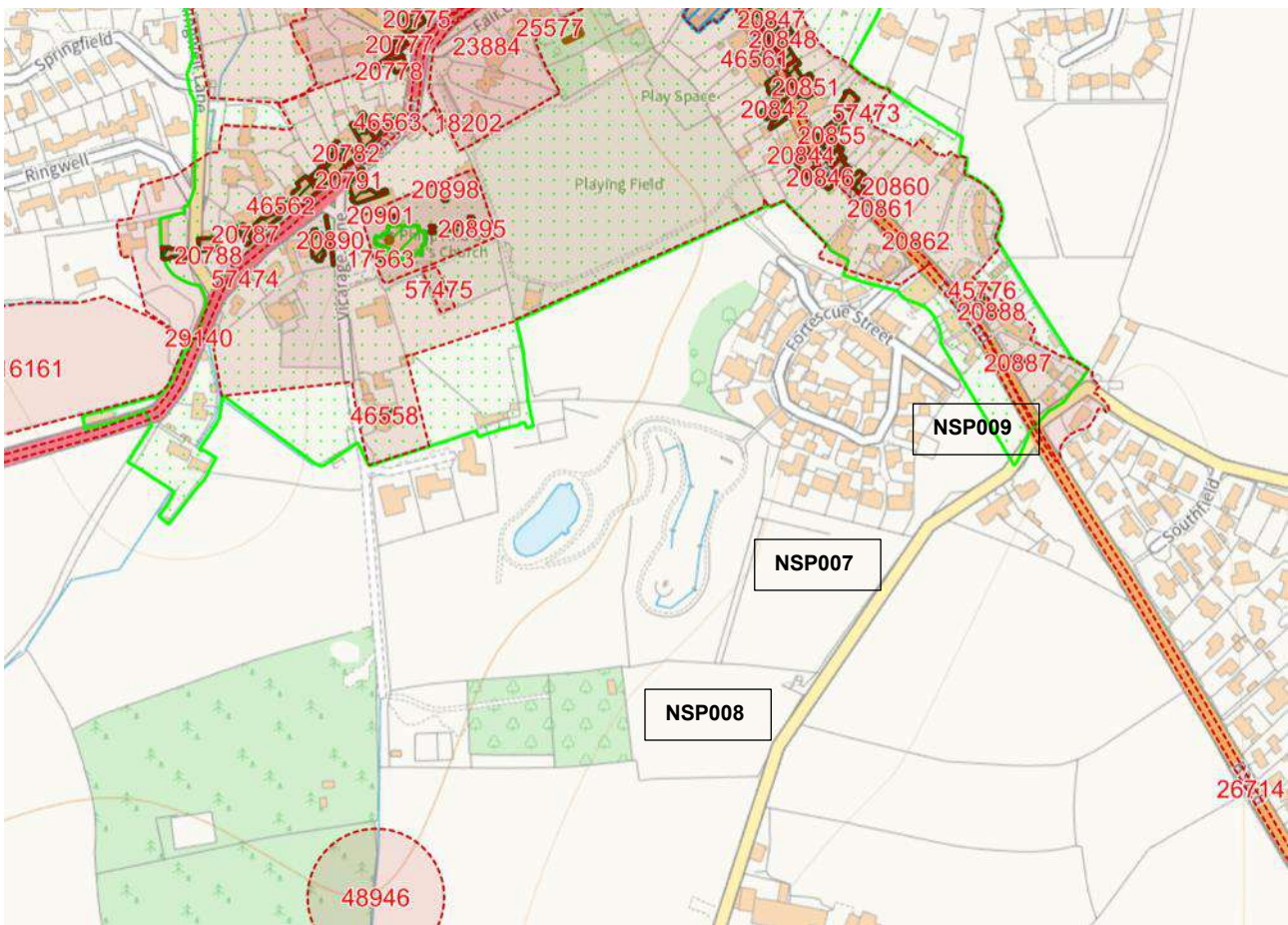
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- The site is partly within the CA and forms a verdant feature at the principal eastern gateway into the village - the key heritage constraint. Harm to the CA is real and increases markedly with scale (substantial at 20 dwellings in 2014; less than substantial, moderate, at 10 dwellings in 2025).
- Heritage Impact Assessment required, addressing the contribution the site makes to the CA at the eastern gateway, the verdant corridor along Town End/Frome Road, and the settings of the Grade II Townend and Townsend Cottage (not previously found to be affected, but adjoining the site).
- Any scheme would need to be low-density and to retain the frontage rubble wall, hedgerows and the gateway tree belt; loss of these features would increase harm.
- Archaeological evaluation may be required.

## 5. Conclusion

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NSP009 (the Laverton Triangle) is assessed as HIGH heritage sensitivity, because part of it lies within the Conservation Area and it forms a verdant, largely undeveloped feature at the principal eastern gateway into the village. The January 2025 appeal decision found that development would cause less than substantial harm to the CA (moderate in magnitude under the 10-dwelling scheme on the Triangle). The 2014 appeal decision (up to 20 dwellings) shows that at a larger scale the harm rises. While the 2025 harm was outweighed by public benefits, the Triangle's position within the CA means any future scheme would need to be low-density, retain the frontage wall, hedgerows and gateway tree belt, and be supported by a Heritage Impact Assessment addressing the eastern approach and views into the settlement.



**NSP010** Land South of Chatley Furlong

Grid ref: ST 775 554 | Area: 2.3ha |

**Heritage Sensitivity: MEDIUM**

**1. Designated Heritage Assets**

NSP010 is a 2.3ha parcel of open agricultural land on the south-eastern edge of the village, forming the northern part of a jointly-considered site with NSP011 (Land East of Mackley Lane). It is bounded by existing residential development to the north, Frome Road (B3110) to the east, open agricultural land to the south, and farmland to the west, and lies outside the Settlement Development Boundary. The site is outside the Conservation Area, with the CA boundary approximately 150m to the north. No designated heritage assets are recorded within or immediately adjacent to the site.

**2. Non-Designated Heritage Assets and Archaeological Potential**

The Somerset HER records a linear feature along the Frome Road corridor (HER 26714 – C18 Turnpike Road) immediately to the east of the site and an area record (HER 45225) in the fields to the south-east; the Roman road from Bath to Poole Harbour (HER 24223) runs north-south through fields further east, with Chatley Farm and its associated records (HER 18724, 21047, 21048) some 700-800m to the east-south-east. None of these lies within the site, but together they indicate recorded archaeological interest in the surrounding area; archaeological evaluation may be required to establish the potential of the parcel itself.

**3. Conservation Area Setting and Character**

The significance of the Conservation Area derives partly from its relationship with the open agricultural landscape that surrounds the village, and from westward views in which the historic core and church tower are seen on rising ground. NSP010 contributes to that significance as part of the undeveloped land on the western side of the Frome Road approach. The site is open arable farmland enclosed by hedgerows and its eastern boundary is partially screened from the road by a roadside hedge, but from within and along that edge there

are open, expansive views west and north-westwards across the field towards the village and the church, which lie on lower ground, with the wider rolling countryside beyond. The site therefore makes a clear contribution to the rural setting of the historic core of the village. The western side of Frome Road remains largely verdant and undeveloped along this approach all the way up to and including the Laverton Triangle (NSP009), part of which lies within the Conservation Area. Built development on this side of the road does not become noticeable until Fortescue Fields, and the few houses opposite the Laverton Triangle are set back and well screened from the road. There is therefore no intervening built edge between this site and the CA, and NSP010 reads as part of a continuous, undeveloped rural corridor leading into the historic core. Development would extend built form into that corridor and potentially erode the open character of the approach, a direct effect on the rural setting of the Conservation Area.

The site also features in longer panoramic views into the Conservation Area from the west. On the approach along Wells Road, the historic core (including the church tower) is seen rising on the skyline above the intervening valley, with the Fortescue Fields development visible on the slope. NSP010 and NSP011 are located on the elevated land to its south. The west side of Frome Road already features existing linear development immediately to the east of NSP010, so the site would be presented in that context, and there is a notable separation between the site and the CA edge. Even so, built form would be noticeable on this elevated land and would extend the perceived spread of the settlement southward - an element to weigh in assessing the CA's landscape setting, though a moderated one.

The consideration is also cumulative: developed with NSP011 (combined approximately 3.3ha), and given the landowner's concept for executive housing and an elderly persons' home, the two parcels would push the south-eastern edge of the village substantially into this open approach, the effect of which on the setting of the CA should be assessed as a whole.

#### 4. Key Constraints and Mitigation

- The principal constraint is the site's contribution to the continuous, verdant and undeveloped rural approach to the village along Frome Road and to the wider landscape setting of the CA. Mitigation would depend on retaining the open Frome Road frontage and roadside hedge, a generous landscaped setback, and a low-density layout that limits intrusion into the open corridor.
- Heritage Impact Assessment required, addressing the effect on the setting of the Conservation Area and the rural Frome Road approach, and in views towards CA from the west.
- The cumulative impact of NSP010 with NSP011 (combined ~3.3ha) must be assessed together, given the scale of the proposed extension into the open south-eastern approach.
- Archaeological evaluation may be required, with attention to potential medieval field-system remains (ridge and furrow and field boundaries) suggested by the 'Chatley Furlong' field name.

#### 5. Conclusion

NSP010 is assessed as MEDIUM heritage sensitivity. It contains no designated heritage assets, but forms part of the open, undeveloped rural approach along the western side of Frome Road - with no intervening built edge between it and the Conservation Area at the Laverton Triangle - and is visible on elevated land in westward views towards the village; this setting role is real but tempered by the existing development already on that skyline and the site's separation from Fortescue Fields. The other principal consideration is the potential for buried medieval field-system remains, reflected in the 'Chatley Furlong' field name. With NSP011 (combined ~3.3ha) the proposal would extend the village substantially into this approach, so a Heritage Impact Assessment and proportionate archaeological evaluation would be required, and the cumulative scale warrants careful review.

### NSP011 Land East of Mackley Lane

Grid ref: ST 775 553 | Area: 1.0ha |

**Heritage Sensitivity: MEDIUM**

#### 1. Designated Heritage Assets

NSP011 is a 1.0ha parcel of agricultural land east of Mackley Lane, on the south-eastern edge of the village, considered jointly with NSP010 (Land South of Chatley Furlong) with which it forms a combined ~3.3ha opportunity; Mackley Lane forms its western boundary. It lies outside the Settlement Development Boundary and outside the Conservation Area but within its setting, at a similar distance (~150m) to NSP010. No designated heritage assets are recorded within or immediately adjacent to the site. No listed buildings adjoin the site.

## 2. Non-Designated Heritage Assets and Archaeological Potential

As for NSP010, the rural-fringe location suggests some potential for buried medieval field-system remains (ridge and furrow and field boundaries). No HER records lie within the site. Archaeological evaluation may be required across the combined NSP010/011 site.

## 3. Conservation Area Setting and Character

NSP011 lies east of Mackley Lane, which forms its western boundary. The Mendip District LCA (2020) identifies the view from Mackley Lane towards Norton St Philip as a key viewpoint, and the 2025 Fortescue Fields appeal described Mackley Lane as 'a valued local rural lane'. As with NSP010, the site lies within the setting of the Conservation Area (~150m) with no intervening built edge; the principal consideration is cumulative - developed with NSP010 (combined ~3.3ha, with the landowner's concept for executive housing and an elderly persons' home), the two parcels would extend the village substantially into this open, elevated approach, the effect of which on the CA's setting should be assessed as a whole.

## 4. Key Constraints and Mitigation

- The key constraint is the site's contribution to the rural setting of the CA and, in particular, the LCA key viewpoint from Mackley Lane to the village; mitigation would require retaining the Mackley Lane hedgerows and rural character, a landscaped buffer and a low-density layout.
- Heritage Impact Assessment required, addressing the CA setting and the Mackley Lane key viewpoint, considered cumulatively with NSP010.
- Archaeological evaluation may be required across the combined NSP010/011 site.

## 5. Conclusion

NSP011 is assessed as MEDIUM heritage sensitivity, consistent with NSP010. It contains no designated heritage assets, but lies within the setting of the Conservation Area east of Mackley Lane and affects the LCA's identified key view from the lane to the village. The individual impact is limited, but in combination with NSP010 the ~3.3ha proposal would extend the village substantially into the open south-eastern approach, warranting a Heritage Impact Assessment and proportionate archaeological evaluation.



## **NSP012** Land North of Frome Road

Grid ref: ST 77928 55354 | Area: approx. 6ha |

**Heritage Sensitivity: MEDIUM**

### **1. Designated Heritage Assets**

NSP012 is a parcel of agricultural land of approximately 6ha to the east of the village, north of Frome Road. It is bounded by Frome Road to the south, Tellisford Lane to the north, residential properties along Frome Road to the west, and agricultural land to the east. It lies outside (but adjacent to) the Settlement Development Boundary and outside the Conservation Area, away from the historic core and approximately 600-700m from the CA boundary. No designated heritage assets lie within the site. The nearest are to the east, in Tellisford parish: the Grade II listed Chatley House, Sun Room and Terrace (List entry 1176114) and the Grade II listed Chatley Farmhouse (List entry 1307970), approximately 400-500m east beyond the line of the Roman road. The Grade II\* church and Grade I George Inn lie within the historic core to the north-west.

### **2. Non-Designated Heritage Assets and Archaeological Potential**

The site has been the subject of a geophysical survey (fluxgate gradiometer, 2021; HER 45225, Archaeological Surveys Ltd) carried out in connection with the earlier applications, which 'recorded few features of probable archaeological significance' - indicating a low archaeological potential across the site. The Roman road from Bath to Poole Harbour (HER 24223) runs broadly north-south through the fields immediately to the east; depending on the precise boundary the corridor may approach the eastern edge of the site and would be the main focus of any further check. HER 26714 is a linear feature along Frome Road (C18 Turnpike Road). A possible earthwork at Chatley Farm (HER 18724) is unconfirmed and is of negligible significance. Given the negative geophysical result, extensive further evaluation is unlikely to be required, though a targeted check of the Roman road corridor on the eastern boundary may be appropriate.

### **3. Conservation Area Setting and Character**

The site lies to the east of the village, north of Frome Road and south of Tellisford Lane, around 600-700m from the Conservation Area and away from the historic core, with existing modern housing on its western side. It forms part of the open, rural approach to the village along Frome Road, and at approximately 6ha a development here would introduce significant new built form at this eastern approach. In heritage terms the relationship to designated assets is indirect and at distance (in the 2022 and 2023 appeals the Inspectors found no harm to designated heritage assets). The Grade II listed Chatley House and Chatley Farmhouse lie approximately 400-500m to the east; the open fields between, crossed by the line of the Roman road, form part of the rural setting of that group, and development of the eastern part of the site should be assessed for its effect on their setting, though the separation, intervening field boundaries and the Ha-Ha-defined grounds of Chatley House mean the effect is likely limited. The 2022 and 2023 appeals (for smaller, 30-dwelling schemes) were nonetheless dismissed on landscape and character grounds due to the loss of the 'green and open approach' to the settlement, which is a landscape consideration addressed separately in the landscape assessment rather than a heritage one.

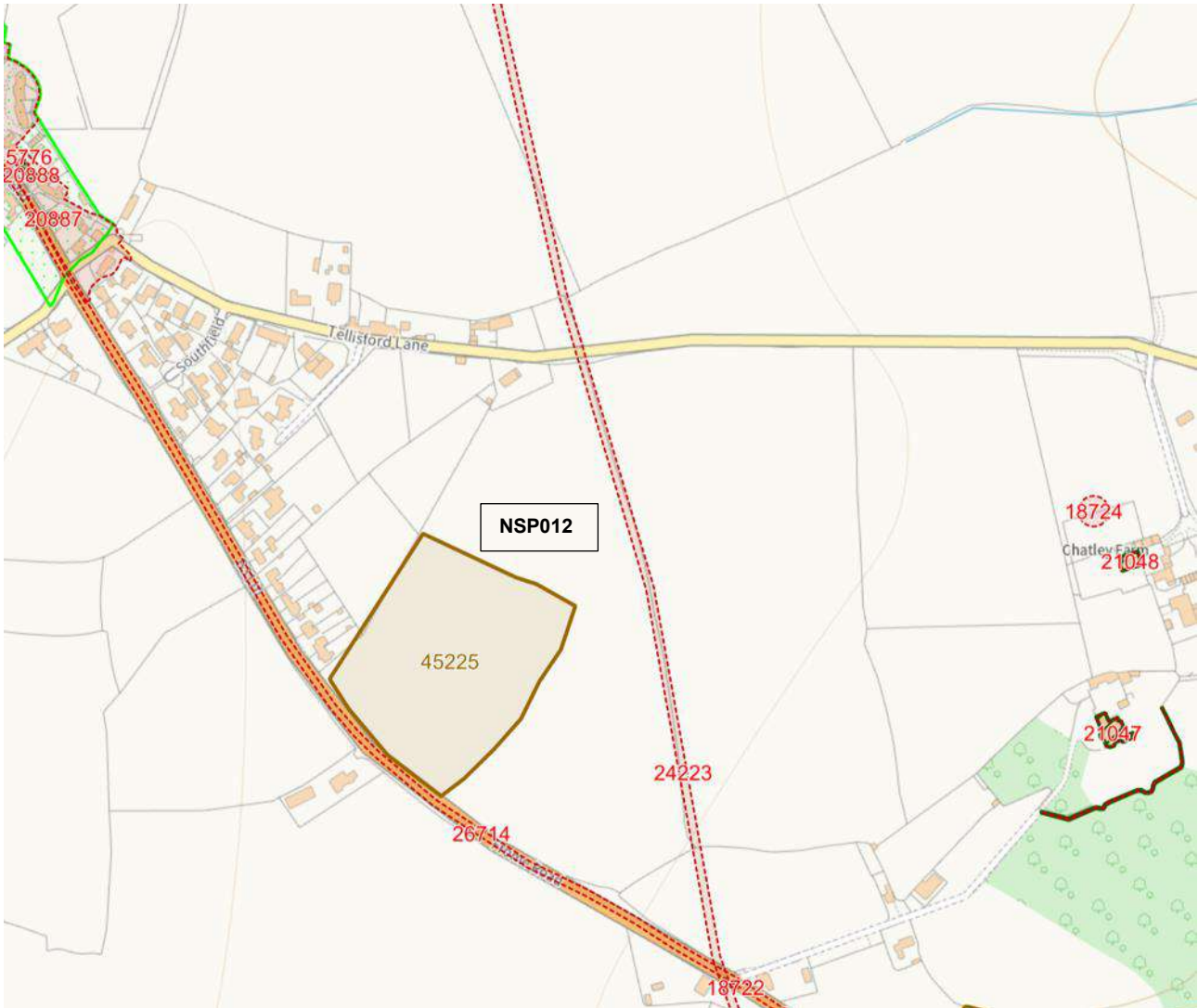
### **4. Key Constraints and Mitigation**

- Heritage Impact Assessment required, addressing the (indirect, distant) setting of the Conservation Area and the Grade II\* church / Grade I George Inn from the eastern Frome Road approach.
- The setting of the Grade II listed Chatley House (List 1176114, including its Ha-Ha wall) and Chatley Farmhouse (List 1307970), approximately 400-500m east, should be assessed for development of the eastern part of the site.
- Archaeology: a 2021 geophysical survey of the site recorded few features of significance, so only a targeted check of the Roman road corridor (HER 24223) on the eastern boundary is likely to be needed.
- The key in-principle constraint is landscape and character harm (the Frome Road approach), established at two dismissed appeals; this should be addressed in the landscape assessment and weighed alongside the heritage findings.

### **5. Conclusion**

NSP012 is assessed as MEDIUM heritage sensitivity. The site lies outside the Conservation Area and away from the historic core, with no designated heritage assets within it; the nearest are the Grade II listed Chatley House and Chatley Farmhouse some 400-500m to the east, whose setting should be considered for any development of the eastern part of the site, though the separation and intervening fields mean the likely effect

is limited. Archaeological potential is low - a 2021 geophysical survey of the site recorded few features of significance - so only a targeted check of the Roman road corridor on the eastern boundary is likely to be needed. The site's decisive constraint is landscape and character, which falls to the landscape assessment rather than this heritage appraisal, and on which two appeals were dismissed. At the approximately 6ha scale now promoted, the combined landscape and setting effects warrant careful review.



### **Baseline applicable to all sites:**

These assessments have been updated to incorporate HER data provided by the Parish Council from the Somerset HER mapping system (last reviewed June 2026). The principal area and point records identified from the HER maps have been incorporated into the relevant site sections above. However, this does not constitute a formal HER data examination. A formal Somerset HER search within a 500m study area should be commissioned for each site before any allocation is advanced; this would provide full record details, and is a standard requirement for any Heritage Impact Assessment submitted alongside an allocation proposal.

## **References**

### **Legislation, policy and guidance**

Planning (Listed Buildings and Conservation Areas) Act 1990 (ss. 66 and 72).

National Planning Policy Framework (2024), Chapter 16 - Conserving and enhancing the historic environment.

Historic England (2017) Good Practice Advice in Planning Note 3 (2nd ed.): The Setting of Heritage Assets (GPA3).

Historic England (2015) Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (GPA2).

### **Evidence base - heritage and landscape**

Gathercole, C. (2003) An Archaeological Assessment of Norton St Philip. Somerset Extensive Urban Survey (EUS), Somerset County Council for English Heritage.

Norton St Philip Conservation Area Appraisal (final draft, 2007).

Norton St Philip Character Assessment (2019).

Mendip District Landscape Character Assessment (2020) - Character Area C2: Norton St Philip, Buckland & Orchardleigh Park Ridge.

Somerset Landscape Character Assessment - Landscape Character Type 4a: Sandstone Slopes and Valley Heads.

### **Designation and record data**

Historic England, National Heritage List for England (NHLE).

Somerset Historic Environment Record (HER), mapping system (records last reviewed June 2026).

### **Appeal decisions (Planning Inspectorate)**

APP/Q3305/A/14/2221776 & APP/Q3305/A/14/2224073 - Laverton Triangle (East) and West site; Inspector J A Vyse; 28 April 2015.

APP/Q3305/W/21/3287786 - Land at Frome Road (Site 12); Inspector L Page; 21 June 2022.

APP/Q3305/W/23/3318169 - Land at Frome Road (Site 12, resubmission ref. 2022/0895/OUT); Inspector C Rose; 10 October 2023.

APP/E3335/W/24/3337357 - Land West of Fortescue Fields (Site 5); Inspector H Nicholls; 24 January 2025.

APP/E3335/W/24/3337232 & APP/E3335/W/24/3338939 - East/South Site, Fortescue Fields Phase II (Sites 7 & 9); Inspector H Nicholls; 24 January 2025.

### **Technical reports**

Crone, D. & Cummins, D. (2023) Land West of Fortescue Street, Norton St Philip: Archaeological Desk-Based Assessment. Heritage Information Ltd, February 2023 (Site 5).


Donaldson, K. & Sabin, D. (2021) Land at Frome Road, Norton St Philip, Somerset: Magnetometer Survey Report. Archaeological Surveys Ltd, Report No. J875 (Site 12; HER 45225).

### **Site information**


Context Planning Ltd (2026) Norton St Philip Sustainability Appraisal and Site Assessment - site consultation posters (NSP\_001-NSP\_012).

# Site Appraisal

## Reference NSP\_001 – Great Orchard

<b>Site Address:</b>	Site 1 – Great Orchard, Norton St Philip 
<b>Grid reference:</b>	ST 77419 55896
<b>Site Reference:</b>	NSP_001 – Great Orchard
<b>Site Area (approx.):</b>	Approx 0.8 hectares
<b>Description:</b>	<p>Site 001 is a centrally located site in Norton St Philip. The site is connected to NSP-002 and the wider site therefore has two distinct parts. NPS-002 fronts Bell Hill and comprises the garage itself, a range of commercial buildings and areas of hardstanding.</p> <p>NSP-002, lies to the north of 001, and is the open field to the rear known and is known as Great Orchard or Lyde Green. The site is a sloping open green field with hedgerows, boundary trees and high boundary walls forming the boundaries.</p> <p>The site is bound on its northern and western sides by the rural lanes of Chever's Lane, The Barton and Ringwell Lane. The residential gardens/properties of North Steet Bound adjoin it supper eastern boundary.</p> <p>It provides a green link from the historic core out to the rural landscape and the Bath–Bristol Green Belt, which lies immediately to the north of Chever's Lane</p>




	 <p>Earlier schemes for development the Orchard were also refused. Consistently, the redevelopment of the brownfield Bell Hill Garage frontage has been considered acceptable in principle, while the development of the Orchard has been resisted</p>
<p><b>Tree Preservation Orders</b></p>	<p>No Tree Preservation Order within the site but hedgerows at the boundaries and trees within the site</p>
<p><b>Landscape and Visual effects:</b></p>	<p>This particular site lies on the northern side of the village, within the semi-rural character area of Ringwell Lane, The Barton, Lyde Green and Chever's Lane. The Orchard is a key part of this character: it is a sloping open field of high landscape sensitivity, identified as an Area of Landscape Value in the Conservation Area Appraisal, framed by important perimeter vegetation, and providing a green link out to the rural hinterland and the Green Belt to the north.</p> <p>The Orchard is an open green space of high sensitivity whose development has previously been resisted in principle: Historic England have previously considered that development 'will erode the rural and open character of the site, and the contribution it makes to the sporadic development that articulates and characterises the Norton St Philips' evolution and its relationship to its rural hinterland.</p>
<p><b>Heritage constraints:</b></p>	<p>The site lies within the Norton St Philip Conservation Area. NSP001 (Great Orchard) is identified in the Conservation Area Appraisal as an important open green space, integral to the</p>

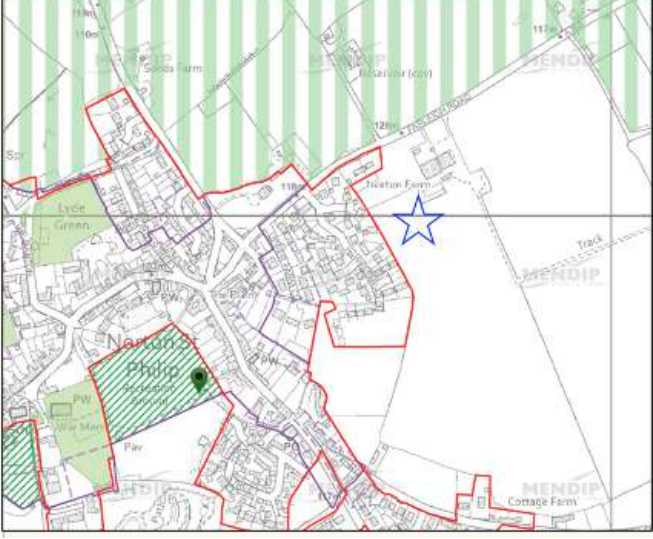
	<p>character of the Conservation Area and to the legibility of the historic settlement edge. The eastern boundary adjoins the Hinton Charterhouse monastic grange complex, which includes the Grade II* dovecote (also a Scheduled Monument, SM 33721), Manor Farm House (Grade II) and the grange gatehouse cottages (Grade II).</p> <p>The George Inn (Grade I) lies approximately 150m to the south-west and the Church of St Philip and St James (Grade II*) approximately 250m to the south.</p> <p>There is a high probability of significant buried archaeological remains (grange precinct, HER 25785, with surviving ridge and furrow and a lynchet within NSP001).</p> <p>Development of NSP001 would be likely to cause harm to the significance of the Conservation Area and the setting of the Scheduled Monument and other designated assets.</p> <p>(For full assessment – please see Heritage Assessment Report)</p>
<b>Ecology and Biodiversity:</b>	<p>Within the consultation/impact zones of the Bath &amp; Bradford-on-Avon Bats Special Area of Conservation and the Mells Valley SAC. Appropriate bat and habitat surveys and mitigation, and a Habitats Regulations Assessment, would be required, together with mandatory biodiversity net gain.</p>
<b>Highway and Access</b>	<p>Access arrangements to be confirmed but access would appear to be achievable through NSP_002 and the extant permission has been designed to allow for this.</p>
<b>Flood Risk and Drainage:</b>	<p>The site is within Flood Zone 1 (low fluvial risk); site-specific surface water drainage assessment to be confirmed. No known insurmountable drainage issues.</p>
<b>Amenity considerations</b>	<p>The site has a close relationship with neighboring residential properties (including those of the extant permission at NSP_02). Any development here will change how these occupiers experience the site. However, subject to acceptable layout and separation distances, it is likely that a scheme could come forward that would not result in significant harm to these neighbouring occupiers, but this may reduce the possible density of development.</p>
<b>Accessibility and Sustainability</b>	<p>The site is close to the village centre and its facilities and is connected by established footways. The site is within 400metres of a bus stop and within 800 metres the key local services and facilities. The site is therefore considered be in a sustainable location in the context of this rural village.</p>
<b>Vision and Opportunities</b>	<p>Limited, sensitively designed development retaining the orchard/green character and protecting the setting of the</p>

	Conservation Area could be explored. Open space within the site could limit impact in the most sensitive parts of the site.
<b>Conclusion / Suitability</b>	In the community survey, support (Yes/Yes subject to) was 40.7% with 56.6% opposed. The site's position adjacent to the historic core gives it a high heritage and landscape sensitivity, and any development would need to reduce this harm to a level where it could be concluded that it was outweighed by the public benefits of the proposal.

# Site Appraisal

## Reference NSP\_003 – Land at Norton Farm

<b>Site Address:</b>	Land at Norton Farm, Farleigh Road, Norton St Philip 
<b>Grid reference:</b>	377709, 156020
<b>Site Reference:</b>	NSP_003 – Land at Norton Farm
<b>Site Area (approx.):</b>	3.09ha
<b>Description:</b>	The site is located on the eastern edge of the village, bounded by Farleigh Road (A366) to the north, existing residential development (Longmead Close) to the west, agricultural land to the south and an agricultural track to the east. A cluster of agricultural buildings (Norton Farmstead) sits to the north-east of the site, with two existing agricultural accesses directly off the A366. The land slopes gently north to south, with boundary hedgerows to the west, mature trees in the north-east corner and an existing orchard.
<b>Planning Policy Context:</b>	The site is outside of, but adjoining the Primary Village development boundary (Local Plan Part 1). The site is close to the designated Green Belt which lies to the north of Farleigh Road. No site specific designations.

	
<b>Planning History:</b>	The existing lawful use is agricultural land. No relevant recorded planning history on this parcel.
<b>Tree Preservation Orders</b>	No Tree Preservation Orders. Mature trees to the road frontage and within the site.
<b>Landscape and Visual effects:</b>	<p>The site sits on the eastern side of the ridge, just behind the crest on which the historic village is set. As a result, it is largely screened from the prominent western panorama, which represents the village’s most sensitive and widely appreciated view. The land is not subject to any national or local landscape designations, and its position means it could be read alongside the existing built form rather than as an isolated extension into open countryside. However, it lies close to the Green Belt, and any development would still need to be carefully designed to ensure it does not give rise to undue harm to the purposes or openness of that designation.</p> <p>A principal landscape considerations relates to the eastern approach into the village and the treatment of a new settlement edge. Farleigh Road (A366) is one of the key arterial approaches into the village from the east, and the site occupies the frontage to it. A poorly designed development would erode the rural approach.</p> <p>As the site adjoins the recent Longmead Close development it could read as a logical, well-contained extension of the existing built form on the eastern spoke of the village, rather than as isolated development in open countryside.</p>
<b>Heritage constraints:</b>	The site lies outside the Conservation Area on the eastern edge of the village, with the Conservation Area boundary approximately 300m to the west. The Church of St Philip and St

	<p>James (Grade II*) and the George Inn (Grade I) lie roughly 500–550m to the west but are screened from the site by the intervening Longmead Close / Haykesmead Close development and the fall in levels, so there is no direct visual relationship with the principal designated assets.</p> <p>The heritage consideration is therefore one of character rather than direct visual harm: at 3.09ha, development would introduce significant new built form on the currently open, hedgerow-lined eastern approach to the village from Farleigh Road, altering the rural quality of arrival at the historic settlement.</p> <p>The Roman road from Bath to Poole Harbour (HER 24223) runs through fields to the east and an evaluation in the Longmead/Haykesmead area (HER 31838) confirms sub-surface interest nearby, so archaeological evaluation, with particular attention to the eastern boundary, would be required. A proportionate Heritage Impact Assessment addressing the eastern setting of the CA and the open Farleigh Road approach, together with viewshed analysis, would be needed.</p> <p>(For full assessment – please see Heritage Assessment Report)</p>
<b>Ecology and Biodiversity:</b>	<p>Within the consultation/impact zone of the Mells Valley SAC. Appropriate bat and habitat surveys and mitigation, and a Habitats Regulations Assessment, would be required, together with mandatory biodiversity net gain. Hedgerows on site are likely to be dark corridors for bat foraging.</p>
<b>Highway and Access</b>	<p>There are two existing agricultural accesses onto Farleigh Road (A366). It is likely that the necessary visibility splays can be achieved with the possibility for the re location of the 20mph speed limit. Traffic can reach the A36 without passing through the High Street.</p>
<b>Flood Risk and Drainage:</b>	<p>The site is within Flood Zone 1 (low fluvial risk); site-specific surface water drainage assessment to be confirmed. No known insurmountable drainage issues.</p>
<b>Amenity considerations</b>	<p>Existing residential properties bound the site to the west (Longmead Close). It is considered that subject to an acceptable layout and separation distances, any development could protect neighbouring amenity. Further, there is no reason to believe that future occupiers would not have acceptable living conditions.</p>
<b>Accessibility and Sustainability</b>	<p>There is no pavement along the south side of Farleigh Road outside of the site and limited opportunity to connect to existing footways due to land ownership constraints. However, the site benefits from PROW connections to the village which</p>

will ensure that local services and facilities are accessible on foot. The PROW links directly to the neighbouring Longmead and is therefore considered to be a safe route. The site is within 400metres of a bus stop and 800m of the key services and facilities. The site is therefore considered to be sustainably located in the context of a rural village environment.



**Vision and Opportunities**


The landowner has described a landscape-led masterplan for up to c.50 homes public open space and potential community sports/recreation, retained orchard, reinforced rural edge and biodiversity net gain. The site would deliver the quantum fo ensure that affordable housing could be secured on the site.

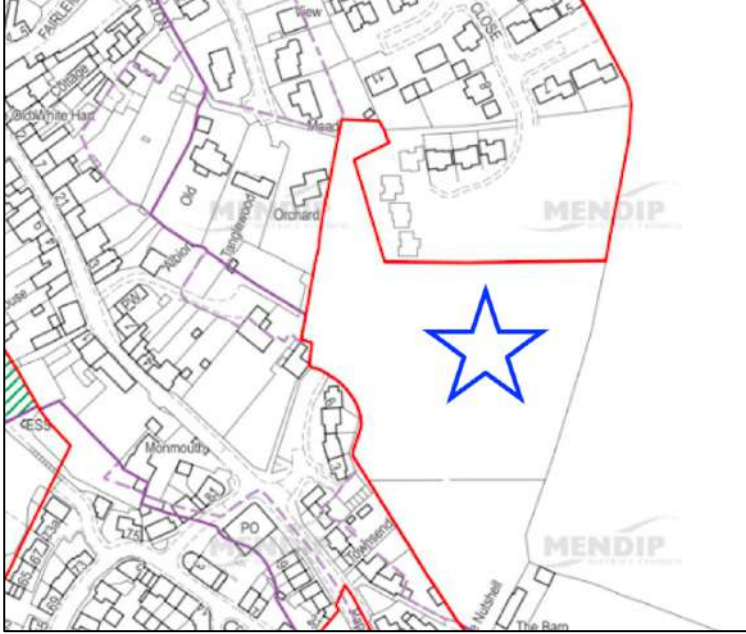
**Conclusion / Suitability**

The most broadly supported and top-ranked site in the community survey (69.0% support; top-ranked on the weighted preference question). It has relatively low landscape sensitivity, good access avoiding the historic core, and is considered capable of accommodating a large proportion of the village's growth requirement subject to access, gateway design and SAC mitigation.


# Site Appraisal

Reference NSP\_004 – Land south of Longmead

<p><b>Site Address:</b></p>	<p>Site 4 – Land south of Longmead Norton St Philip</p> 
<p><b>Grid reference:</b></p>	<p>ST 77644 55763</p>
<p><b>Site Reference:</b></p>	<p>NSP_004 – Land south of Longmead</p>
<p><b>Site Area (approx.):</b></p>	<p>Approx 1.15 hectares</p>
<p><b>Description:</b></p>	<p>The site is located on the eastern edge of the village, immediately south of the recent Longmead development, comprising agricultural/scrub land with a footpath across it. The site is relatively well enclosed</p>
<p><b>Planning Policy Context:</b></p>	<p>The site is outside of, but adjoining the Primary Village development boundary (Local Plan Part 1). No site specific designations.</p>


	
<p><b>Planning History:</b></p>	<p>2020/2277/FUL - Erection of 1no. dwellinghouse and stables. Withdrawn 16/12/2020</p> <p>2021/0673/FUL - Erection of 1no. dwellinghouse and stables. Withdrawn 20/05/2021</p> <p>No details provided on file as to reason for the applications being withdrawn</p>
<p><b>Tree Preservation Orders</b></p>	<p>No TPOs known on the site</p>
<p><b>Landscape and Visual effects:</b></p>	<p>The site lies on the eastern side of the ridge, behind the crest which means it will be largely screened from the prominent western views. This is considered to limit the landscape/visual impact of any development of the site.</p> <p>The eastern boundary adjoins open countryside and therefore provides a rural edge to the village and the site acts as a transition to the built up village beyond. However, due to the intervening landscaping and built form, any development is unlikely to have significant prominence from the A36, A366 or the B3110. If designed successfully, the development may read as an organic extension of Longmead.</p> <p>However, any scheme would need to be landscape led to ensure successful integration into this village context.</p>
<p><b>Heritage constraints:</b></p>	<p>The site lies to the east of the settlement boundary, and abutting the Conservation Area to the south, and contains no designated heritage assets. The primary designated-asset consideration is the setting of a small cluster of historic buildings at the southern settlement edge: Townend (Grade II,</p>


	<p>1859) and Townsend Cottage (Grade II, C17), together with the locally-listed Foxglove Cottage, whose group value means their cumulative setting should be considered together.</p> <p>It lies within the Somerset EUS Area of High Archaeological Potential, with probable medieval field systems, trackways and occupation remains, so trial-trench evaluation is recommended.</p> <p>A proportionate Heritage Impact Assessment focusing on the setting of the Townend / Townsend Cottage / Foxglove Cottage group and the southern approach to the CA would be the primary requirement for any allocation.</p>
<b>Ecology and Biodiversity:</b>	<p>Within the consultation/impact zones of the Bath &amp; Bradford-on-Avon Bats Special Area of Conservation and the Mells Valley SAC Appropriate bat and habitat surveys and mitigation, and a Habitats Regulations Assessment, would be required, together with mandatory biodiversity net gain.</p> <p>Dark corridors run through the site particularly where they form the boundary with the open countryside.</p>
<b>Highway and Access</b>	<p>Access would be taken via the Longmead estate / A366, allowing traffic to reach the A36 without passing through the High Street. A right of access would need to be secured across Longmead.</p>
<b>Flood Risk and Drainage:</b>	<p>The site is within Flood Zone 1 (low fluvial risk); site-specific surface water drainage assessment to be confirmed. No known insurmountable drainage issues.</p>
<b>Amenity considerations</b>	<p>Adjoins existing dwellings at Longmead; subject to appropriate layout and design, a scheme could be delivered that safeguarded the amenity of existing residents. Whilst it may alter how neighboring residents experience the site, it need not result in significant harm to their residential amenity.</p> <p>Further, no undue harm that would mean that future residents would not have satisfactory living conditions.</p>
<b>Accessibility and Sustainability</b>	<p>Well connected to local services and facilities. Within 400m of bus stops and 800m safe walking distance (via footpaths) to local services and facilities. Site is therefore considered sustainable for a rural location.</p>

	
<b>Vision and Opportunities</b>	<p>A modest extension of the Longmead development, well related to existing housing and access, with retained footpath links. Potential for delivery of affordable housing and adjacent village green.</p>
<b>Conclusion / Suitability</b>	<p>The third most preferred site in the survey (52.2% support; ranked 3rd). Valued as a natural, well-contained extension of Longmead with good access and limited landscape and heritage impact, subject to SAC mitigation.</p>

# Site Appraisal

## Reference NSP\_005 – Land west of Fortescue Fields

<b>Site Address:</b>	Site 5 – Land west of Fortescue Fields, Norton St Philip 
<b>Grid reference:</b>	ST 77360 55667
<b>Site Reference:</b>	NSP_005 – Land west of Fortescue Fields
<b>Site Area (approx.):</b>	Approximately 1.1ha
<b>Description:</b>	NSP_005 is a roughly vegetated field forming part of the land holding of the former chicken processing factory. It lies on the western/south-western side of the village, on the slope below the Fortescue Fields development and adjoining Church Mead and the Ponds Country Park. It is enclosed by hedgerows and mature trees. The site is accessed via the existing Fortescue Fields development.
<b>Planning Policy Context:</b>	The site is outside of, but adjoining the Primary Village development boundary (Local Plan Part 1). The site abuts Church Mead which is designated as a Recreational Space. The site has no site specific designations.

	
<p><b>Planning History:</b></p>	<p>2025/1515/FUL -Erection of 8 dwellings including affordable housing. Formation of a 1.1ha area of open space, linking Church Mead with Ponds Country Park, new vehicular accesses &amp; footpath link – Pending consideration</p> <p>2023/0247/FUL - Erection of 8no. dwellings, (inc. 2no. affordable housing), open space, associated access &amp; parking - Non determination - Erection of 8no dwellings, a new vehicular access &amp; footpath links APP/E3335/W/24/3337357). Appeal dismissed 24 January 2025.</p> <p>2021/2776/OTA - Outline application with all matters reserved for the erection of 20 dwellings with access, parking, open space and associated works. – Refused Fri 08 Apr 2022</p> <p>2013/2033 - Outline application for residential development of up to 49 dwellings with associated access, parking and landscaping (all matters reserved) Refused and appeal dismissed.</p>
<p><b>Tree Preservation Orders</b></p>	<p>No Tree Preservation Orders. A tree belt and boundary vegetation are valued features.</p>
<p><b>Landscape and Visual effects:</b></p>	<p>The most recent appeal (2023/0247/FUL) related to a relatively small-scale, low-density scheme. The Inspector found that “the west site's greatest visual effects would be from within and around the Church Mead recreational ground area and Churchyard”, where parts of the houses would be visible through and above the hedge lines and vegetation. However, because the siting, “gently</p>


	<p>curved arrangement and set back from the boundary of Church Mead would allow some part of the countryside to continue to flow into the space</p> <p>Effects on the Ponds Country Park and on more distant south-westerly footpath views were also found to be limited and seen in the context of existing modern development.</p> <p>The Inspector considered that “the low density nature and up to two storey height of the scheme ... would limit its wider effects”, and that the development would “extend from the existing Fortescue Fields development and read as a part of it, at the toe of the slope beneath it and set behind existing mixed trees and vegetation”.</p> <p>However, as the site could come forward with a larger scheme, it is important to consider the overall sensitivity of the site in landscape terms. Given its prominence from the west and the fact it forms an important view into and out of the village, the sensitivity is considered to be high.</p>
<p><b>Heritage constraints:</b></p>	<p>The site lies immediately outside the Conservation Area, with the CA boundary running along its western/south-western edge. The principal designated assets whose settings are engaged are the Conservation Area itself, the George Inn (Grade I, ~250–300m) and the Church of St Philip and St James (Grade II*, ~300m)</p> <p>The 2014 appeal (ref 2013/2033 for up to 49 dwellings) found harm to the CA verging on substantial and was dismissed. The January 2025 appeal (2023/0640/FUL, 8 dwellings) found low-level less-than-substantial harm to the CA, no harm to the George Inn, and lower-end less-than-substantial harm to the Grade II* church, with the inspector concluding that public benefits outweighed the heritage harm with the appeal being dismissed on Habitats Regulations (SAC) grounds rather than heritage.</p> <p>The 2023 Archaeological Desk-Based Assessment concluded the site lies outside the EUS Area of High Archaeological Potential with generally low potential. The appeals show heritage harm here is real and strongly scale-dependent; the evidence base is</p>

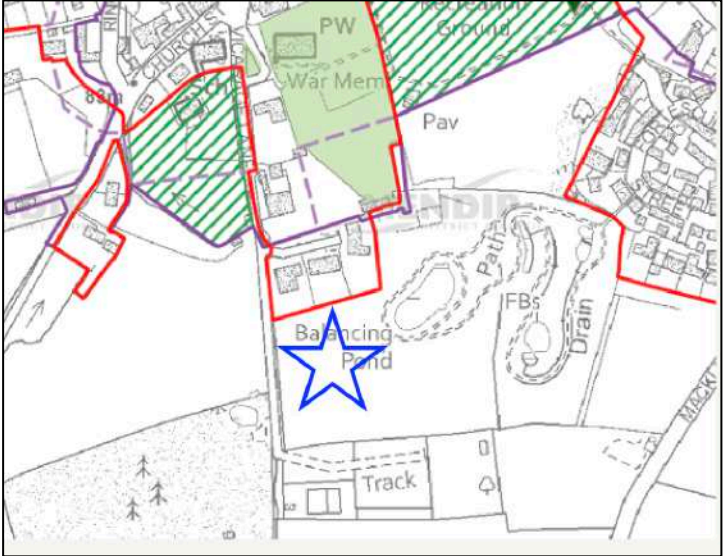
	<p>scheme-specific. A full Heritage Impact Assessment applying GPA3 and engaging directly with the two appeal decisions would be a minimum requirement, and the outcome of 2025/1515/FUL is likely to be material to any allocation decision.</p>
<b>Ecology and Biodiversity:</b>	<p>Within the consultation/impact zones of the Bath &amp; Bradford-on-Avon Bats Special Area of Conservation and the Mells Valley SAC. Appropriate bat and habitat surveys and mitigation, and a Habitats Regulations Assessment, would be required, together with mandatory biodiversity net gain. The appeal was ultimately dismissed in part because adverse effects on the SACs could not be excluded under the Habitats Regulations but this is not considered to preclude development subject to the necessary details being submitted and mitigation secured.</p>
<b>Highway and Access</b>	<p>Access can be taken from the existing Fortescue Fields development. This is considered to offer a suitable access.</p>
<b>Flood Risk and Drainage:</b>	<p>The site is understood to lie within Flood Zone 1 (low fluvial risk); site-specific surface water drainage assessment to be confirmed.</p>
<b>Amenity considerations</b>	<p>The site adjoins the existing Fortescue Fields Development but subject to an appropriate designed layout and separation distances, the development is not considered to result in any undue harm to the neighbouring occupiers. Further, the development would result in the satisfactory living conditions of the future occupiers.</p>
<b>Accessibility and Sustainability</b>	<p>The site is well related to the village centre with bus stops within 400m and primary facilities within 800 metres. The site is well connected by existing streets and/or public footpaths. The site is sustainable in the rural village context.</p>
<b>Vision and Opportunities</b>	<p>Low-density development tucked at the top of the slope behind the existing tree line, with open space linking Church Mead and Ponds Country Park. Due to the size of the site (not necessarily the quantum) potential for affordable housings to be secured)</p>
<b>Conclusion / Suitability</b>	<p>The most opposed site in the survey (85.8% opposed; only 12.8% support) and among the lowest-ranked. Although the Inspector found only limited landscape and low heritage harm, the appeal was dismissed</p>

	(principally on SAC/Habitats grounds). Strong community opposition centres on protecting Church Mead.
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# Site Appraisal

## Reference NSP\_006 – Land off Vicarage Lane

<b>Site Address:</b>	Land off Vicarage Lane, Norton St Philip 
<b>Grid reference:</b>	ST 77245 55508
<b>Site Reference:</b>	NSP_006 – Land off Vicarage Lane
<b>Site Area</b>	Approx 1.1 hectares
<b>Description:</b>	<p>Site 006 comprises an area of open grassland which historically formed part of the wider landholding associated with the former chicken-processing factory located to the north-east. The site occupies a position on the south-western edge of Norton St Philip, accessed from Vicarage Lane, and lies within a sensitive part of the village where the built form transitions into open countryside. The parcel is enclosed by established hedgerows and contains a number of trees, giving it a semi-natural, verdant character.</p> <p>The site directly adjoins residential properties along Vicarage Lane to the north, together with a paddock designated as an Open Space of Local Significance. To the north and east, the land abuts Pond Park and an associated drainage pond, which form part of the village's green infrastructure network. The southern boundary opens onto wider agricultural land, reinforcing the site's role in defining the rural edge of the settlement.</p> <p>The surrounding context includes Church Mead, a central area of public open space to the north, and the Church of St Philip and St James to the west, both of which contribute to the historic and landscape setting of this part of the village. The site is reached via narrow rural lanes, and its proximity to the Parish Church, village school, and the historic core means that any development would need to respond sensitively to</p>


	heritage, landscape, and village-edge character considerations.
<b>Planning Policy Context:</b>	<p>The site is outside of but adjoining the Primary Village development boundary (Local Plan Part 1). The site is close to the designated Green Belt which lies to the north of Farleigh Road. No site-specific designations. However, the access along Vicarage Lane would be to the east of a paddock which is designated area of Open Space and Green Infrastructure</p> 
<b>Planning History:</b>	No relevant planning history recorded.
<b>Tree Preservation Orders</b>	None – hedges/trees to the boundaries and ornamental trees within the site.
<b>Landscape and Visual effects:</b>	<p>Given its location, the site would be visible especially in a westerly direction, and it forms a visible skyline from immediate and wider views and has the potential to impact upon important views into and out of the village. Built development here would have potential to be seen against, or to erode the open foreground to, the historic skyline.</p> <p>Any improvements to facilitate improved access (including road widening) would also have likely effects on landscape and visual character.</p> <p>Taking these factors together, the site is considered to have high landscape and visual sensitivity</p>
<b>Heritage constraints:</b>	The site lies outside the Conservation Area, separated from its southern boundary to the north by three recently built dwellings and intervening planting, and contains no designated assets. The principal heritage constraint is the


	<p>setting of the Church of St Philip and St James (Grade II*), approximately 180–220m to the north: the site forms the open, gently rising rural foreground seen in key western approach views of the church tower (from PROW BA25/47, footpath FR11/10 and Wells Road), and acts as a green buffer between the historic church precinct and the modern Fortescue Fields development. The George Inn (Grade I) lies ~400m to the north-east.</p> <p>Development would close the open gap to the CA's southern edge and erode this setting. The rural character of Vicarage Lane – a narrow unmetalled approach to the church and school within the CA – is a heritage consideration in its own right. Recorded HER area records nearby (HER 46558; HER 57474–75), plus probable medieval/post-medieval remains associated with the grange, church precinct and historic settlement, mean pre-application archaeological evaluation would be required. A Heritage Impact Assessment applying GPA3 would be a minimum requirement for any allocation.</p>
<b>Ecology and Biodiversity:</b>	<p>Within the consultation/impact zones of the Bath &amp; Bradford-on-Avon Bats Special Area of Conservation and the Mells Valley SAC. Appropriate bat and habitat surveys and mitigation, and a Habitats Regulations Assessment, would be required, together with mandatory biodiversity net gain. Site is currently primarily unlit and features green infrastructure which is likely to form key bat corridors.</p>
<b>Highway and Access</b>	<p>Vehicular access is only available past the school and church via narrow lanes, with lack of passing places/pedestrian refuge. In part Vicarage Lane comprises a public footpath providing access to the countryside beyond. This is considered to be unsuitable for further housing; access improvements including potential road widening would be required and it is unlikely that these could be secured due to ownership issues or subsequent impact upon a designated area of Open Space and Green Infrastructure.</p>
<b>Flood Risk and Drainage:</b>	<p>The site lies within Flood Zone 1 (low fluvial risk); and no EA recorded site-specific surface water drainage issues.</p>
<b>Amenity considerations</b>	<p>Potential impact upon the Old Vicarage and Chapter House which front directly onto Vicarage Lane. Potential for increased noise and disturbance/loss of privacy with increased vehicular movements close to their boundaries and habitable windows.</p> <p>Notwithstanding the above, it is considered that subject to an acceptable layout and separation distances, any development could protect neighbouring amenity with regards to</p>

	<p>overlooking from the dwellings/garden areas. Further, there is no reason to believe that future occupiers would not have acceptable living conditions.</p>
<p><b>Accessibility and Sustainability</b></p>	<p>The site is within 800 meters walking distance to main services and facilities of the village if routes through Pond Fields are utilised and improved. Although close to the village centre, the constrained lanes limit suitability if Vicarage Lane is also used for vehicular traffic. For example, a safe route to the school would be tempered by the narrow width of Vicarage Lane with limited pedestrian refuge and thus possibility of vehicle and pedestrian conflict.</p> 
<p><b>Vision and Opportunities</b></p>	<p>Any development must be of a low density to respect its transitional character. Significant landscaping and planting must be achieved at the boundaries and within the site to break up built form.</p>
<p><b>Conclusion / Suitability</b></p>	<p>Among the most opposed sites (81.0% opposed; 12.8% support) and the lowest-ranked in the survey. Constrained access past the school/church and high heritage and landscape sensitivity.</p>

# Site Appraisal

## Reference NSP\_007 – Land south of Fortescue Fields

<b>Site Address:</b>	Site 7 – Land south of Fortescue Fields, Norton St Philip 
<b>Grid reference:</b>	ST 77470 55503
<b>Site Reference:</b>	NSP_007 – Land south of Fortescue Fields
<b>Site Area (approx.):</b>	Approximately 0.7 hectares
<b>Landowner/ Agent</b>	Lochailort Investments Ltd
<b>Description:</b>	Site 007 comprises an open field which formed part of the land holding of the former chicken processing factory. It lies to the southwest of the village, south of the Fortescue Fields development. It bounds Mackley Lane to the east, Ponds Country Park to the east, and open countryside the south. The site is bound by mature hedgerows, and benefits from a vehicular access off Mackley Lane.
<b>Planning Policy Context:</b>	The site is outside of, but adjoining the Primary Village development boundary (Local Plan Part 1). No site specific designations.


	
<p><b>Planning History:</b></p>	<p>The site forms part of a wider site (with NSP-009) which has the below planning history.</p> <p>2023/0644/FUL - Erection of 30no. dwellings including 9no. affordable housing, with associated access and works – non determination. APP/E3335/W/24/3337232 – Appeal dismissed -24 January 2025</p> <p>2023/0643/FUL - Erection of 27no. dwellings including 8no. affordable housing, with associated access and work - non determination APP/E3335/W/24/3338939 - Appeal dismissed -24 January 2025</p>
<p><b>Tree Preservation Orders</b></p>	<p>Boundary hedgerows and trees are key features. No trees within the site.</p>
<p><b>Landscape and Visual effects:</b></p>	<p>The Inspector found that introducing housing onto the currently open fields would inevitably change the landscape character, reducing tranquility particularly along Mackley Lane and altering the appearance of the ridge-top setting. However, because the sites sit immediately adjacent to the existing settlement edge and the proposed built form is broadly consistent with the adjoining Fortescue Fields development, the overall landscape harm was judged to be moderate rather than severe.</p> <p>The lower density scheme was considered less harmful as the larger scheme as its layout retained more hedgerows and trees and avoided the “harsher interventions” around Mackley Lane.</p> <p>From a visual perspective, the Inspector concluded that although the sites occupy a high point in the landscape, the new development would generally be seen in the context of existing housing, with long-distance views filtered or interrupted by landform, vegetation, or existing buildings.</p>


	<p>However, it was still concluded that some moderately harmful effects would occur, such as glimpses from the Frome Road gateway and views from the A366</p> <p>Even in more sensitive viewpoints, such as the churchyard and Ponds Country Park, the schemes were considered to read as extensions of the existing Fortescue Fields rather than isolated incursions into open countryside. Overall, the visual effects were assessed as moderately harmful.</p>
<b>Heritage constraints:</b>	<p>The site lies south outside the Conservation Area but it has been previously dealt with alongside NSP009 which lies partly within the Conservation Area. The Conservation Area is the principal designated asset whose significance is engaged, with the Grade II* church tower visible from the southern and south-eastern approaches.</p> <p>The combined NSP007 / NSP009 site was the subject of two refused schemes with the subsequent appeals dismissed. The decisive issue was the Habitats Regulations, not heritage. On heritage the Inspector found the south site makes only a 'modest but positive contribution' to the significance of the CA, with effects 'less pronounced' because the land is read in combination with the adjoining Fortescue Fields Phase I edge; both appeal schemes caused less than substantial harm (moderate for the 30 dwelling scheme, low-to-moderate for the 27 unit scheme), outweighed in each case by public benefits.</p> <p>As former open agricultural land it has a general potential for medieval field-system remains, so archaeological evaluation may be required. A Heritage Impact Assessment building on the appeal evidence would still be needed, but the heritage constraints on the south site are not, of themselves, a barrier to a well-designed, suitably landscaped scheme.</p>
<b>Ecology and Biodiversity:</b>	<p>Within the consultation/impact zones of the Bath &amp; Bradford-on-Avon Bats Special Area of Conservation and the Mells Valley SAC. Appropriate bat and habitat surveys and mitigation, and a Habitats Regulations Assessment, would be required, together with mandatory biodiversity net gain. The appeal was dismissed in part because adverse effects on the SACs could not be excluded but this need not preclude future development.</p>
<b>Highway and Access</b>	<p>Vehicular access would be via Mackley Lane. This is a narrow road and would require widening and engineering works at the entrance to Frome Road/Mackley Lane junction to provide the requisite visibility splays. This would have impacts upon character and appearance of the rural land as well as to the entrance to the Conservation Area. There are issues with regards to providing a segregated pedestrian footway along Mackley Lane.</p>

<b>Flood Risk and Drainage:</b>	The site is within Flood Zone 1 (low fluvial risk); site-specific surface water drainage assessment to be confirmed. No known insurmountable drainage issues.
<b>Amenity considerations</b>	Development would be set to the rear of Fortescue Field Development. Subject to acceptable layout and design of future scheme, development could be incorporated without harm to residential amenity of neighbouring occupiers. Further, development could be designed to ensure that the residential amenity of future occupiers was acceptable.
<b>Accessibility and Sustainability</b>	Within 400m of bus stops and 800m (via footpaths) to local services and facilities. However, in part, the route would be along Mackley Lane and it may be difficult to accommodate a safe pedestrian link. Connections could be delivered through the Pond Park, but the benefits of this may be tempered but these routes being unlit and less attractive during dark or inclement weather.
<b>Vision and Opportunities</b>	Development as a southern extension of Fortescue Fields with retained hedgerows and landscaping, with public open space. Improvements made to pedestrian connections to ensure a safe environment for pedestrians. Likely to deliver the quantum to trigger affordable housing.
<b>Conclusion / Suitability</b>	Opposed by 65.0% in the survey (31.0% support); low-ranked. Dismissed at appeal (principally SAC/Habitats and development-plan conflict, with moderate landscape and heritage harm).

# Site Appraisal

## Reference NSP\_008 – Land West of Mackley Lane

<b>Site Address:</b>	Site 8 - Land West of Mackley Lane Norton St Philip 
<b>Grid reference:</b>	ST 77470 55503
<b>Site Reference:</b>	NSP_007 – Land south of Fortescue Fields
<b>Site Area (approx.):</b>	Approximately 0.7 hectares
<b>Landowner/ Agent</b>	Lochailort Investments Ltd
<b>Description:</b>	Site 008 comprises an open field which formed part of the land holding of the former chicken processing factory. It lies to the southwest of the village, south open countryside which is also part of the former landholding of the factory. It bounds Mackley Lane to the east, Ponds Country Park to the east, and open countryside to the south. The site is bound by mature hedgerows, and benefits from a vehicular access off Mackley Lane.
<b>Planning Policy Context:</b>	The site is outside of the Primary Village development boundary (Local Plan Part 1). No site specific designations.


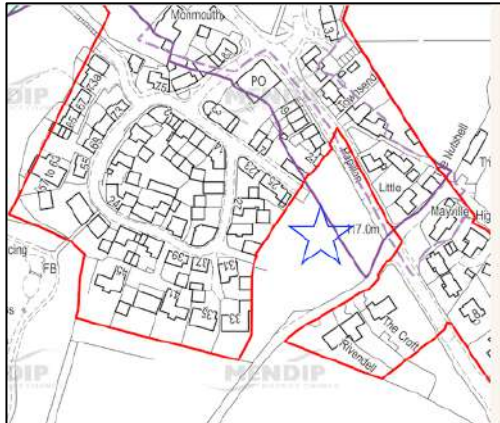
	
<b>Planning History:</b>	<p>2013/2447/FUL - change of use of agricultural land to allotments with multi-use games area – Permitted (confirmed through a lawful development certificate that this has been lawfully implemented and therefore remains extant.</p>
<b>Tree Preservation Orders</b>	<p>Boundary hedgerows and trees are key features. No trees within the site.</p>
<b>Landscape and Visual effects:</b>	<p>This site should be considered alongside NSP_009 as housing on the site on its own would introduce a form of development completely detached from the built form of the village. It would form an isolated incursions into open countryside.</p> <p>Similar to NSP-008, developing the currently open fields would inevitably change the landscape character, reducing tranquility particularly along Mackley Lane and altering the appearance of the ridge-top setting. Whilst when viewed with NSP-008, the sites together would sit adjacent to the existing settlement edge, the elongated nature of the cumulative development, extending into the open countryside and away from the village, would increase the landscape harm when compared to development of just NSP-008 alone.</p> <p>The development of the site for a MUGA or allotments associated with development to the north would not have the same impact.</p>
<b>Heritage constraints:</b>	<p>The site lies south outside the Conservation Area but it has been previously dealt with alongside NSP009 which lies partly within the Conservation Area. The Conservation Area is the principal designated asset whose significance is engaged, with the Grade II* church tower visible from the southern and south-eastern approaches.</p>

	<p>The combined NSP007 / NSP009 site was the subject of two refused schemes with the subsequent appeals dismissed. The decisive issue was the Habitats Regulations, not heritage. On heritage the Inspector found the south site makes only a 'modest but positive contribution' to the significance of the CA, with effects 'less pronounced' because the land is read in combination with the adjoining Fortescue Fields Phase I edge; both appeal schemes caused less than substantial harm (moderate for the 30 dwelling scheme, low-to-moderate for the 27 unit scheme), outweighed in each case by public benefits.</p> <p>As former open agricultural land it has a general potential for medieval field-system remains, so archaeological evaluation may be required. A Heritage Impact Assessment building on the appeal evidence would still be needed, but the heritage constraints on the south site are not, of themselves, a barrier to a well-designed, suitably landscaped scheme.</p>
<b>Ecology and Biodiversity:</b>	<p>Within the consultation/impact zones of the Bath &amp; Bradford-on-Avon Bats Special Area of Conservation and the Mells Valley SAC. Appropriate bat and habitat surveys and mitigation, and a Habitats Regulations Assessment, would be required, together with mandatory biodiversity net gain</p>
<b>Highway and Access</b>	<p>Vehicular access would be via Mackley Lane. This is a narrow road and would require widening and engineering works at the entrance to Frome Road/Mackley Lane junction to provide the requisite visibility splays. This would have impacts upon character and appearance of the rural land as well as to the entrance to the Conservation Area. There are issues with regards to providing a segregated pedestrian footway along Mackley Lane.</p>
<b>Flood Risk and Drainage:</b>	<p>The site is within Flood Zone 1 (low fluvial risk); site-specific surface water drainage assessment to be confirmed. No known insurmountable drainage issues.</p>
<b>Amenity considerations</b>	<p>Subject to acceptable layout and design of future scheme, development could be incorporated without harm to residential amenity of neighbouring occupiers. Further, development could be designed to ensure that the residential amenity of future occupiers was acceptable.</p>
<b>Accessibility and Sustainability</b>	<p>Within 400m of bus stops and 800m to local services and facilities. However, in part, the route would be along Mackley Lane and it may be difficult to accommodate a safe pedestrian link. Connections could be delivered through the Pond Park, but the benefits of this may be tempered but these routes being unlit and less attractive during dark or inclement weather.</p>
<b>Vision and Opportunities</b>	<p>Development as a southern extension of Fortescue Fields with retained hedgerows and landscaping, with public open space. Improvements made to pedestrian connections to ensure a safe environment for pedestrians. Likely to deliver the quantum to trigger affordable housing.</p>
<b>Conclusion / Suitability</b>	<p>Opposed by 65.0% in the survey (31.0% support); low-ranked. Dismissed at appeal (principally SAC/Habitats and development-plan conflict, with moderate landscape and heritage harm).</p>

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# Site Appraisal

## Reference NSP\_009 – East of Fortescue Fields (Laverton Triangle)

<p><b>Site Address:</b></p>	<p>Site 9 – Land east of Fortescue Fields (Mackley/Laverton Triangle), Norton St Philip</p> 
<p><b>Grid reference:</b></p>	<p>ST 77584 55599</p>
<p><b>Site Reference:</b></p>	<p>NSP_009 – East of Fortescue Fields (Laverton Triangle)</p>
<p><b>Site Area (approx.):</b></p>	<p>0.2 hectares</p>
<p><b>Description:</b></p>	<p>The site is a verdant parcel which formed part of the land holding of the former chicken processing factory. The Fortescue Fields development lies to the west and south-west, the High Street/Town End frontage and road run along its northern/north-eastern edge, and Mackley Lane forms its eastern boundary. Part of the site lies within the Norton St Philip Conservation Area.</p> <p>The site is accessed from Fortescue Fields. A wide belt of trees separates Fortescue Fields from the site.</p>
<p><b>Planning Policy Context:</b></p>	<p>The site is outside of but adjoining the Primary Village development boundary (Local Plan Part 1). No site specific designations.</p> 


<p><b>Planning History:</b></p>	<p>The site forms part of a wider site (with NSP-008) which has the below planning history.</p> <p>2023/0644/FUL - Erection of 30no. dwellings including 9no. affordable housing, with associated access and works – non determination. APP/E3335/W/24/3337232 – Appeal dismissed -24 January 2025</p> <p>2023/0643/FUL - Erection of 27no. dwellings including 8no. affordable housing, with associated access and work - non determination. APP/E3335/W/24/3338939 - Appeal dismissed -24 January 2025</p> <p>2013/2052 - Outline application for residential development up to 20 dwellings with associated access, parking and landscaping (all matters reserved). APP/Q3305/A/14/2221776 Appeal dismissed 28<sup>th</sup> April 2015</p>
<p><b>Tree Preservation Orders</b></p>	<p>A valued tree belt screens the existing adjacent development from the site. Although not protected by Tree Preservation Order, it is currently required to be maintained by planning condition and management agreement</p>
<p><b>Landscape and Visual effects:</b></p>	<p>The landscape, visual and heritage effects of developing the Laverton Triangle and the adjoining parcel of land (009) were most recently considered in detail at the Fortescue appeals referenced above.</p> <p>The Inspector found that, “as a relatively muted feature within the Conservation Area which is absent of buildings with verdant qualities, the Laverton Triangle contributes positively to the significance of the Conservation Area.” She qualified this, however, observing that “the way in which the countryside flows into this part of the village here is rather modest, and that one is aware of the built form of the village at this point already, rather than it being very distinctly part of the rural setting of the village.”</p> <p>On the larger scheme, the Inspector found that placing 10 dwellings on the Triangle “would be a particularly intensive urban form of development for what is a currently undeveloped and green space, with the dwellings higher than those on the opposite side of Town End”.</p> <p>The tree belt. The 15m-wide tree belt on the western boundary was “one of the key discussion points”. The Inspector found that the smaller scheme, which largely maintained the belt at 10m, would “ensure coherence and effectiveness as a screening function”, whereas under Appeal A the belt “would be reduced in width along its length to around 6 metres and a gap would be created within it”, causing harm “due to the erosion of the tree belt’s width to the</p>

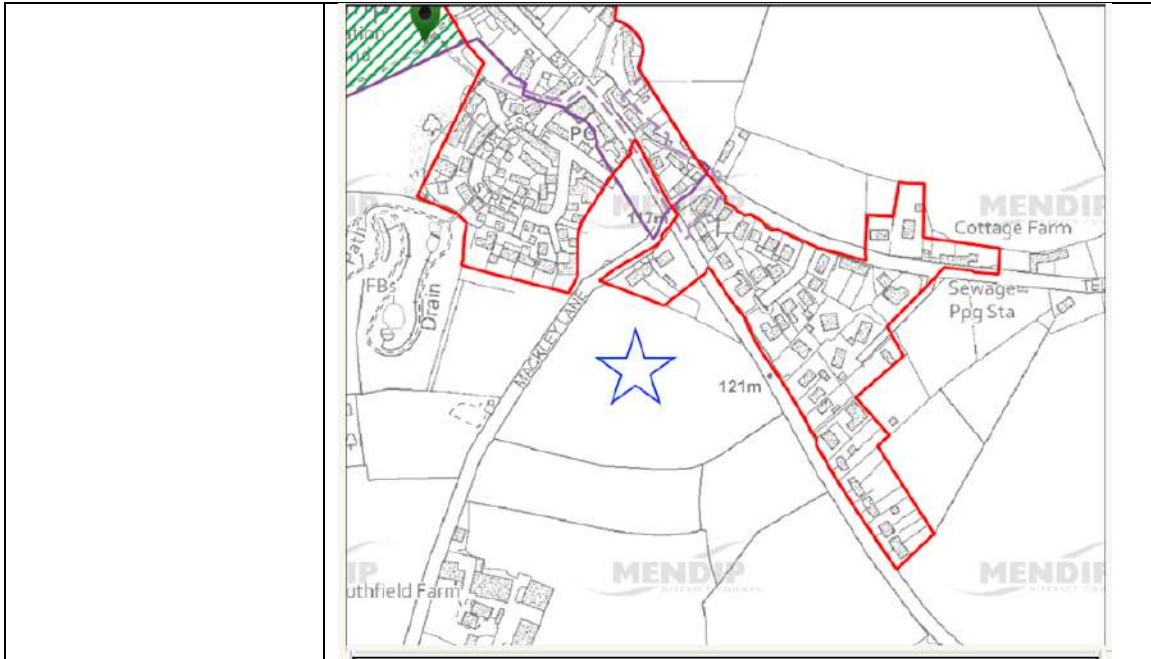
	<p>extent that it would appear ‘scrappy’ and less effective as a belt feature”.</p> <p>The appeals are also relevant to views into the village. The Inspector found that development on these edges, “alike the existing settlement, would occupy a high point in the landscape, which in turn means that they are theoretically visible from a long distance”, but that the proposals would be “seen in the context of the existing settlement from all relevant viewpoints”; in views from the A366 Wells Road there would be a noticeable degree of visual effects, though the development “will still appear a relatively modest part of the overall view” given the settlement’s ridgetop siting.</p>
<p><b>Heritage constraints:</b></p>	<p>It lies partly within the Conservation Area and partly adjacent to it, forming a verdant feature at a prominent arrival point at the junction of Frome Road, Mackley Lane and Tellisford Lane (marked by a guide post). The nearest listed buildings are Townend and Townsend Cottage (both Grade II) at Town End immediately to the north.</p> <p>The site was assessed with NSP007 in the two schemes dismissed at appeal in January 2025: the Inspector found the part within the CA to be ‘a relatively muted feature... with verdant qualities’ that ‘contributes positively to the significance of the CA’, with the higher-density Appeal A (10 dwellings on the Triangle) causing moderate less-than-substantial harm and the lower-density Appeal B (7 dwellings) low-to-moderate.</p> <p>Earlier, the 2015 appeal (up to 20 dwellings) found substantial harm to character and appearance and ‘real and serious’ less-than-substantial harm to the CA setting – confirming that harm here is likely and rises markedly with scale.</p> <p>Any scheme would need to be low-density and retain the frontage rubble wall, hedgerows and the gateway tree belt, supported by a Heritage Impact Assessment addressing the eastern approach. Archaeological evaluation may be required</p>
<p><b>Ecology and Biodiversity:</b></p>	<p>Within the consultation/impact zones of the Bath &amp; Bradford-on-Avon Bats Special Area of Conservation and the Mells Valley SAC. Appropriate bat and habitat surveys and mitigation, and a Habitats Regulations Assessment, would be required, together with mandatory biodiversity net gain. Adverse effects on the SACs could not be excluded at appeal. However, this need not preclude future development.</p>
<p><b>Highway and Access</b></p>	<p>Access from the exiting Fortescue Fields Development.</p>
<p><b>Flood Risk and Drainage:</b></p>	<p>The site is within Flood Zone 1 (low fluvial risk); site-specific surface water</p>

	drainage assessment to be confirmed. No known insurmountable drainage issues.
<b>Amenity considerations</b>	Bordered by existing dwellings but subject to an appropriate density and layout, the development would not give rise to significant amenity considerations. Further, development could be designed to ensure that the residential amenity of future occupiers was acceptable
<b>Accessibility and Sustainability</b>	The site is well related to the village centre with bus stops with 400m and village facilities within 800 metres. Well connected by public footpaths. The site is sustainable in the village context.
<b>Vision and Opportunities</b>	Any development would need to retain the verdant gateway character and tree belt; the appeals showed harm increases markedly with density. Therefore careful consideration of density.
<b>Conclusion / Suitability</b>	Opposed by 54.9% in the survey (42.0% support) — the most supported of the Fortescue/Mackley cluster but still net-opposed. The green gateway and Conservation Area frontage are key sensitivities

# Site Appraisal

## Reference NSP\_010 – Land south of Chatley Furlong

<p><b>Site Address:</b></p>	<p>Site 10 – Land south of Chatley Furlong, Norton St Philip</p> 
<p><b>Grid reference:</b></p>	<p>ST 77555 55448</p>
<p><b>Site Reference:</b></p>	<p>NSP_010 – Land south of Chatley Furlong</p>
<p><b>Site Area (approx.):</b></p>	<p>Approximately 2.3 hectares</p>
<p><b>Description:</b></p>	<p>Site 010 lies on the southern edge of Norton St Philip, on the eastern side of Mackley Lane. It comprises a large parcel of open farmland forming part of the wider field network on the southern side of the village. It is bounded by the rural lane of Mackley Lane to the west and by open countryside to the south and east, with residential development to the north. Field boundaries are characterised by hedgerows, in keeping with the surrounding agricultural landscape.</p> <p>The site adjoins, and is closely related to, Site 011 (Land north of Frome Road). Given their proximity and shared relationship to the southern rural edge of the village and the Frome Road / Mackley Lane corridor, the two sites could be considered as potentially coming forward together, and the cumulative landscape and character effects of developing both should be assessed as well as their individual effects.</p>
<p><b>Planning Policy Context:</b></p>	<p>The site is outside of but adjoining the Primary Village development boundary (Local Plan Part 1). No site specific designations.</p>



<b>Planning History:</b>	No relevant planning history
<b>Tree Preservation Orders</b>	Hedgerows form the boundaries of the site and those particularly to the edge of Mackley Land are valued feature
<b>Landscape and Visual effects:</b>	<p>The site forms part of the open agricultural land on the southern edge of the village that provides the transition between the built-up area and the surrounding countryside.</p> <p>Mackley Lane is a narrow rural lane that contributes to the rural southern edge of the village. A high-density scheme would result in the removal of hedgerow such that it would erode its rural character.</p> <p>Development of Site 10 and 11 may require the widening of, and creation of accesses onto Mackley Lane, and the loss of its hedgerows and rural, enclosed character, would be a direct and harmful effect of development on this side of the lane. The open fields in this part of the village make a contribution to the landscape and setting of the settlement providing a gentle and gradual transition from built development to open countryside.</p> <p>Any development here is likely to be visible from a long distance. The open, elevated southern edge of the village is seen in longer views into the settlement on its ridge, and built development here would register in those views and is less likely to be seen in context with the existing modern development due to its setting on the east side of Mackley Lane. It would be read as a prominent block of built form projecting into the open countryside on the southern/south-eastern edge of the village.</p>


<p><b>Heritage constraints:</b></p>	<p>The site is outside the Conservation Area (boundary ~150m to the north). There are no designated heritage assets within or immediately adjacent. The principal consideration is the site's contribution to the continuous, verdant and undeveloped rural approach to the village along the western side of Frome Road, with no intervening built edge between it and the CA at the Laverton Triangle, and its appearance on elevated land in longer westward (Wells Road) views towards the historic core and church tower. This setting role is real but tempered by existing linear development already on that skyline and the site's separation from Fortescue Fields.</p> <p>The 'Chatley Furlong' field name and nearby HER records (HER 26714 C18 turnpike; HER 45225; the Roman road HER 24223 further east) point to potential buried medieval field-system remains, so archaeological evaluation may be required. The effect is also cumulative: with NSP011 (combined ~3.3ha) the two parcels would push the south-eastern edge of the village substantially into this open approach. A Heritage Impact Assessment and proportionate archaeological evaluation would be required, assessing the two parcels together.</p>
<p><b>Ecology and Biodiversity:</b></p>	<p>Within the consultation/impact zones of the Bath &amp; Bradford-on-Avon Bats Special Area of Conservation and the Mells Valley SAC Appropriate bat and habitat surveys and mitigation, and a Habitats Regulations Assessment, would be required, together with mandatory biodiversity net gain. Hedgerows on site are likely to be dark corridors for bat foraging.</p>
<p><b>Highway and Access</b></p>	<p>Any access off the narrow Mackley Lane where highway capacity and lane character are constrained may be difficult. Possibility of the creation of a new junction at Frome Road but visibility may be constrained.</p>
<p><b>Flood Risk and Drainage:</b></p>	<p>The site is within Flood Zone 1 (low fluvial risk); site-specific surface water drainage assessment to be confirmed. No known insurmountable drainage issues.</p>
<p><b>Amenity considerations</b></p>	<p>Relationship with dwellings at the adjoining boundary to be considered. However, subject to acceptable layout, impact is unlikely to be significant</p>
<p><b>Accessibility and Sustainability</b></p>	<p>Site is within 400 metres of bus stops, and within 800m of some services and facilities. However other key facilities such as the primary school is in excess of this. The site would not have continuous footways along Mackley Lane and thus potential for future occupiers may be discouraged from walking to the village services. Whilst this is not necessarily unusual in a rural environment, the lack of footways, narrow road, and lack of pedestrian refuge may result in pedestrian/vehicular conflict</p>

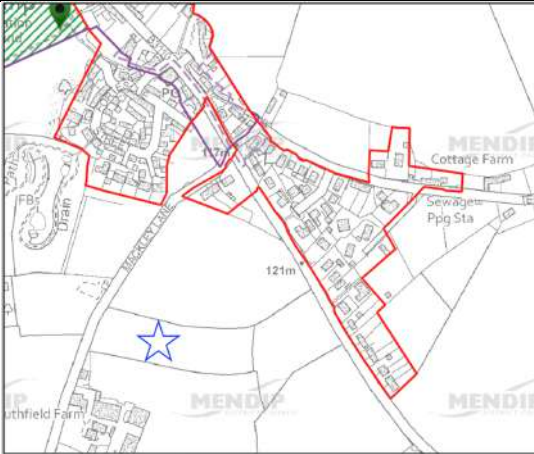
<b>Vision and Opportunities</b>	Potential for a planned southern extension with substantial landscaping and open space. Affordable housing could be delivered on the site.
<b>Conclusion / Suitability</b>	Ranked 4th in the survey (46.0% support; 44.7% opposed) — the most finely balanced site. Lower heritage sensitivity due to location away from village core, but scale, landscape impact, pedestrian connectivity and access require careful assessment.

# Site Appraisal

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## Reference NSP\_011 – Land east of Mackley Lane

<b>Site Address:</b>	Site 11 – Land east of Mackley Lane, Norton St Philip
<b>Grid reference:</b>	ST 77530 55377
<b>Site Reference:</b>	NSP_011 – Land east of Mackley Lane 
<b>Site Area (approx.):</b>	Approximately 1hectare
<b>Landowner/ Agent</b>	Mr Applegate
<b>Description:</b>	<p>Site 11 lies on the southern edge of Norton St Philip, on the eastern side of Mackley Lane. It comprises open farmland forming part of the wider field network on the southern side of the village, bounded by the rural lane of Mackley Lane to the west and by open countryside and the Frome Road fields to the south and east. Field boundaries are characterised by hedgerows, in keeping with the surrounding agricultural landscape.</p> <p>The site adjoins, and is closely related to, Site 10. Given their proximity and shared relationship to the southern rural edge of the village and the Frome Road / Mackley Lane corridor, the two sites should be considered as potentially coming forward together, and the cumulative landscape and character effects of developing both should be assessed as well as their individual effects.</p>


<p><b>Planning Policy Context:</b></p>	 <p>The site is outside of the Primary Village development boundary (Local Plan Part 1). No site specific designations.</p> <p>Promoted with site 10 which is adjacent to the boundary.</p>
<p><b>Planning History:</b></p>	<p>No relevant planning history recorded.</p>
<p><b>Tree Preservation Orders</b></p>	<p>Hedgerows form the boundaries of the site and those particularly to the edge of Mackley Land are valued feature</p>
<p><b>Landscape and Visual effects:</b></p>	<p>The site forms part of the open agricultural land on the southern edge of the village that provides the transition between the built-up area and the surrounding countryside.</p> <p>Mackley Lane is a narrow rural lane that contributes to the rural southern edge of the village. A high-density scheme would result in the removal of hedgerow such that it would erode its rural character and that 'the reestablishment of hedgerows would take a long period to establish to anything similar to that which currently exists. Development of Site 10 and 11 is likely to require the widening of, and creation of accesses onto, Mackley Lane, and the loss of its hedgerows and rural, enclosed character, would be a direct and harmful effect of development on this side of the lane. There would be the erosion of the open, transitional rural character. The open fields in this part of the village make a contribution to the landscape and setting of the settlement providing a gentle and gradual transition from built development to open countryside.</p> <p>Any development here is likely to be visible from a long distance. The open, elevated southern edge of the village is seen in longer views into the settlement on its ridge, and built development here would register in those views.</p> <p>However, when Site 11 is considered alongside the adjoining Site 10, the combined extent of development would be significant and would read as a prominent block of built form projecting into the open countryside on the southern/south-eastern edge of the village.</p>


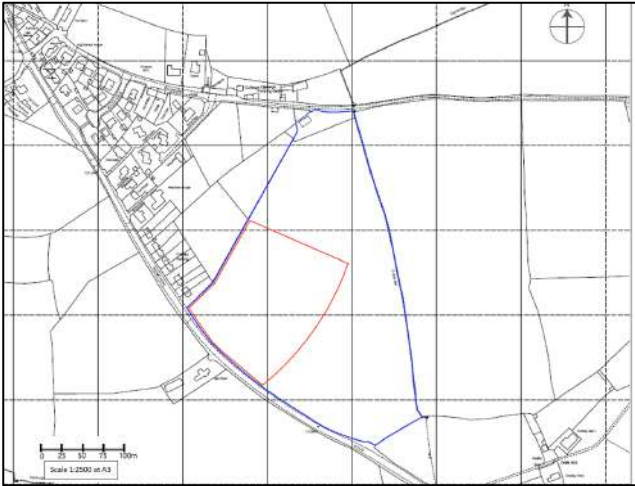
<b>Heritage constraints:</b>	The site outside the Conservation Area but within its setting. There are no designated heritage assets within or immediately adjacent and no listed buildings adjoin the site. The principal heritage consideration is the contribution the land makes to the rural setting of the CA and, in particular, the view from Mackley Lane towards Norton St Philip, described in the 2025 Fortescue Fields appeal as 'a valued local rural lane'. As with NSP010 there is no intervening built edge between the site and the CA, and the impact is principally cumulative: developed with NSP010 the combined ~3.3ha proposal would extend the village substantially into this open, elevated approach. The rural-fringe location suggests some potential for buried medieval field-system remains, so archaeological evaluation may be required across the combined site. A Heritage Impact Assessment addressing the CA setting and the Mackley Lane key viewpoint, considered cumulatively with NSP010, would be required.
<b>Ecology and Biodiversity:</b>	Within the consultation/impact zones of the Bath & Bradford-on-Avon Bats Special Area of Conservation and the Mells Valley SAC. Appropriate bat and habitat surveys and mitigation, and a Habitats Regulations Assessment, would be required, together with mandatory biodiversity net gain. The site is currently unlit and dark corridors within the site are likely to form bat commuting corridors.
<b>Highway and Access</b>	Any access off the narrow Mackley Lane where highway capacity and lane character are constrained may be difficult. Possibility of the creation of a new junction at Frome Road but visibility may be constrained.
<b>Flood Risk and Drainage:</b>	The site is within Flood Zone 1 (low fluvial risk); site-specific surface water drainage assessment to be confirmed. No known insurmountable drainage issues.
<b>Amenity considerations</b>	The site does not adjoin any residential dwellings.
<b>Accessibility and Sustainability</b>	Site is within 400 metres of bus stops, and within 800m of some services and facilities. However other key facilities such as the primary school is in excess of this. The site would not have continuous footways along Mackley Lane (or Frome Road if access was taken from here with Site 010) and thus potential for future occupiers may be discouraged from walking to the village services. Whilst this is not necessarily unusual in a rural environment, the lack of footways, narrow road, and lack of pedestrian refuge may result in pedestrian/vehicular conflict.
<b>Vision and Opportunities</b>	Limited development related to the southern edge with retained hedgerows could be explored. A landscape led development to filter views of the site from wider views. Affordable housing and open space to be delivered.

<b>Conclusion / Suitability</b>	Opposed by 63.3% in the survey (27.9% support); low-ranked (no first-choice votes). Open farmland on a constrained rural lane with landscape sensitivity.
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# Site Appraisal

## Reference NSP\_012 – Land north of Frome Road

<p><b>Site Address:</b></p>	<p>Site 12 – Land north of Frome Road, Norton St Philip BA2 7NW</p> 
<p><b>Grid reference:</b></p>	<p>ST778552</p>
<p><b>Site Reference:</b></p>	<p>NSP_012 – Land north of Frome Road</p>
<p><b>Site Area (approx.):</b></p>	<p>Approx 6 Hectares</p>
<p><b>Description:</b></p>	<p>The site is a large agricultural parcel of land, bound to the south by Frome Road beyond which lies open countryside. A small frontage section of the site adjoins a residential dwelling on Frome Road to the east.</p> <p>To the north, the land is enclosed by Tellisford Lane, while the eastern and western boundaries also adjoin open countryside, reinforcing the site’s role within the wider rural setting. The fields in this location collectively form part of the south-eastern landscape enclosure of Norton St Philip.</p>
<p><b>Planning Policy Context:</b></p>	<p>The site is outside of, but adjoining the Primary Village development boundary (Local Plan Part 1). No site specific designations</p>

	
<p><b>Planning History:</b></p>	<p>Previous applications and appeals on smaller parcel of land</p>  <p>2020/2180/OTA - Application for outline planning permission (all matters reserved) for a residential development of up to 30 dwellings (including 10 affordable dwellings), formation of access, ancillary public open space and landscaping – Refused – Appeal dismissed APP/Q3305/W/21/3287786</p> <p>2022/0895/OUT - Application for outline planning permission (all matters reserved) for a residential development of up to 30 dwellings (including 10 affordable dwellings), formation of access, ancillary public open space and landscaping (Re-submission). – Refused Appeal dismissed APP/Q3305/W/23/3318169.</p>
<p><b>Tree Preservation Orders</b></p>	<p>Boundary hedgerows with sporadic trees</p>
<p><b>Landscape and Visual effects:</b></p>	

Site 012 forms part of the open arable and paddock field network that encloses the south-eastern extent of Norton St Philip, providing a clear and legible transition between the compact built form of the village and the wider countryside. The land is undeveloped, relatively flat and visually exposed, with limited natural containment. Its boundaries to the south (Frome Road), east, and west adjoin open countryside, while the northern boundary meets Tellisford Lane. A small frontage section adjoins a single residential dwelling on Frome Road, but otherwise the site sits within a predominantly rural landscape.

The two recent appeal decisions for a small part of this land (2022 and 2023) provide consistent assessment of its landscape sensitivity. Both Inspectors found that the site is:

*“undeveloped and part of a field network that encloses the south eastern extent of Norton St Philip”* and that, although the fields *“might be unremarkable, together they still make a significant contribution to the transitional landscape setting.”*

The 2023 Inspector described the site and surrounding paddocks as:

*“a key and prominent position forming a green and open approach to the settlement,” making “a considerable contribution to the landscape and setting of the settlement providing a gentle and gradual transition from built development to countryside.”*

Both Inspectors concluded that development would erode this transitional landscape, with the 2023 decision noting that even with hedgerow retention and additional planting:

*“some of the houses would be visible above the hedgerow and through tree planting,” and that the screen planting itself “would be an alien and visually unnatural addition.”*

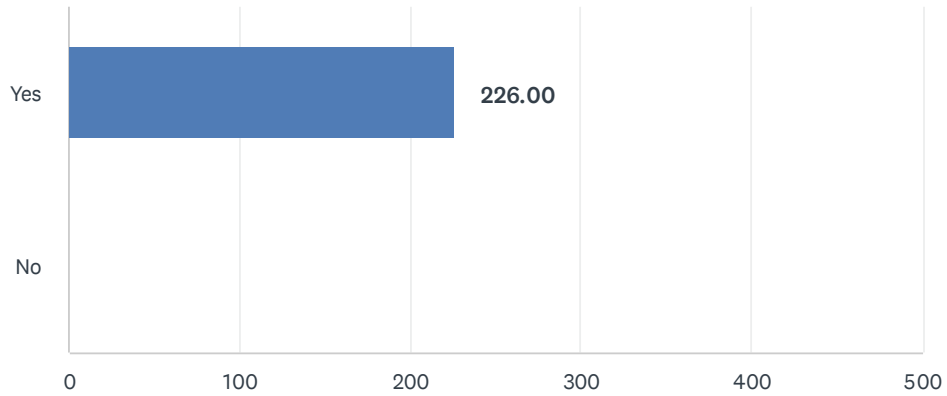
The proposal now under consideration involves a much larger site than the 30-unit appeal schemes. The scale of development would extend further into the open transitional countryside, increasing the degree of landscape change and the visibility of development from Frome Road, Tellisford Lane, and the wider rural setting. Given the site’s openness,

	<p>lack of containment, and its established role in forming the green approach to the village, a larger allocation would intensify the effects identified by both Inspectors.</p>
<p><b>Heritage constraints:</b></p>	<p>The site is outside the Conservation Area and away from the historic core (~600–700m from the CA boundary), with existing modern housing on its western side and no designated heritage assets within it. The relationship to the principal designated assets (the Grade II* church and Grade I George Inn) is indirect and at distance; at the 2022 and 2023 appeals the Inspectors found no harm to designated heritage assets.</p> <p>The nearest listed buildings are the Grade II Chatley House (List 1176114, with its Ha-Ha wall) and Chatley Farmhouse (List 1307970), ~400–500m to the east, whose rural setting (crossed by the line of the Roman road) should be assessed for any development of the eastern part of the site, though the separation and intervening field boundaries mean the effect is likely limited.</p> <p>The site forms part of the open, rural Frome Road approach to the village, and the loss of this ‘green and open approach’ to the settlement – on which the 2022 and 2023 appeals (smaller, 30-dwelling schemes) were dismissed, bears directly on the setting and character of the Conservation Area as experienced on the eastern approach; although the appeals treated this principally as a landscape and character matter, it is equally relevant to the CA’s setting and should be assessed in both terms, the more so at the ~6ha scale now promoted.</p> <p>A 2021 geophysical survey (HER 45225) recorded few features of significance, indicating low archaeological potential, so only a targeted check of the Roman road corridor (HER 24223) on the eastern boundary is likely to be needed. A Heritage Impact Assessment addressing the indirect CA setting, the Chatley House group and the Frome Road approach would be required.</p>
<p><b>Ecology and Biodiversity:</b></p>	<p>Within the consultation/impact zones of the Bath &amp; Bradford-on-Avon Bats Special Area of Conservation and the Mells Valley SAC. Appropriate bat and habitat surveys and mitigation, and a Habitats</p>

	Regulations Assessment, would be required, together with mandatory biodiversity net gain. The site is currently unlit with a number of GI routes and dark corridors
<b>Highway and Access</b>	Access to be taken from Frome Road (B3110) (with potential pedestrian access also from Tellisford Lane), allowing traffic to reach the A36 without passing through the High Street; speed limits may need reduction for safe access.
<b>Flood Risk and Drainage:</b>	The site is understood to lie within Flood Zone 1 (low fluvial risk); site-specific surface water drainage assessment to be confirmed but no site specific surface water issues identified on the Environment Agency Maps and surface water drainage was resolved at the latest appeal. No reason to believe that this cannot be resolved for a larger scheme.
<b>Amenity considerations</b>	Set away from most dwellings with only one dwelling adjoining the site; limited impact therefore on neighbouring amenity subject to appropriate layout coming forward. Further, subject to appropriate layout, future occupiers would have satisfactory living conditions.
<b>Accessibility and Sustainability</b>	The site is on the edge furthest from the centre but on the bus route and within 400m from a bus stop. Whilst there is currently no footway at the frontage of the site, this could be provided with any future development.
<b>Vision and Opportunities</b>	Potential for a development on the village edge absorbing the housing requirement of Norton St Philip. Landscape led development, open space and possible recreation facilities. Affordable housing to be delivered on site.
<b>Conclusion / Suitability</b>	The most popular first choice and ranked 2nd overall (52.6% support; 41.2% opposed). It offers scale and access away from the historic core, but has been dismissed at appeal twice on landscape and character grounds; the appeals remain a material consideration even though a smaller, plan-led allocation could be assessed differently from the speculative applications.

### Q1 Are you resident in the parish of Norton St Philip and over 16 years old?

Answered: 226 Skipped: 0



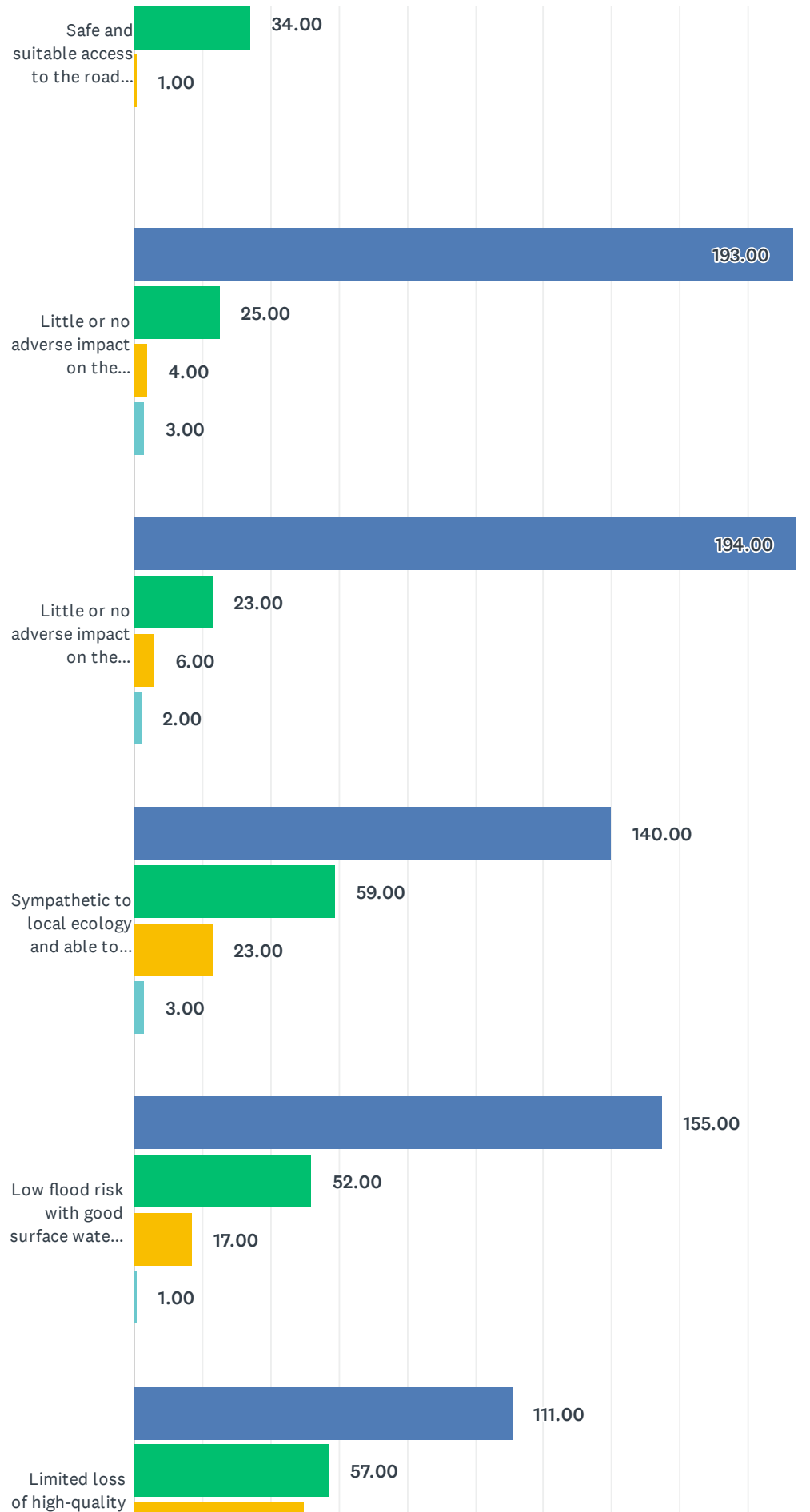
ANSWER CHOICES	RESPONSES	
Yes	100.00%	226
No	0.00%	0
TOTAL		226

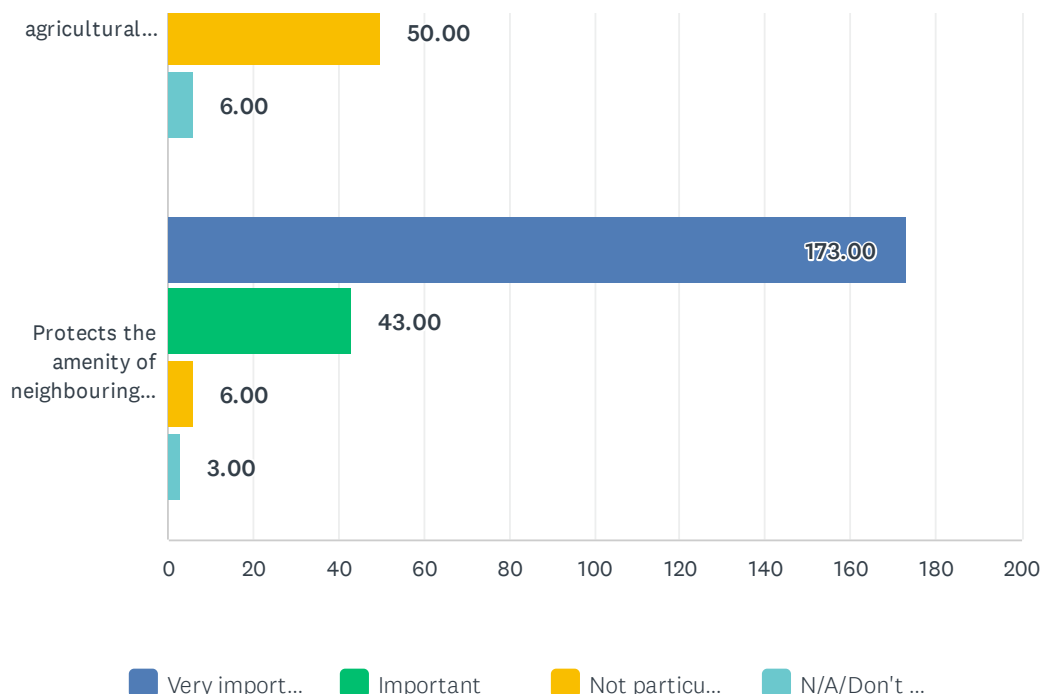
Q2 From the list below, please consider the importance to you when considering whether a site is appropriate for housing development. How important do you consider it that any future development is/has:

Answered: 225 Skipped: 1

See pg 4 for full text of categories







	VERY IMPORTANT	IMPORTANT	NOT PARTICULARLY IMPORTANT	N/A/DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Well screened from the wider landscape, with limited visual impact on the countryside and key views	75.00% 168	19.64% 44	4.91% 11	0.45% 1	224	5.31
Within or immediately adjacent to the existing settlement boundary	35.56% 80	27.11% 61	32.89% 74	4.44% 10	225	3.37
Close to local facilities (village pub, hall, shop, school or other services)	20.98% 47	31.25% 70	45.98% 103	1.79% 4	224	2.55
Good walking and cycling links to the village centre	34.67% 78	39.56% 89	24.44% 55	1.33% 3	225	3.71
Safe and suitable access to the road network, with limited traffic impact on existing streets	84.44% 190	15.11% 34	0.44% 1	0.00% 0	225	5.67
Little or no adverse impact on the character and appearance of the Conservation Area and the setting of listed buildings	85.78% 193	11.11% 25	1.78% 4	1.33% 3	225	5.67
Little or no adverse impact on the character and appearance of the village	86.22% 194	10.22% 23	2.67% 6	0.89% 2	225	5.63
Sympathetic to local ecology and able to deliver biodiversity net gain	62.22% 140	26.22% 59	10.22% 23	1.33% 3	225	4.85
Low flood risk with good surface water drainage potential	68.89% 155	23.11% 52	7.56% 17	0.44% 1	225	5.08
Limited loss of high-quality agricultural land	49.55% 111	25.45% 57	22.32% 50	2.68% 6	224	4.10
Protects the amenity of neighbouring residents (noise, light, overlooking and privacy)	76.89% 173	19.11% 43	2.67% 6	1.33% 3	225	5.45

### Q3 Any other factor(s) you consider important

Answered: 104 Skipped: 122

#	RESPONSES	DATE
1	1). Protection of historic ambience/mediaeval footprint. 2). Building should 'work' visually with current listed buildings (unlike current Fortescue and proposed development.) 3). Traffic and parking.	5/2/2026 5:10 PM
2	Avoid use of High Street	5/2/2026 4:23 PM
3	I do not support any more housing development in Norton St Philip. Maintain the rural aspect of Norton St Philip	5/2/2026 3:40 PM
4	Inadequate local infrastructure. Whether our sewage system can cope. Our local Surgery practice population in 20 years from 5000 to more than 11,000 + if medical team can cope with extra capacity. Ditto facilities like schools. Will proper extra road maintenance be figured in. Already backlog of potholes plus increase in traffic through the village, especially at peak hours.	5/1/2026 4:55 PM
5	Exemplar design Highest sustainability standards How vehicles are integrated Traffic safety measures implemented on the existing high street Increased bus service at peak times	4/30/2026 10:12 PM
6	Housing that appeals and is affordable to young families who will use the school etc	4/30/2026 9:36 PM
7	Of a sympathetic size to blend in the existing old buildings of the village	4/30/2026 8:31 PM
8	The village infrastructure is already under significant pressure, particularly regarding road congestion and the lack of a local GP surgery. I am concerned about how additional housing will impact school capacity and green spaces and footpaths. My primary objections focus on developments that would exacerbate traffic issues or destroy the historical and rural aesthetic that defines our village.	4/30/2026 7:16 PM
9	Some of the roads are already congested roads. Village amenities should increase to match increased population- GP surgery, a village cafe	4/30/2026 6:57 PM
10	Norton St Philip has already experienced a significant level of development and, ideally, should not be subject to any further expansion. Should additional residential development prove unavoidable, it is essential that the following factors are given careful and thorough consideration: PRESURE ON ALREADY OVERSUBSCRIBED LOCAL SERVICES The village primary school is consistently oversubscribed and currently relies on a minibus shuttle service, in addition to private vehicles, to transport pupils to and from its associated site in the neighbouring village of Rode. Any further development would place additional strain on the school, which does not have the capacity to accommodate increased demand. Even in the unlikely event that an increase in pupil numbers could be managed, parking in the vicinity of the school is already dangerously congested during drop-off and collection times, with no scope for expansion. Similarly, the village pre-school is persistently oversubscribed and has no obvious capacity to expand its provision. Further development within Norton St Philip, particularly that which is likely to attract young families, including those in affordable housing, would intensify the shortage of available places. This would result in children needing to be transported both within and beyond the village to access appropriate school and pre-school facilities. TRAFFIC AND CONGESTION The village already faces significant issues of congestion, speeding and parking, particularly at the historic crossroads, along the High Street and near the church, school, pre-school and Co-op, Farleigh Road and Harts Forge. Further development would inevitably exacerbate these problems, potentially introducing around 100 additional vehicles from a scheme of 50 or more dwellings, as envisaged by the Neighbourhood Plan for local families. With most households reliant on dual incomes, daily activities such as school runs and essential errands are largely car-dependent, contributing to substantial traffic within the village. Pedestrian access is already hazardous in certain areas, notably along Farleigh Road at Harts Forge and increased traffic would heighten these risks. Speeding on Farleigh Road remains a particular concern, as reflected by the frequent presence of Community Speed Watch volunteers. Access onto the A36 also presents ongoing	4/30/2026 3:33 PM

challenges. Both junctions, from the A366 Farleigh Road and the B3110 at Woolverton, are considered hazardous. Although the Woolverton junction benefits from a 30 mph limit, it channels traffic through the Conservation Area and along the already congested High Street. Additional development would further intensify these issues. FLOODING The village is susceptible to flooding in certain areas during periods of heavy or sustained rainfall. Any proposed development site must therefore be rigorously assessed for flood risk, including its potential impact on surrounding areas. Development should not proceed where it would increase the likelihood or severity of flooding. OTHER DEFINING CHARACTERISTICS OF NSP Considerable and appropriate attention has been given to the impact of past and proposed development on the village's historic centre and designated green spaces. It is essential that equivalent diligence is applied to safeguarding the village's other defining characteristics in the event of further development, including: • the distinctive agricultural landscape and its expansive views • the defining characteristics of the Cotswold Edge, defined as broad, rolling landforms and ridges; nucleated villages and scattered farms • the preservation of green corridors linking the village to the surrounding farmland • the retention of views towards the village from the surrounding Green Belt • the maintenance of predominant green space and the overall impression of a settlement situated within a largely rural landscape Further development within or adjacent to the village would have a detrimental impact on these key characteristics and must be subject to careful consideration. In accordance with the National Planning Policy Framework, priority should be given to the use of brownfield land over greenfield or agricultural sites. As an agricultural village with a strong farming tradition, high-quality agricultural land should be prioritised for agricultural, environmental, ecological and employment purposes rather than released for housing development. The retention of productive farmland supports domestic food production and reduces reliance on overseas supply chains, as evidenced in recent years by disruptions, shortages and rising prices. Development should therefore be directed to brownfield sites in preference to greenfield or agricultural land wherever possible.

11	There has been too much development in Norton St Philip already and I strongly object to there being any more. There are a lot of problems with traffic in the village already which will be made worse by building more houses. I regularly walk along Farleigh Road to and from the village and this is hazardous without adding more cars from additional developments of housing. The beauty of Norton St Philip is how rural it is, building on farmland and green spaces around the village would ruin it. I strongly believe that agricultural land should be protected so it can continue to be used for its historic purpose. Other sites that have previously been developed (such as Bell Hill Garage) or pieces of land that are not being used for anything should be developed for housing first ahead of farmland and green spaces. But I don't think there should be any more development in Norton St Philip. The school and pre-school are oversubscribed and there are lots of problems with parking and traffic congestion related to this already. Adding more family homes to the village would make this issue worse. People who already live here have worked hard and invested time and energy to support the village and create a special place to live. Their ability to live peacefully and benefit from the rural setting should not be compromised by adding more housing than the village can support - this would destroy what makes Norton St Philip unique for everyone.	4/30/2026 12:54 PM
12	Keeping additional road traffic to a minimum	4/30/2026 11:23 AM
13	Confinement within development boundary identified in Neighbourhood Plan. Inadequacy of roads for peak traffic and parking. Available capacity of sewerage and water services. That there be no new road routes established around or through the village. That any new properties are of similar appearance to historic properties, NOT Bath stone! That any new properties are priced for first time and retirement buyers, to secure the future of the village community.	4/30/2026 11:10 AM
14	Maintaining the "village" atmosphere and community. Norton St Philip reach beyond it's available amenities.	4/30/2026 10:28 AM
15	Norton St Philip has been overdeveloped and ideally would not be subject to any further development, and certainly not before 2029. If further development of the village for housing is absolutely unavoidable, the following factors could be considered: TRAFFIC The village already has significant issues with congestion, speeding and parking, particularly at the historic crossroads in the centre of the village; the High Street; the church, school and pre-school and the Co-op. Additional development will exacerbate these issues with c.100 more cars introduced to the village from a development of 50+ houses which the Neighbourhood Plan makes clear would need to be for (local) families. The majority of families rely on both parents working these days. For many, completing the school runs before and after work and fitting in a quick shop or trip to the post office is only possible with driving - through the village.	4/30/2026 9:40 AM

There are areas of the village where pedestrian access is already hazardous, such as Farleigh Rd at Harts Forge, increased traffic through the village arising from the development of any site, will increase the risk to pedestrians. Issues already exist with access onto the A36 from the village. Both available junctions with the A36 (from the A366 Farleigh Road and B3110 Frome Road at Woolverton) are hazardous, with the Woolverton junction generally viewed as favourable due to the 30mph speed limit. Use of this junction however, funnels traffic through the village Conservation Area and along the already congested High St. Additional development on any site would increase this issue. OVERSUBSCRIBED SERVICES The village school is consistently oversubscribed and relies on a minibus shuttle system as well as parent vehicles to transport children to and from the sister school site in the neighbouring village of Rode. Additional development of any site would increase demand on the school which it does not have capacity to meet. The village Pre-school is similarly consistently oversubscribed and is without space to increase capacity. Further development of any site in Norton St Philip, particularly development which targets families, will result in a lack of available places and children needing to be transported through the village and elsewhere for school and pre-school. FLOODING The village is prone to flooding in certain areas at times of heavy or persistent rain. Any development site should be carefully evaluated and assessed for its risk and any corresponding risk to adjacent areas in light of this issue. Development should not proceed where it would increase risk of flooding. OTHER DEFINING CHARACTERISTICS OF NSP A great deal of consideration appears (rightly) to have been given to the impact of development, previous and future, on the historic centres of the village and the designated green spaces. It is vital that similar due diligence is done to protect and preserve the other defining characteristics of the village in the event of further development, such as: -the distinctive farmed landscape and expansive views -the key features of the Cotswold Edge which are defined as broad, rolling landforms and ridges; nucleated villages and scattered farms -green corridors into the village from surrounding farmland -views back to the village from surrounding green belt -the maintenance of dominant green space and impression of a village set within a mainly rural landscape Further development of any site in or adjacent to the village will negatively impact on these important characteristics and this impact should be very carefully considered. Brownfield sites should be utilised ahead of greenfield or agricultural land in accordance with emphasis in the National Planning Policy Framework. As an agricultural village with a strong agricultural tradition, working agricultural land of good quality should be prioritised for retention for agricultural or environmental/ecological purposes rather than developed for housing. The density and placement of previous development within the village has been identified as negatively impacting the historic character (e.g. Springfield and Ringwell) and in that example, spoiling the impression of the village as having a densely populated centre with sparsely populated extremities protruding from the centre like four spokes on a wheel. Caution must be used to ensure any future development, if it must proceed, is placed appropriately to avoid this happening again.

16	That if a 'large' number of houses are required, they be spread over several sites.	4/30/2026 7:37 AM
17	Extra traffic on an already busy road. Means taking more of the greenbelt. Schools, Doctors !!!	4/30/2026 6:47 AM
18	Traffic is a massive issue in Norton St Philip, particularly at peak times. Parking next to my house is almost impossible for me and so am forced to find parking on Bell Hill which is crowded already. The village has no more capacity for cars and parking! Especially in summer months when tourists add even more congestion. We have to preserve the beauty of this rare village	4/29/2026 10:41 PM
19	Loss of character to the village by building new builds alongside centuries old properties	4/29/2026 8:37 PM
20	With relevant conditions light issues and overlooking can protect existing properties and limit the impact on any development my response to that question reflects that. If housing needs outweigh biodiversity gain then housing should be key, hence my response to the question. In terms of the character of the village there are already a number of developments that have been built over a number of years that are very different from the listed buildings and streets of what was an historic village. It is therefore difficult to suggest that future development should not proceed. Not sure with the demographics of the village that many would cycle to the local pub, shop or village hall. There are surfaced walking routes already established to the school and church from the area of the shop/Fortescue Fields and routes from the bottom of the village to the shop, pub and main bus routes. No surfaced footpaths from the Farleigh Road area that avoid the High Street and a pinch point on Farleigh Road at Harts Forge house. No pavement along Farleigh Road until the Longmead Close entrance down to Upper Farm Close entrance.	4/29/2026 4:41 PM

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21	No development on green field sites as they will be lost forever. The style/quality of exterior finishes in a historic village are very important. Recent developments have unsightly red staining already.	4/29/2026 3:04 PM
22	Yes, the increase in traffic arising from further developments.	4/29/2026 10:37 AM
23	**not increasing traffic in and around the High Street and Bell Bill areas. * I think the further existing main road areas of Farleigh Road closer to A36 should be considered for development. Also the Farleigh Hungerford road could be explored for sites. I think that although the fields between the Frome B road and the A36 towards Woolverton are in the Woolverton parish they should be considered along with NSP because of the impact on traffic through NSP and Hinton I think there should be a link to the A36 from any such development.	4/29/2026 8:58 AM
24	When assessing any new development in our village, it is vital that parking provision, traffic impact and pavement safety are treated as central considerations. Many of the original village houses have no off road parking, which already leads to cars being left on narrow roads and on pavements. This creates congestion, reduces visibility and makes walking routes less safe for residents. Any proposed development must show clearly how it will avoid adding to these pressures and how it will support a safer and more accessible environment for everyone.	4/28/2026 7:17 PM
25	Inclusion of lower cost social housing & CIL contribution to village to improve and maintain amenities	4/28/2026 12:28 PM
26	Impact of safe vehicular access is considered so that residents and property are not damaged.	4/28/2026 10:05 AM
27	The main streets are challenged by through traffic and solutions through development would be a key improvement. The protection of existing and much used village dog walks.	4/28/2026 9:50 AM
28	Limited amenities and infrastructure to be reflected in any future development	4/28/2026 9:04 AM
29	That there is green space that is undeveloped in the village - , as in it is still 'village like' not a small town.	4/27/2026 1:25 PM
30	The existing Sewage capacity and hard surfaces drainage.	4/27/2026 10:50 AM
31	does not compromise historic significance of the site	4/27/2026 10:34 AM
32	Build inside development limits	4/27/2026 10:16 AM
33	Prioritises affordable housing for key workers locally	4/27/2026 9:58 AM
34	Would the site fundamentally change the character and style of the 'medieval crossroads' village.	4/26/2026 10:06 PM
35	Traffic impacts on the unidirectional High Street of Norton St Philip	4/26/2026 8:33 PM
36	Areas currently accessible and cross crossed by a network of public footpaths should be preserved for continuing enjoyment by villagers for leisure purposes such as dog walking.	4/26/2026 7:31 PM
37	1 No development should be large – over 20 houses. 2 Enlargement of the village, if essential to meet government requirements, should be programmed to benefit from facilities and amenities provided by the developer before construction.	4/26/2026 5:21 PM
38	Access to all amenities including school is very important.	4/26/2026 8:20 AM
39	I want NSP to remain a village and certainly not lose its rural charter. We came to live in NSP over 40 years ago because we specifically wanted to live in this historic rural village and if we are forced to accept any anymore new development it MUST keep the historic character on NSP unlike some development which has been allowed to be built.	4/25/2026 7:22 PM
40	Car parking facilities imperative	4/25/2026 11:19 AM
41	The mix or houses is the critical factor, current policy has built housing which has adversely affected the age profile of the village. mid range properties for 20/40's 2/3 bed to re balance the population. The majority of new residence are late 60's+ with family in the nearby towns/citys and are here for the later years of there lives. Pleasant people yes, but the village is becoming a domitory. Essential facilities school, doctors etc are also to be considered.	4/25/2026 10:01 AM
42	Slow paced, gradual, small scale, diverse	4/25/2026 7:56 AM
43	Far too many houses	4/25/2026 7:44 AM

44	Spreading the available development sites within the Parish to the Farleigh Road area near the A36 and Flourish complex. Impact/overlap with future of housing just over Parish boundary in Woolverton Level and nature of funding (if any) from Somerset Council for improvement of transport links and the A36 junctions with both Frome and Farleigh Roads, which are at capacity. Future roundabouts?	4/24/2026 6:34 PM
45	Brownfield sites should be used in the first instance.	4/24/2026 6:15 PM
46	Preservation of conservation area	4/24/2026 10:12 AM
47	Any new houses should properly reflect the village character- not be a pastiche like Fortescue Fields (and its stained render) or characterless boxes like the Longmead houses.	4/23/2026 2:29 PM
48	The amount of extra traffic which would ensue if there is any further development. The junction at the crossroads adjacent to The George is chaotic, very scary to pedestrians and difficult for drivers. Cars are parked on both sides of the A road, and on the A Road going towards Faulkland. As a blue badge holder I am very nervous crossing this road with my rollator. Vision for drivers at this junction is limited, due to the topography of the roads here. The bollards on the pavement here have been crashed into countless times. Also , living in a village one expects to be able to walk IN THE COUNTRYSIDE The village cannot cope with more traffic	4/22/2026 4:35 PM
49	Keep harm to village atmosphere to a minimum.	4/22/2026 9:48 AM
50	Impact on traffic. The village already suffers from too much through traffic on roads which are inadequate	4/21/2026 2:08 PM
51	Space to the north of the village has less impact to the character of the village and does not impact views as much	4/21/2026 11:35 AM
52	Traffic through village, to many new houses in a historic village.	4/21/2026 10:26 AM
53	Scope for on-site renewable energy generation - access to the grid in addition to battery storage. Scope to improve links (notably for active travel) to other settlements in the parish, especially Farleigh Hungerford, and other nearby villages. The possibly defunct Neighbourhood Plan for NSP was supposed to be for the whole parish, and this survey is too. Why no specific mention of the wider setting ?	4/20/2026 9:56 PM
54	Not increasing the risk of flooding to already existing households	4/20/2026 2:34 PM
55	Minimal destruction to ecological habitat.	4/20/2026 10:05 AM
56	Maximising the availability of affordable housing. Impact on NSP School.	4/19/2026 6:24 PM
57	The wildlife's in the area is mostly important	4/19/2026 6:18 PM
58	Volume of existing housing in village, volume of recent development, actual need	4/19/2026 4:58 PM
59	1. NSP has already exceeded its quota for the present period. 2. Any further building anywhere will inevitably increase an already significant traffic issue in the village. 3. No further building anywhere should be permitted until at least 2029 and preferably later.	4/19/2026 12:07 PM
60	NSP already overdeveloped and cannot sustain any more. School already oversubscribed. Serious traffic issues would arise from adding another 50 - 60 houses within or adjacent to the village. The NSP village centre crossroads junction and the pedestrian walkway and vehicle crossroads at Hart's Forge junction are already problematical for vehicles and dangerous for pedestrians. These existing adverse features would worsen with additional vehicular/pedestrian traffic resulting from more housing and from the proposed footpath alongside Little Orchard cottage (next to Norton Farm). If there must nevertheless be development at any of the possible sites identified, none should start before 2029 at the earliest.	4/19/2026 7:47 AM
61	Staged, proportionate growth our community	4/18/2026 10:09 PM
62	Housing design sympathetic to village	4/18/2026 9:16 PM
63	Any development would require upgrade of the infrastructure and minimise traffic impact on the village centre	4/18/2026 9:11 PM
64	preservation of current walks/ public right of way	4/18/2026 11:59 AM
65	Construction of new buildings must be sympathetic to the existing historic architecture and, blend seamlessly into the landscape of the village.	4/18/2026 10:38 AM

66	A) Flood risk and surface water drainage potential to be assessed by reference to Sites as expected to be built i.e. buildings and hard surfaces reducing drainage potential. B) Sustainability is questionable with the addition of around 50 houses to the village. C) Likewise traffic problems would increase considerably with such addition. D) As well as the central part of the village becoming increasingly problematic, access to/from the A36 (both ends of the village) will suffer from increase in traffic. D) Other facilities, e.g. school places, are already overstretched. E) None of the potential sites identified for consideration should be permitted to start building before 2029, whether or not outside the village or conservation area boundary/ies. F) The road junctions at the village centre and at Hart's Forge are already hazardous, particularly for pedestrians. The risks would be increased by greater pedestrian use resulting from increased Norton Farm number of houses and by the proposed footpath via Little Orchard/Farleigh Road.	4/17/2026 4:32 PM
67	All development should be in keeping with the character and materials of the village - such as scale, layout, village scape and surrounding landscape.	4/17/2026 12:19 PM
68	1. There is little infrastructure for the current population of the village. We have one small shop and one school that is already oversubscribed. 2. The nearest towns for shopping are six miles away and our bus service has been slashed to irregular times of no more than one bus in any direction every hour 3. Our village is surrounded by ancient walkways, bridle paths and lanes that provide habitats for animals but also rare plants like the orchid 4. The council have not completed works on existing sites where residents have waited over eight years for road completion, adoption and lighting 5. The current weight of traffic is breaking up our small village roads and access points. Some parts of the existing roads are hazardous to pedestrians and not all roads through the village have pavements 6. Mass development will destroy the character of this 15th century village	4/17/2026 7:35 AM
69	Any new houses should not be "anywhere" boxes but should be well designed, using stone for the walls (where they are visible from public areas) and slate or inconspicuous roman tiles.	4/16/2026 12:16 PM
70	Design and building materials should be sympathetic to the main village and avoid the blot on the landscape created in Fortescue Fields.	4/15/2026 12:09 PM
71	Coping with the extra traffic arising from developments	4/15/2026 10:37 AM
72	Further development on the proposed scale over the predicted timeframe would undermine / erode the unique historical character of our very small community and our beautiful medieval village character	4/14/2026 9:29 AM
73	Traffic excess with 60 extra houses at least 120 cars in an already choked village No parking available roads clogged walking around village dangerous size of pavements and lack of pedestrian areas	4/13/2026 8:57 PM
74	Protection of resident species, such as barn owls. High priority against development is increased traffic, parking and access issues.	4/13/2026 10:02 AM
75	Parking and traffic flow is nearly impossible already. Walking around the village dangerous as uneven pavements or no pavements.	4/12/2026 5:30 PM
76	All development should take place on the outskirts of the village in order to protect the open spaces within the village. Adequate provision should also be made for carparking. New housing should include solar panels and air source heat pumps and have charging points for electric cars. Sufficient numbers of affordable housing is essential so that young house buyers are able to afford to live in the village.	4/12/2026 5:30 PM
77	Any new building should be on the outskirts of the village to not impact on the open spaces within the village. All new building MUST have Solar Panels and Heat pumps and be built sustainably. They should be a contemporary design and not grim pastiche like most of the new builds in the village. Affordable housing should be prioritised. No gas or oil. Also charging points for electric vehicles will be required.	4/12/2026 5:30 PM
78	Suitable parking for at least 2 vehicles for each property	4/12/2026 4:24 PM
79	Priority for local people who wish to purchase, downsize or upside.	4/12/2026 3:17 PM
80	Does not involve sites already listed as Open Areas of Local Significance.	4/12/2026 3:11 PM
81	1. NSP has already exceeded its quota for the present period. 2. Any further building anywhere will inevitably increase an already significant traffic issue in the village. No further building	4/12/2026 2:01 PM

anywhere should be permitted until at least 2029 and preferably beyond.

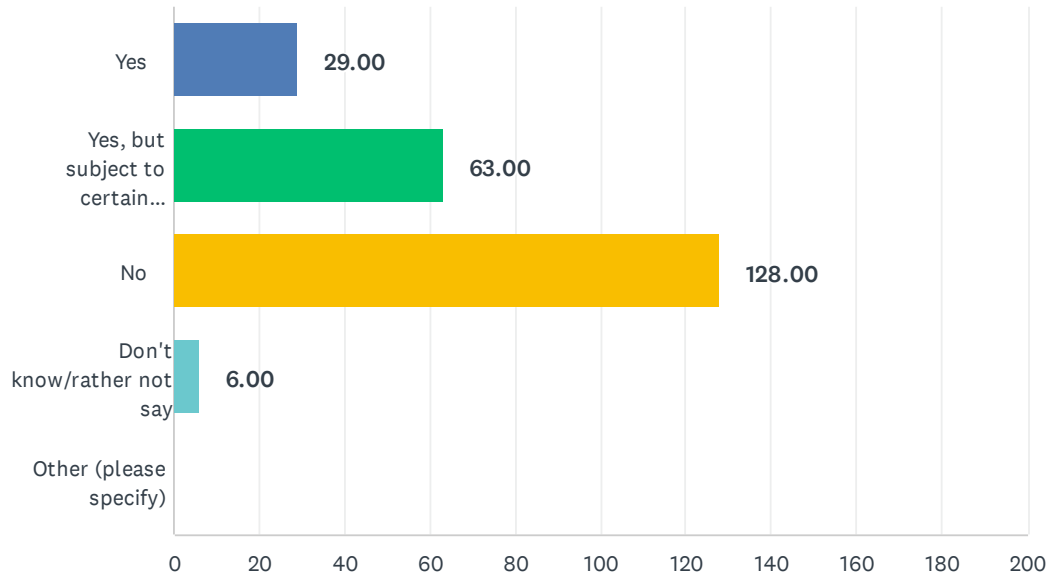
82	Main criteria for development should be: outside the Conservation Area and with limited impact on the historic character of the village.	4/12/2026 12:59 PM
83	That they are not bathed in street lights - this village appreciates dark skies with limited light pollution.	4/11/2026 11:20 PM
84	Key historical sites and the sanctity of the medieval village need to be respected	4/11/2026 4:45 PM
85	Impact on existing minor roads. That is any new development should have suitable and safe access to an appropriate road not single track lower grade road.	4/11/2026 4:29 PM
86	Minimising traffic and parking issues in the village	4/11/2026 2:21 PM
87	Road safety and capacity (not safe access to road network)	4/10/2026 3:53 PM
88	This additional development will put more strain on already congested roads. There is no GP service in the village and it would be good to understand what provisions will be made for schooling and or nursery considerations. My major concerns relate to traffic congestion and building on sites that detract from the character of the village.	4/9/2026 9:22 AM
89	Parking. Already at a premium and new builds never consider 2-3 car per property as a realistic allocation. If there are to be 60 properties I suggest the plot most able to take close to the entire allocation rather than small groups of houses not in keeping with the character of the village punctuated across its entirety. Plot 12 looks most suited in my opinion.	4/8/2026 6:50 PM
90	Protection of the Open Areas Of Green Space (OALS) as per the Local and emerging Neighbourhood Plans. Residents have already clearly indicated this to be very important to them and the character of the village.	4/8/2026 10:47 AM
91	Should not impact on the community and social aspect of The Mead and what that green space offers the local neighbourhood.	4/8/2026 9:53 AM
92	Overall, I favour growth around the edges of the village along the major arterial roads. Having seen successful development of the chicken factory onto the Frome Road, on the Bath Road at the top of Bloody Hill and of Beana's field exiting onto the Farliegh Road over the last 30 years or so, I would be in favour of similar provision to achieve the 60 extra homes rather than as infill. Overall, I have seen the expansion of the village since the 1980s as a good thing being sensibly done by phased growth to achieve a stronger community and hope this can continue in a similar fashion.	4/7/2026 2:35 PM
93	I live on the High St which already struggles to manage the volume of traffic, often passing with in a meter of listed buildings There are frequent/daily issues with drivers not giving way and coming head to head arguing and blocking the road. Cars park on the road often damaged by cars trying to pass without enough room. Very rarely do they stop and leave their details. My car has been damaged twice I the last year. Previous planning applications were going to provide parking for the high street and community amenities. None of which have occurred. GP practices struggling to provide enough access for current population and have outgrown their premises. How will these issues be addressed ???	4/7/2026 10:41 AM
94	I think it vital that the core of the village does not become any denser; that the areas of open green space within it remain	4/7/2026 10:30 AM
95	Increased traffic through already congested historical village high street	4/3/2026 12:04 PM
96	Architectural design and materials used should reflect those of existing and established properties.	4/3/2026 10:09 AM
97	Minimal light pollution please Protect habitat of the 10 protected bat species feeding around the village	4/2/2026 8:27 PM
98	Topography..not to build on skylines, follow the contour line hills with South views for solar energy & wellbeing. Bear in mind this is Nor ton ie North Town not the warmest/energy efficient place to build. Building should not be on any potential by-pass route given increase in W-E traffic south of Bath and historic village centre. This should be considered in conjunction with the overall transport plan of WECA. Transport and green energy increases in housing in rural as opposed to urban areas means more car dependence and energy consumption. There is a danger of creating rural ghettos of affluent elderly retired with no supporting population or	4/2/2026 4:51 PM

carers. This is housing for the needs of Somerset, its working community so jobs need to be accessible and the housing mixed.

99	Impact to residents property value	4/2/2026 2:23 PM
100	Construction materials to be sympathetic to existing buildings	4/2/2026 11:23 AM
101	Land within village development limits should be used first	4/2/2026 9:54 AM
102	Easy access to roads with easy 2 way traffic flow. Assurance that the GP surgery can cope with extra numbers. Close to a shop with easy access and ample parking - there is currently insufficient	4/2/2026 8:13 AM
103	No more hugely expensive houses are required here. Affordable to the rural population i.e. not social housing	4/1/2026 5:31 PM
104	No	4/1/2026 5:05 PM

## Q4 Do you think site 01 (Great Orchard) is potentially suitable for housing development?

Answered: 226 Skipped: 0

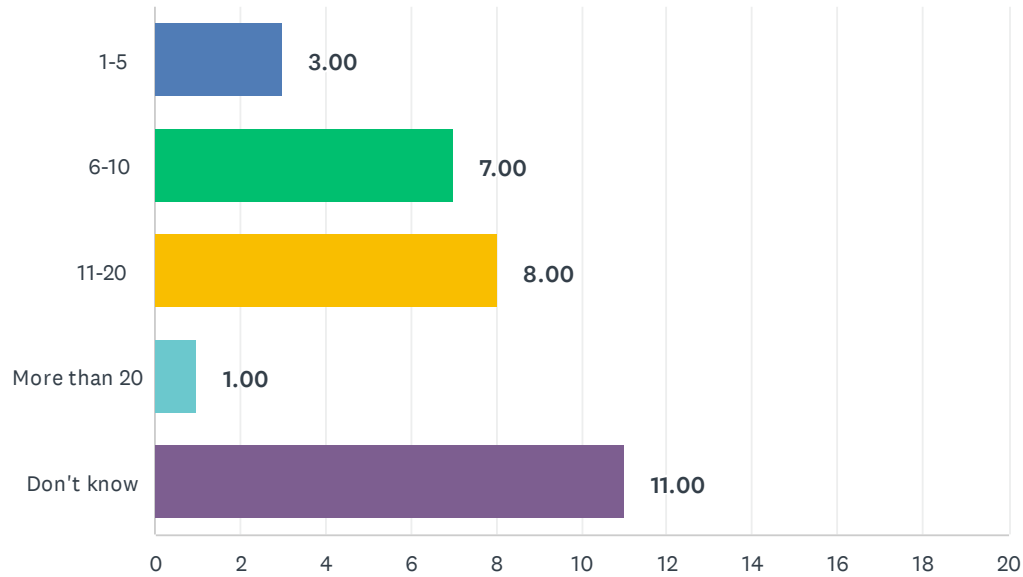


ANSWER CHOICES	RESPONSES	
Yes	12.83%	29
Yes, but subject to certain conditions being met	27.88%	63
No	56.64%	128
Don't know/rather not say	2.65%	6
Other (please specify)	0.00%	0
<b>TOTAL</b>		<b>226</b>

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

### Q5 You consider that Great Orchard might be suitable for future housing development. How many houses do you think it might accomodate?

Answered: 30 Skipped: 196



ANSWER CHOICES	RESPONSES
1-5	10.00% 3
6-10	23.33% 7
11-20	26.67% 8
More than 20	3.33% 1
Don't know	36.67% 11
Total Respondents: 30	

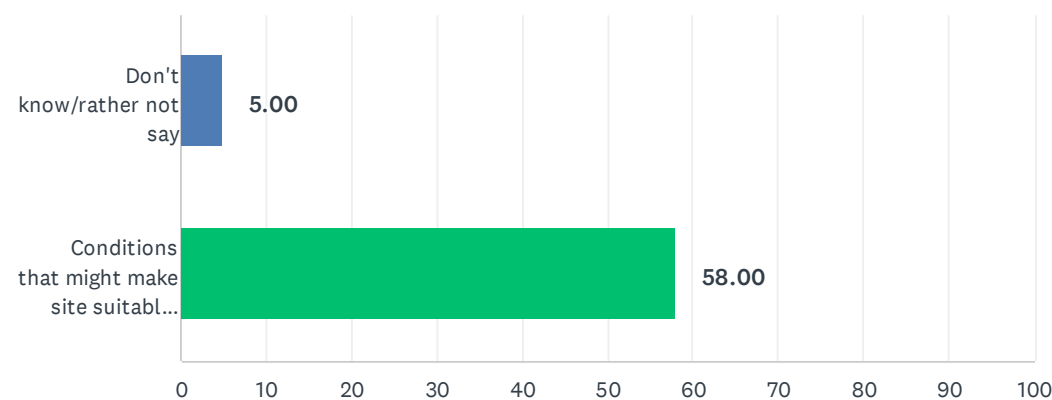
## Q6 If you wish to make a site specific comment please use this box

Answered: 8 Skipped: 218

#	RESPONSES	DATE
1	Since there is an active development project directly adjacent at Site 2, it is logical to group these areas together. Consolidating construction in one area helps prevent the village from feeling like a continuous building site across multiple disparate locations.	4/30/2026 7:17 PM
2	Presently closed to public access. Opening footpaths to locals would be positive	4/29/2026 2:43 PM
3	Inside development limits . immediately adjacent to the bell hill garage development with access to all village amenities	4/27/2026 10:20 AM
4	This is at present private garden and non accesible to the village and could be with the right housing a beating heart to the population which outways the visual change to a small number of existing adjoining residents	4/25/2026 10:13 AM
5	Given there is already a development happening in front at site (2), I think it makes sense to join these two up, so that there are only limited sites across the village under development.	4/9/2026 9:29 AM
6	This area is largely well screened from most residents and travellers through the village.	4/2/2026 11:25 AM
7	The land is low grade agricultural land with no public access and very limited views from the outside into the site	4/2/2026 9:56 AM
8	This would be in-filling. The land is not a public amenity	4/1/2026 5:33 PM

**Q7 You consider that Site 01 (Great Orchard) could be suitable, but only if certain conditions are met. Please describe what those conditions would be. (Examples of conditions might include: effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.)**

Answered: 63 Skipped: 163



ANSWER CHOICES	RESPONSES
Don't know/rather not say	7.94% 5
Conditions that might make site suitable for housing development.	92.06% 58
<b>TOTAL</b>	<b>63</b>

#	CONDITIONS THAT MIGHT MAKE SITE SUITABLE FOR HOUSING DEVELOPMENT.	DATE
1	Exemplar site design to sloping site Generous landscape to reduce visual impact prow integrated Community orchard provision Low/ no car site design	4/30/2026 10:13 PM
2	Measures to protect the amenity of neighbouring residents	4/30/2026 9:07 PM
3	It is directly behind the approved site (site 2) so it makes sense to keep new buildings together. Chevers lane, which is next to the site, is incredibly steep and hard to navigate so any access ought to be through Bell Hill. The buildings ought to be in keeping with those already approved at site 2.	4/30/2026 7:01 PM
4	Given there is already a development happening in front at site (2), I think it makes sense to join these two up, so that there are only limited sites across the village under development. Also there is marginally less road congestion over that side of the village	4/30/2026 6:58 PM
5	The site lies within an area of historically dense residential development, where further development may be considered appropriate from both planning and conservation	4/30/2026 3:33 PM

perspectives. Any residential scheme would need to be subject to careful design controls to ensure sensitivity to the local context, minimise visual and landscape impact and safeguard the amenity of existing residents. Vehicular access should be restricted to the existing Bell Hill Garage development and not permitted via Chivers Lane.

6	I don't think there should be any more development in Norton St Philip but if there absolutely has to be, this location could be joined on to the Bell Hill Garage development keeping the housing in the centre of the village which makes most sense. If houses were to be built here, they would need to be designed carefully to fit in and not spoil the existing housing and views or damage the enjoyment that people already living here have of their homes.	4/30/2026 12:57 PM
7	The Site is located within an area of historically dense housing in which further development makes sense from a planning and planning conservation perspective. Any housing development on this site would need to be carefully conditioned to ensure the design was sensitive to the area and suitable for the site; to mitigate the impact on views and visual impact and to protect the amenity of existing residents. Vehicular access would need to be permitted only through the current Bell Hill Garage development rather than into Chievers Lane.	4/30/2026 9:50 AM
8	Sensitive design respecting the conservation area. Effective landscaping Measures to protect the amenity of neighbouring residents.	4/29/2026 9:52 PM
9	If the entrance and exit were through the bell hill development	4/29/2026 6:35 PM
10	Sympathetic to the area-only a few houses	4/29/2026 6:09 PM
11	landscaping key	4/29/2026 12:47 PM
12	Limited number of housing with green spaces and architecture that blends into the existing environment. Provision for at least 2-3 car parking spaces per house kept within the development. Red routing of Bell Hill to prevent overflow parking.	4/29/2026 10:41 AM
13	Sensitive design. Actual school places available?	4/28/2026 10:07 AM
14	Appropriate access which does not put undue pressure on existing housing. Design that fits with surrounding density and scale	4/28/2026 9:57 AM
15	Limited density and in keeping with the existing surrounding properties	4/28/2026 9:06 AM
16	This site is clearly visible from the surrounding countryside, so the houses should have low impact on the whole aspect of the village	4/27/2026 10:55 AM
17	Very low density Housing Access to the wider reaching village Only to use current access points	4/27/2026 8:47 AM
18	Sympathetic and in character housing, with sufficient access to local roads (single lane) and conservation area fundamentals. Density of housing to be appropriate for modern living in a conservation including sufficient parking fr residents without impacting local in place residents.	4/26/2026 10:10 PM
19	effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.	4/26/2026 8:25 AM
20	Small scale, low density	4/25/2026 7:57 AM
21	Particularly protecting amenity of neighbouring residents, and contribution to local infrastructure. Housing density which is sympathetic to existing development.	4/24/2026 7:33 PM
22	flood protection traffic management maintain trees respect conservation area and listed buildings biodiversity net gain protect amenity of neighbouring residents provision of affordable housing	4/23/2026 10:56 AM
23	Ensuring that excess rainfall does not run down the hill as it can have knock on effect to houses west of the site (downhill)	4/20/2026 2:36 PM
24	Not overcrowded	4/19/2026 8:24 AM
25	Access improved and in keeping with the village	4/19/2026 8:02 AM

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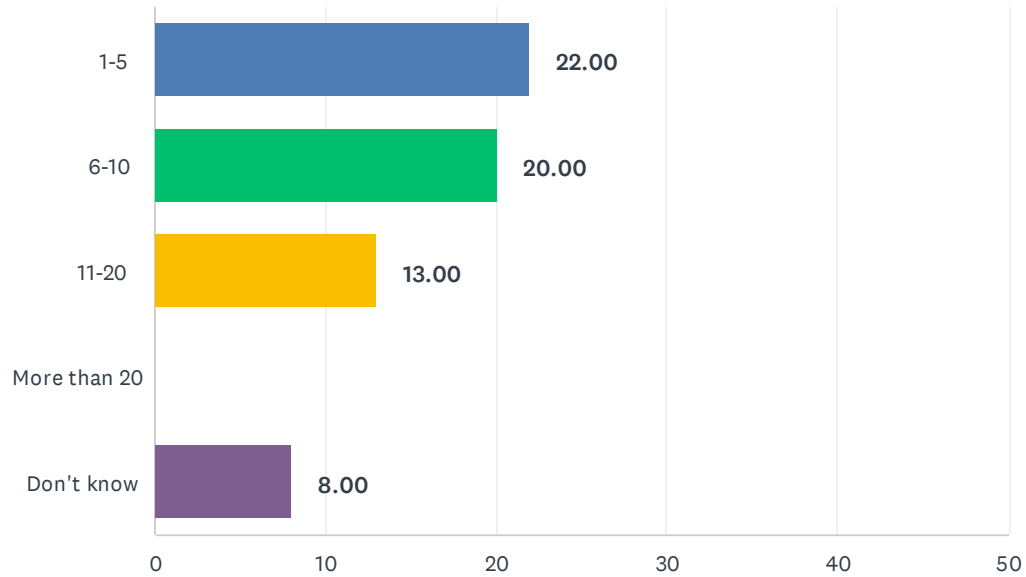
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26	Sensitive design that respects the conservation Area and the vernacular architecture. Provision of some affordable housing, moderate sized housing as opposed to large executive style housing. No access to site apart from through planning area 2.	4/18/2026 9:08 PM
27	Preferably not this site but if it has to be then Very few houses. Preferably built into the slope with green roofs so that they aren't particularly visible from above or the side. Definitely not more than 1.5 stories. Eco houses.	4/18/2026 9:03 PM
28	Landscaping with trees and green spaces. Architecture that uses materials and proportions that is sympathetic to the existing environment. Only 1-5 houses because the village does not have the infrastructure to cope with additional large volumes of traffic.	4/18/2026 12:02 PM
29	Very limited low cost housing . The majority of the site to be giofgted to the village as a recreation space	4/17/2026 11:50 AM
30	A small number of attractive, stone built houses combined with public access.	4/16/2026 12:17 PM
31	Access to road network without impacy Bloody lane or The Barton	4/15/2026 6:33 PM
32	High % houses affordable to young families	4/14/2026 5:40 PM
33	All of the above.	4/14/2026 4:56 PM
34	PRESEVATION OF HISTORIC WALLS	4/14/2026 1:02 PM
35	Appropriate landscaping Safe access Very low density of housing	4/14/2026 11:47 AM
36	Traffic and congestion in small single track lanes	4/13/2026 8:59 PM
37	All the avove	4/13/2026 9:43 AM
38	The wall around this site must be retained. Access through the other new development/garage from Bell Hill may be necessary. Screening for present properties on North Street must be included.	4/12/2026 4:35 PM
39	Traffic measures - the village is already subjected to a high volume of traffic, (traffic in general exceeding the 20mph speedlimit.)	4/12/2026 3:47 PM
40	Limit housing development to the lower end of the site adjacent to current planned housing = limited visual impact on the village, therefore small numbers only	4/12/2026 3:20 PM
41	Maintaining existing historic boundaries and buildings, retaining a significant amount of green space	4/12/2026 1:53 PM
42	Landscaping sympathetic to local area. One previous proposal included landscaped areas and free access pathing for other residents.	4/12/2026 10:05 AM
43	Screen existing properties. Retain old wall. Access on to Bell Hill.	4/11/2026 4:34 PM
44	A very few houses and no more than 2 storys	4/11/2026 2:22 PM
45	All of the above	4/8/2026 9:55 AM
46	Very low density. Traffic is a big consideration; biodiversity impact needs addressing; and screening for neighbours	4/7/2026 10:36 AM
47	Sympathetic to other houses in the area	4/4/2026 1:32 PM
48	Appropriate vehicle access not materially worsening existing traffic issues	4/3/2026 5:22 PM
49	Respect to current houses. Better road links	4/3/2026 1:42 PM
50	Limited number of houses. Possibly built into the slope with green living roofs to lessen the impact on those houses immediately above it.	4/3/2026 10:51 AM
51	Any construction would need to be in keeping with the existing housing surrounding the proposed site	4/3/2026 10:42 AM
52	Any development should be very sensitive to the surrounding area and not overcrowd it. Any development of this site should be very limited and maintain the spacious feel of the area.	4/3/2026 9:55 AM
53	Affordable for first time buyers that have connections with the village	4/2/2026 7:48 PM

54	That it echos the street lay out above but in a way that makes it a coherent part of the village realating to the surrounding lane. It should include communal green space, eg echo Lyde Green.	4/2/2026 5:41 PM
55	Existing resident impact statements Road access, would need to go via bell hill as the back way is a very small lane	4/2/2026 2:25 PM
56	Good design of the properties, not impacting on existing properties, no more than 2 storeys high, improved road access	4/2/2026 12:11 PM
57	Contribution to village bypass scheme.	4/1/2026 5:10 PM
58	Affordable housing	4/1/2026 5:06 PM

## Q8 If these conditions were met, how many houses do you think the site could accomodate?

Answered: 63 Skipped: 163



ANSWER CHOICES	RESPONSES	
1-5	34.92%	22
6-10	31.75%	20
11-20	20.63%	13
More than 20	0.00%	0
Don't know	12.70%	8
<b>TOTAL</b>		<b>63</b>

## Q9 You have answered that you consider that site 01 (Great Orchard) is not suitable for development. Please give your reasons for this view in the box below.

Answered: 125 Skipped: 101

#	RESPONSES	DATE
1	Impact on village ambience. Not eco-friendly. Serious traffic problems to the centre of the village – already a problem.	5/2/2026 5:13 PM
2	The Great Orchard is a vital green space. It has abundant wildlife, flora and fauna. It has been untouched for many years, allowing a wild community to flourish. We should not destroy this remarkable ecology, central in the village.	5/2/2026 4:32 PM
3	This is an ancient site, bordered on two sides by equally ancient lanes. One lane (Chevers Lane) also known as Bloody Lane because of the devastation during the Pitchfork Rebellion should be protected. This area of the village is of great historical interest. Development would have a devastating effect on the landscape and be completely unsuitable for extra traffic. The field is also rich in wildlife.	5/2/2026 4:04 PM
4	Adverse impact on Cheevers Lane and Lyde Green. Hillside visible over wide area to the west.	5/2/2026 3:50 PM
5	The great Orchard site must be preserved. The access from the garage is dangerous as it brings traffic out onto a blind bend.	5/2/2026 3:40 PM
6	This site has poor access possible flood risk and will already have nine houses nearby on Bell Hill garage site. Cheevers Lane access is unrealistic. Too narrow too steep potholes etc.	5/1/2026 4:56 PM
7	Protected by Local Development Policy - would cause great harm to the character of the village. An area of visual and historic significance. Within the village conservation area. Very difficult access into Bell Hill and The Barton where congestion and road safety issues already exist.	4/30/2026 10:15 PM
8	It is part of the historic heart of the village that brings character and beauty. Traffic would be awful.	4/30/2026 9:38 PM
9	No obvious means of acces without destroying ancient walls of historical importance. Reducing the open spaces in the village resulting in the loss of feeling of being 'in the countryside. Anyy acces via Chevers Lane would be a disaster as it is so steep and narrow.	4/30/2026 8:36 PM
10	Lack of sufficient road access and hugely detrimental impact on those living nearby in terms of noise and light pollution along with loss of view Loss of village feature and community space	4/30/2026 8:19 PM
11	Traffic access inappropriate; it's a site that should remain undeveloped.	4/30/2026 11:27 AM
12	The village benefits from being interspersed with green-space for reasons of bio-diversity and continuity with the surrounding rural settings (fields and hedgerows). Vehicle access would also be difficult without significant damage/impact to the enclosing historic wall and hedgerow.	4/30/2026 11:11 AM
13	The surrounding roads are very narrow and do not allow for safe access. This site is a lovely field within the village adding the rural feel. The residents of North Street would be severely impacted. There are other more suitable sites available.	4/30/2026 10:33 AM
14	Building houses within the conservation area would spoil the character/nature of that old part of the village too much. Also major impact on houses in North St.	4/30/2026 7:42 AM
15	Taking up the green belt. Not suitable traffic wise. Entry onto the road dangerous. CreTes more traffic onto an already busy road.	4/30/2026 6:50 AM
16	Traffic and parking are massive issues for our village already.	4/29/2026 10:43 PM
17	Too much traffic in Norton and we need to keep green space already plenty of new builds	4/29/2026 10:24 PM

18	Destruction on natural habitat. Building within the older part of the village - not in keeping. Such poor access. Would increase parking on the roads. Would make access dangerous for pedestrians. Why would you increase houses, people, cars etc in the very middle of the village?	4/29/2026 8:38 PM
19	The great orchard is an important ecological site for the village and should be protected. Further the road leading to it would be inadequate for additional houses.	4/29/2026 7:00 PM
20	The great orchard should have access for the. General public. This site is important animal, insect, and birds. Part of English Heritage. Root stock for fruit tree development	4/29/2026 5:35 PM
21	It's had a long standing special category that reflects its open space and importance in the conservation area. It's surrounded by narrow lanes that I feel could not support any increase in traffic. The density of housing is low and linear which limits its impact and provides a feeling of open space in keeping with it surrounding.	4/29/2026 4:47 PM
22	Great Orchard is protected by local policy, identified as OALSNSP003 its potential development would cause great harm to the local character of the medieval village, contrary to MDC LP Part 1&2, it would destroy an area of visual and historic significance and the harm would not be outweighed by any potential benefits. GO is within the village Conservation Area, it makes a major contribution to the visual and appeal and the open rural loose grain character of the Conservation Area, therefore the harm caused by potential development would do more harm than any potential development. MDC Conservation Officer has stated that development 'would be contrary to Policy DP3 as the significance and setting of the identified heritage assets would not be preserved or enhanced' There are also design and access issues due to narrow lane on Bell Hill and surrounding roads, where there is a great deal of congestion already and development is going to increase this negative impact.	4/29/2026 3:20 PM
23	An area of historic importance in this village. Roads around it are totally unsuitable for any further traffic.	4/29/2026 3:08 PM
24	Impact on already congested village in all aspects but especially on the roads and bottlenecks	4/29/2026 1:45 PM
25	Access. A site along a hill with limited single track access and /or within the central historic part of the village. It should be left as a green site for wildlife, foraging and maintained.	4/29/2026 9:00 AM
26	- Historic reasons of the site and the negative impact on the conservation area. It would significantly change the feel and look of the conservation area by enclosing it with further housing. - The roads around this space are already very narrow and building in this area would significantly increase congestion in the potential access routes again making it unsuitable for development. - The loss of green space in the village would also have an unfortunate ecological impact	4/28/2026 8:40 PM
27	This site sits in the historic heart of our village, within the conservation area and on a site already protected by local development policy. Building here would undermine the character and setting of the original village, which is precisely what these policies are designed to safeguard. The location is also one of the most constrained parts of the village, where narrow roads, limited visibility and existing congestion already create safety concerns. Additional traffic and parking pressure in this central area would make conditions worse for residents, pedestrians and anyone moving through the village. For these reasons, the site is not suitable for development and should remain protected in line with established planning policy.	4/28/2026 7:20 PM
28	Impact on environment & views of village	4/28/2026 12:29 PM
29	It's a part of the historic village	4/27/2026 9:23 PM
30	It is significant in the history of the village, and has an old wall that should be retained. The Barton area and Lyde Green has very much a village feel, and this should not be compromised. Please leave us with some character.	4/27/2026 1:28 PM
31	the site is an irreplaceable historic green space in the centre of the village and links open undeveloped spaces to the north and south, all of which form an essential green corridor of open biodiversity.	4/27/2026 10:40 AM
32	This is an area of historical interest, and is located within the village conservation area. Building on this would change the feel of this part of the village - it would feel very built up due to the loss of this prominent green space that connects this part of the village to its wider agricultural surroundings.	4/27/2026 10:17 AM

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33	It is a protected green space of importance to the village landscape	4/27/2026 9:59 AM
34	Access to site.	4/27/2026 7:22 AM
35	Need to maintain green spaces	4/26/2026 8:09 PM
36	Road access would need to be significantly improved and this this would adversely impact the surroundings	4/26/2026 7:35 PM
37	Not appropriate to build on edge of village in a non densely built locality.Road access poor on 3 sides and narrow roads already congested.	4/26/2026 7:14 PM
38	It is an Open Area of Local Significance. The village is unusual in having an open space between the upper and lower sections and this should be retained. Vehicle access onto Chevers Lane would be very difficult and onto Bell Hill would add significantly to congestion.	4/26/2026 5:25 PM
39	the existing road network could not cope with the traffic.	4/26/2026 5:17 PM
40	Protected area , rich with wildlife. Road access is already under great strain , only green space left in the village .	4/26/2026 4:39 PM
41	It's a historic piece of land where men died fighting in the Monmouth rebellion	4/25/2026 7:23 PM
42	Country lane no access for lorries etc and cars passing each other	4/25/2026 11:20 AM
43	Poor access	4/25/2026 7:57 AM
44	This is a precious area area of green pasture, adjacent to the 1685 battle locations, that is part of the village's mixed rural and built up patchwork that makes NSP so distinctive	4/24/2026 6:37 PM
45	Historic site.	4/24/2026 6:16 PM
46	Unsuitable potential entrances and exits to existing road network and loss of green space, the 'lungs' of NSP.	4/24/2026 2:12 PM
47	Wholly within conservation area and an important green space of historic and visual significance, identified as OALSNSP003	4/24/2026 10:32 AM
48	Important green space within the conservation area and surrounded on two sides by old dry stone walls	4/24/2026 10:13 AM
49	Ancient historic area of the village	4/23/2026 8:28 PM
50	North Street and Chever's Lane are very narrow and historical roads. Lyde Green is more open and an intersection to other roads	4/23/2026 2:51 PM
51	Low lying, so a flood risk, plus in a very sensitive position in relation to the existing village.	4/23/2026 9:05 AM
52	Would cause more traffic in the village	4/22/2026 4:36 PM
53	Well away from local facilities. No good access to road network. nearby roads too small for additional traffic. Affects on local ecology.	4/22/2026 11:25 AM
54	Part of the history of the village	4/22/2026 9:48 AM
55	It does not meet my "Very Important" Priorities as indicated in Q1	4/21/2026 11:36 AM
56	It seems very important to to many villagers to keep this space open. Who have lived here a lot longer than me.	4/21/2026 10:32 AM
57	Location in the Conservation Area. Damage to the character of the historic village - contrary to Mendip Local Plan. Access extremely difficult.	4/20/2026 9:59 PM
58	It has been classified as an Open Area of Local Significance and provides an important green lung for the village. Any development on the site (in addition to the 9 dwellings for which permission has already been received on the Bell Hill garage site) will lead to further traffic congestion on Bell Hill. This is an already congested road which is dangerous to cross both near the post box at the bottom of Bell Hill and at the school/ church. It has important historic significance as the site of a battle in the Monmouth Rebellion in 1685.	4/20/2026 10:10 AM
59	A large area of green space would be lost.	4/19/2026 6:24 PM
60	It is a green space that the village needs to keep its identity and has a lot of wildlife in it all the	4/19/2026 6:18 PM

roads are not suitable for more vehicles

61	Loss of green space within village, traffic access, effect on ecology	4/19/2026 4:59 PM
62	After the development of Bell Hill Garage this is impinging on the green space available in the centre of the village.	4/19/2026 12:10 PM
63	Impact to nearby houses and access issues	4/19/2026 7:51 AM
64	See answers to grid question/item 2 and comments item 3 above.	4/19/2026 7:47 AM
65	Historical site. Surrounded by established housing in heart of village	4/19/2026 6:28 AM
66	Limited access except by narrow streets or on to bell hill	4/18/2026 10:10 PM
67	Accessibility	4/18/2026 9:19 PM
68	Ease of access to the site is very limited, it would require improved vehicular access which would create increased traffic on an already busy Bell Lane and impact on the carbon footprint of the village. Bell Lane being already extremely busy.	4/18/2026 9:11 PM
69	Because I would like the rural character of the village to remain Within the conservation area	4/18/2026 9:05 PM
70	There is no infrastructure within the village to support the additional traffic it will create. The village is already saturated with traffic movements from other developments outside of the Parish.	4/18/2026 12:01 PM
71	See comments at paragraph(s) 2 and/or 3 above.	4/17/2026 4:33 PM
72	Great Orchard is within the Conservation area and is an area of historic interest. Building in this area would desecrate wildlife and would increase traffic in an already traffic congested area with limited and narrow access.	4/17/2026 12:43 PM
73	This site the opening out to the countryside for the old village. To build on it would enclose the village and destroy its place in the wider landscape.	4/17/2026 12:40 PM
74	This site is within the village conservation area and protected by the local development policy OALSNSOO3. Road access on to Bell Hill would cause even more congestion and problems with parking especially in view of the houses soon to be built on the Bell Hill garage site. The Barton is also unsuitable for an increase in traffic as is Chever's Lane.	4/17/2026 10:21 AM
75	This is a conservation area	4/17/2026 7:35 AM
76	Too densely populated in that area, plus an area of natural landscape	4/15/2026 1:06 PM
77	The conservation area should be avoided	4/15/2026 12:10 PM
78	This is a green site at the heart of the village which should not be developed. Also, there are likely to be considerable vehicle access issues.	4/15/2026 10:40 AM
79	I am opposed to development on the Great Orchard for the following reasons: Great Orchard is protected by Local Development Policy Great Orchard is within the village Conservation Area Great Orchard has difficult access onto Bell Hill and the Barton and road safety issues will only be worsened by development.	4/14/2026 6:09 PM
80	Too close to existing residential housing so that the wonderful character and the rural view would be destroyed	4/14/2026 9:30 AM
81	access and impact on lower village	4/14/2026 8:18 AM
82	It is within the Conservation Area and would cause great visual harm. It is of historic significance to the village and would be destroyed for the sake of only a few dwellings.	4/13/2026 6:53 PM
83	Serious problems of access and danger of urban sprawl. Potential problems with foul water/rain water drainage and run-off.	4/13/2026 4:20 PM
84	Open site in centre of village important to the character of the settlement	4/13/2026 12:27 PM
85	Development would adversely affect the green space which is part of the identity of Norton St Philip as a rural village.	4/13/2026 12:26 PM
86	A development here would very negatively impact the whole character of the village. Access	4/13/2026 10:02 AM

would be very difficult, especially via Chevers Lane. Great Orchard also home to protected species such as barn owls. Would also destroy historical significance of the area.

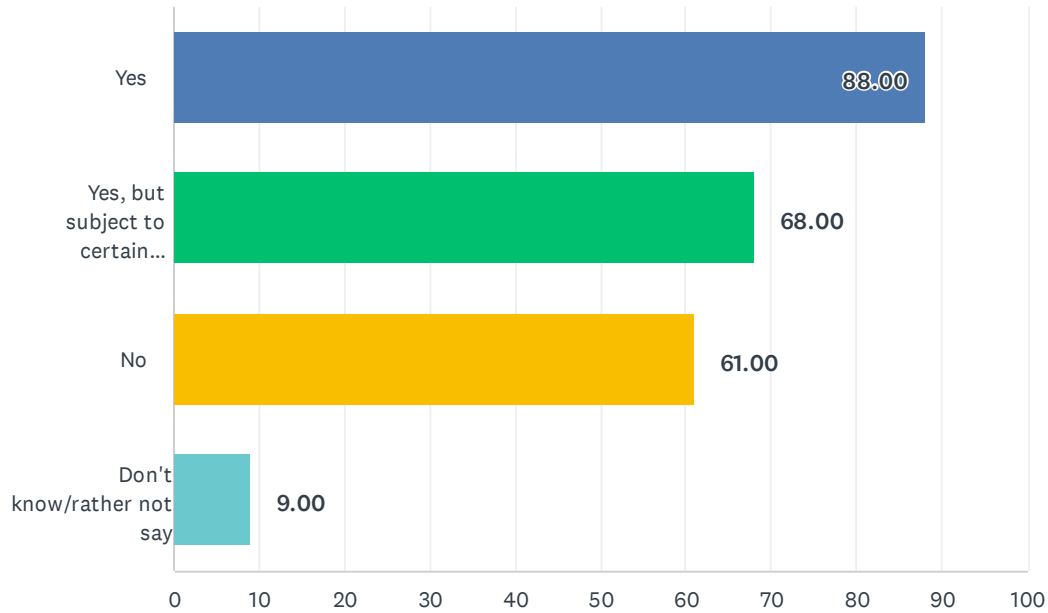
87	access to it is via very restricted roads	4/12/2026 6:23 PM
88	No reasonable access available and this development would have an impact on the wildlife. This site in in the centre of the conservation area.	4/12/2026 5:33 PM
89	No reasonable access and a haven for wildlife and open space fproviding fresh air for health of villagers. In conservation area	4/12/2026 5:32 PM
90	Already 9 dwellings being developed next to it at Bell Hill Garage	4/12/2026 5:31 PM
91	It is a site of Open Area of Local Significance.	4/12/2026 3:12 PM
92	Too large, roads around could not take additional capacity	4/12/2026 2:40 PM
93	It is an Open Area of local significance, and a conversation area. it would bring more traffic to the village and the road access from this site would be very dangerous, whether they come out onto Bell Hill which is already the main road through the village. which is very busy. Also there is alot of cars that park on Bell Hill, and some even park on the pavement which can cause people with pushchairs to end up having to use the road to get bay. And if access was to come out onto either of the other roads by the side of the GO, these are single lane roads, and again would be very dangerous indeed, as lots of people walk these 2 roads . There will be end up being a fatality one one of these roads. The GO has already been identified at OALSNSP003. any development would cause harm to the village, le effecting the local character of medieval village. MDC Conservation Officer has also stated "this would be contrary to policy DP3 as the significance and setting of the identified heritage assets would not be preserved or Enhanced. there will be an increase in traffic regards people travelling to work(as there is literally no employment in the village apart from The George pub and the Co_op), and school ( as the village school is a first school)	4/12/2026 1:49 PM
94	Within the village Conservation Are and designated as an Open Green Space. Limited access onto already congested roads.	4/12/2026 1:04 PM
95	Within the Conservation Area. Great Orchard is protected by Local Development Policy: identified as OALSNSP003, its potential development would cause great harm to the local character of the medieval village, contrary to Mendip District Council's Local Plan Part 1&2; it would destroy an area of visual and historic significance and the harm would not be outweighed by any potential benefits.	4/12/2026 1:00 PM
96	Should be retained as an open green space due to it's past history.	4/12/2026 9:27 AM
97	This area is a nature reserve for birds and animals. It should not be built on.	4/12/2026 9:11 AM
98	It's a historical site and has high dry stone walls which date back years. The infrastructure for access and egress is poor as Ringwell and Chantry lanes are single vehicle width similar to Lyde Green.	4/11/2026 11:24 PM
99	Building here would seriously damage the appearance of the village, imposing modern housing adjacent to much older buildings. An archaeological survey was carried out here, but did not go far enough into testing the area. the survey did not, for example, identify the fact that there is an old ditch and bank on the west side of the orchard, even though it is plainly visible from the houses on North Street.	4/11/2026 6:48 PM
100	Access is unsuitable, we already have to much traffic on Bell Hill	4/11/2026 4:51 PM
101	This option marks the site of the battle of Monmouth and is of considerable historical significance	4/11/2026 4:48 PM
102	Green space in middle of village, vehicle access is only likely to be via Bell Hill which is already congested.	4/11/2026 7:22 AM
103	It is an area of local importance and a protected green space. It is used by hunting animals and development would significantly diminish the character of the village and listed buildings in the close vicinity	4/10/2026 3:55 PM
104	Vehicle and pedestrian access. Previous applications have failed on this site for good reason. There is only one logical access point onto this site. Previous applications have detailed	4/10/2026 2:39 PM

breaks in the ancient stone walls onto two very narrow rural lanes: Bloody Lane and The Barton.

105	Chivers Lane and Lyde Green remain rural in look and feel, extending beyond the garage will significantly change the nature of the area. Also will have a big impact on traffic.	4/9/2026 10:48 AM
106	We should protect the historical green spaces to allow the character of the original settlement to be retained - build on the outer fields without infill - let's not be protective of growing the footprint but protect the density	4/9/2026 9:58 AM
107	It would block a view from my property which currently affords views of the green countryside. This is already being compromised by the old Bell Hill garage development.	4/8/2026 6:53 PM
108	Great Orchard is protected by Local Development Policy: Identified as OALSNSP003 its potential development would cause great harm to the local character of the medieval village, contrary to Mendip District Council's Local Plan Part 1&2; it would destroy an area of visual significance and the harm would not be outweighed by any potential benefits. The site is within the village Conservation Area: Great Orchard makes a major contribution to the visual appeal and the open rural, loose grain local character of the Conservation Area – therefore the harm caused by potential development would not be outweighed by any potential benefits. MDC Conservation Officer has stated that development “would be contrary to Policy DP3 as the significance and setting of the identified heritage assets would not be preserved or enhanced”. Design and Access Issues: The site has difficult access onto narrow areas of Bell Hill and The Barton where congestion and road safety issues already exist.	4/8/2026 11:25 AM
109	It does not exit onto main roads and creates a potential flood risk to the Norton brook	4/7/2026 2:36 PM
110	Address issues of traffic on the high street.	4/7/2026 10:43 AM
111	Site of historic significance. Extremely limited access routes for vehicles.	4/6/2026 5:47 PM
112	Site of historic significance (Pitchfork Rebellion), plus extremely poor access routes for vehicles.	4/6/2026 5:47 PM
113	No more houses	4/6/2026 2:52 PM
114	Access difficulties.	4/6/2026 12:12 PM
115	Historical importance, lack of suitable access roads, important green space central to the village.	4/5/2026 12:08 PM
116	A lung of the village.	4/4/2026 4:44 PM
117	This has always been recognised as a 'lung' of the village. Previous planning applications have been rejected for this reason. Nothing has changed. It should remain a Green Space.	4/4/2026 4:38 PM
118	Access roads too narrow and historically important to retain	4/4/2026 9:27 AM
119	Restricted vehicular access. This is a "green lung" for the rural settlement of NSP, and due to its elevated position any buildings would dominate the landscape and adjacent houses in the Barton.	4/3/2026 10:15 AM
120	Not easily accessible. Disrupts views	4/3/2026 7:57 AM
121	Important green space within conservation area	4/2/2026 8:28 PM
122	Great Orchard an a recognised area of importance, a designated Local Green Space, and is within the old village boundaries. Access off Bell Hill would create further issues in an already congested area. Impact on existing dwellings, especially North Street, would be significant.	4/2/2026 4:00 PM
123	Additional houses in this area will Impact wildlife within the boundaries of the Orchard. Additional properties would add light and noise to a quiet area of the village. Block existing views.	4/2/2026 3:17 PM
124	No good access in and out, cars would have to pull out onto already congested roads	4/2/2026 12:50 PM
125	Access would be required through the Bell garage development and increase danger and risk of cars going into and out of the entrance on Bell Hill	4/2/2026 8:15 AM

## Q10 Do you think site 03 (Norton Farm) is potentially suitable for housing development?

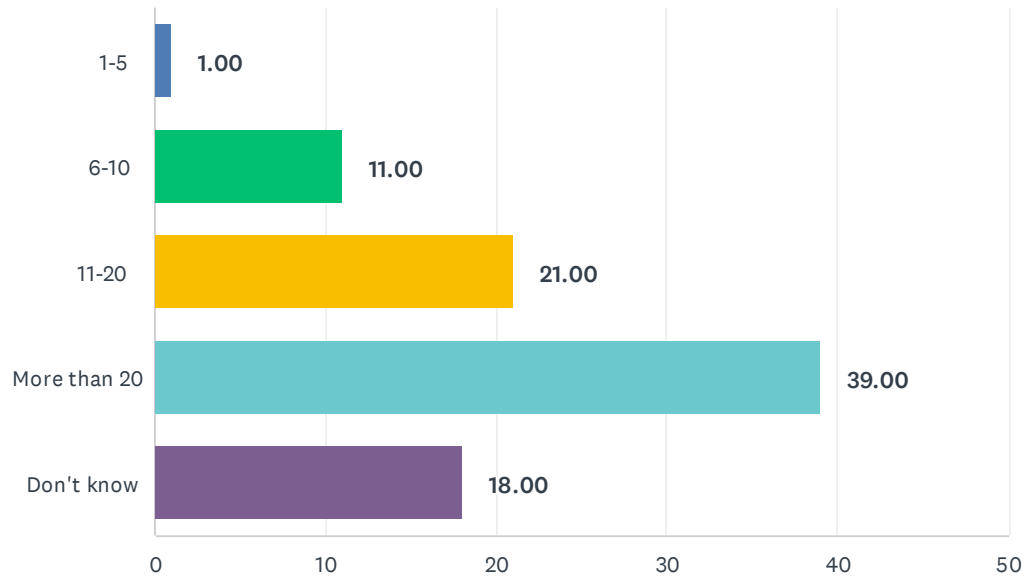
Answered: 226 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	38.94%	88
Yes, but subject to certain conditions being met	30.09%	68
No	26.99%	61
Don't know/rather not say	3.98%	9
<b>TOTAL</b>		<b>226</b>

### Q11 You consider that land at Norton Farm might be suitable for future housing development. How many houses do you think it might accomodate?

Answered: 89 Skipped: 137



ANSWER CHOICES	RESPONSES	
1-5	1.12%	1
6-10	12.36%	11
11-20	23.60%	21
More than 20	43.82%	39
Don't know	20.22%	18
Total Respondents: 89		

## Q12 If you wish to make a site specific comment please use this box

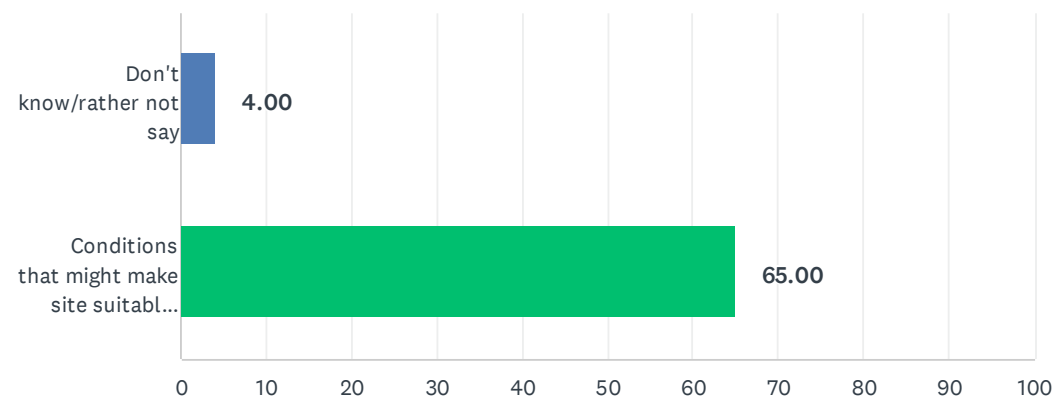
Answered: 40 Skipped: 186

#	RESPONSES	DATE
1	Least effect on village ethos/ambience	5/2/2026 5:13 PM
2	Site very suitable for development as access good and existing housing nearby. Has good access to road network.	5/2/2026 4:38 PM
3	Access to the road, contribution to local infrastructure and drainage	5/2/2026 4:24 PM
4	Limited landscape impact. Reasonably well related to existing development. Improved pedestrian links with centre of village required	5/2/2026 3:51 PM
5	Sensitive design that respects the conservation area and listed buildings	5/2/2026 3:24 PM
6	Road access is good here	4/30/2026 9:38 PM
7	I feel this site along with 4 and 12 are the only suitable sites	4/30/2026 8:20 PM
8	This is one of the most practical locations for expansion. Because it has direct access to the A366, residents can reach the A36 without adding to the bottlenecks on the village High Street. Its size allows for a higher density of homes, reducing the need to develop smaller, more sensitive green spaces. It feels like a consistent extension of the existing Longmead housing.	4/30/2026 7:17 PM
9	has access to Farleigh road and traffic would be able to join the A36 easily away from the village	4/29/2026 6:36 PM
10	Most traffic would not need to use High Street/Bell Hill	4/29/2026 6:10 PM
11	A development could be in a place where the access to main road is good along with footpath into the village would be less impactful on the village it self . It could potentially use land that has low yield. if this plot was to be used it would have more benefit than impact on the conservation of the village.	4/29/2026 3:27 PM
12	on edge of village & next to other recent developments so minimum impact on look & feel of village	4/28/2026 12:31 PM
13	Design is an important element on this gateway to village. important to ensure housing is integrated into the neighbouring development with pedestrian only routes.	4/28/2026 9:59 AM
14	Good access to main road, minimum impact on village	4/25/2026 7:59 AM
15	On the edge of the village where there are neighbouring houses of lesser architectural importance. Better access to A36	4/23/2026 2:53 PM
16	Good potential if pedestrian access can be made to the centre of the village. A lot of car traffic would arrive/leave via the A36 which would be good for the High St / Bell Hill traffic and parking issues.	4/23/2026 2:32 PM
17	This would have less impact on the character of the village and the visual impact to surrounding views would be minimal	4/21/2026 11:40 AM
18	Adjacent to existing housing. Not visually intrusive for the rest of the village.	4/20/2026 10:01 PM
19	Adjacent to Longmead development. Wouldnt add to traffic issues in High St too much. Will not affect the historic part of the village	4/19/2026 6:37 AM
20	Good access to A366	4/18/2026 10:11 PM
21	This site is suitable as it doesn't impact the heritage conservation area of the village. The run off from drainage wouldn't impact existing houses. A key point is that residents could commute out of the village without coming through the congested centre. No key views would be affected. Good flat land. Would like them all to have solar panels.	4/18/2026 9:03 PM

22	This is the "stand out" option if there is a requirement for a substantial number of new houses. Very limited effect on the historic village either visually or in terms of traffic. Direct access from the A36 without the need to go through the village a big positive. The neighbours on Longmead would need to have their amenity protected and be consulted on layout etc.	4/16/2026 12:22 PM
23	will just be sprawl. Not great but possible	4/14/2026 8:18 AM
24	Condition as previously. Local infrastructure. Sustainable/solar etc. Affordable	4/12/2026 5:34 PM
25	Has access t the Bath Rd. Limited or no impact on the character of the village.	4/12/2026 1:01 PM
26	The site is partially brownfield, taking in a farmyard and inefficient bungalow and will not impinge upon the medieval village. It is also adjacent to existing modern development	4/11/2026 4:50 PM
27	Screen off existing houses. Screen off view south. Use Farleigh Road (good main road) for several access roads.	4/11/2026 4:38 PM
28	This is a good option. Not much effect on the village. Traffic could use the Farleigh Rd to access the A36. Footpath link through the Longmead development would need to be maintained	4/11/2026 2:25 PM
29	Low cost affordable housing only please.	4/10/2026 3:03 PM
30	This site has good access to the main A road out of the village. It is not overlooked and there is already a significant footprint of old farm buildings. In my view this would make a good location for further housing if there is a demonstrable need. Please note that low-cost affordable houses are in far shorter supply in our community. We don't need any more high value, luxury properties.	4/10/2026 2:42 PM
31	As level land it feels the natural way to grow and disguise the growth without obvious impact to the historical centre in the valley	4/9/2026 10:00 AM
32	This to me is one of the better sites for development. There are no access issues, given it has access via A366, so traffic can come in and out via the A36, rather than through the already congested and narrow village high street. It is the second largest site which also allows more houses to fit, again limiting the number of sites needed for development. Given it runs alongside the development at Longmead, it makes for a natural extension of housing. There is also already development on this land.	4/9/2026 9:33 AM
33	A development on this site would be a natural extension to the existing development at Longmead with very good road access to the main A36 as well as the A366. It avoids any negative impacts on both the conservation and historic heritage areas of the village. The farmland here is relatively low grade and of no particular visual significance. So for this development any slight harm would easily be outweighed by the benefits.	4/8/2026 4:16 PM
34	I think this site would have least impact on the village and amenity of neighbours would not be badly affected. Access is easy from the A36, there's a good footpath link to the village centre and it would be least intrusive on the skyline. The construction phase would also have minimum impact	4/7/2026 11:34 AM
35	It would be good to retain the farm/buildings to maintain agriculture in NSP	4/4/2026 9:31 AM
36	This site is on flat land above the main village. Development here will not impact the conservation or historic centre of the village. Also commuters from the site leaving each day for work in Bath/Bristol will be able to access A36 easily without impact on narrower roads in historic Norton St Philip.	4/3/2026 10:55 AM
37	Good access to village but improvement to footpath access is required for pedestrian safety at Harts Forge	4/2/2026 8:30 PM
38	Traffic can enter and leave this site an go out onto the a36 without congesting the village	4/2/2026 12:51 PM
39	This site doesn't border the conservation area and is adjacent to recent housing developments	4/2/2026 11:28 AM
40	Two possible access entries - Tallisford Lane nd Frome road. Easy access for construction vehicles and materials affording pleasant views for owners and open space for children and dog walkers. good location for affordable housing. Possibility of a bypass to A366. Reduce amount of traffic through the high street.	4/2/2026 8:22 AM

Q13 You consider that Site 03 (Land at Norton Farm) could be suitable, but only if certain conditions are met. Please describe what those conditions would be. (Examples of conditions might include: effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.)

Answered: 69 Skipped: 157



ANSWER CHOICES	RESPONSES
Don't know/rather not say	5.80% 4
Conditions that might make site suitable for housing development.	94.20% 65
<b>TOTAL</b>	<b>69</b>

#	CONDITIONS THAT MIGHT MAKE SITE SUITABLE FOR HOUSING DEVELOPMENT.	DATE
1	As this site is at one of the entrances to the village, it should be effectively screened and landscaped sympathetically (not leylandii or similar). If the buildings were suitable i.e. lower cost homes this would attract younger families which would be an advantage for the village school. There is already an existing path at the edge of this site which connects to the High Street. This site is not visible from the other entrances to the village, this site is poor agricultural land.	5/2/2026 4:06 PM
2	It has road access and still quite near Village but I think the issue of agricultural land loss may need to be considered as this was/is a working farm. It might need some screening off as it is quite an open area. I can't really envisage the size of the plot so 6 to 10 houses was my guesstimate.	5/1/2026 4:58 PM
3	Exemplar site design to sloping site Generous landscape to reduce visual impact prow integrated Community orchard provision Low/ no car site design	4/30/2026 10:13 PM
4	Cosideration must be give to access to the site because of the additional traffic and the	4/30/2026 8:39 PM

	narrowness of the road leading in and out of the village.	
5	It is next to an existing development at Longmead and it makes sense to group the developments together to reduce impact on the character of the village. Access would be straight forward as it is on the edge of the village. It is a large parcel of land so could presumably accommodate a good number of houses. My concern is that it is farm land and so would lose quality field for food production. Due to the size it ought to have a green or similar shared outdoor space to lessen environmental impact of the development.	4/30/2026 7:07 PM
6	This is one of the better sites for development. There are no access issues, given it has access via A366, so traffic can come in and out via the A36, rather than through the already congested and narrow village high street. It is the second largest site which also allows more houses to fit, again limiting the number of sites needed for development. Given it runs alongside the development at Longmead, it makes for a natural extension of housing. There is also already development on this land. It will not have too much impact on the character at the heart of the village as it is on the outskirts and is not one of the areas of the most beautiful views. There are also less residents here who are likely to be affected.	4/30/2026 7:01 PM
7	A safe footpath from the site to the village centre and the (excellent) Co-op store.	4/30/2026 11:30 AM
8	Housing priced for first-time buyers and those at or approaching retirement. Direct vehicle access to/from Farleigh Road to bypass village centre via A36.	4/30/2026 11:17 AM
9	Effective screening, in keeping with the Conservation area and listed buildings. Careful consideration given to location on the plot, good road access, flood risk mitigation should be paramount and just a few houses adjacent to the existing development, leaving the farm buildings and rest of the plot undeveloped.	4/30/2026 10:39 AM
10	Screening from road and input from adjacent domestic properties on positioning of any new houses	4/30/2026 7:46 AM
11	Clear lines of sight when accessing in a vehicle. Add houses here in a similar style to those already built there.	4/29/2026 8:39 PM
12	Low rise housing built in an 'agricultural ' design brief - such as the barns in Mill Lane Beckington, or the conversion/development in Woolverton by A36. Access considerations screening from existing development	4/29/2026 9:03 AM
13	- Sympathetic design / development that blends into the village and also minimises impact on the housing adjacent to the site, including good landscaping to avoid those housings being too badly overlooked. - Good access to the road and suitable/sufficient parking incorporated into any development designs to avoid increasing congestion concerns.	4/28/2026 8:55 PM
14	This site would offer a far more suitable option for development if it provides sufficient parking for both residents and visitors. This is essential in a village where on-street parking already places pressure on narrow roads and pavements. The open nature of the land also creates an opportunity for thoughtful landscaping or screening, which would help reduce the visual impact of new homes and maintain the character of the surrounding area. The location allows for better access to the wider road network, making it possible to introduce effective traffic management measures that are not achievable in the more constrained parts of the village. In addition, placing new build homes alongside other modern properties would create a more coherent layout and avoid disrupting the historic core of the village. Taken together, these factors show that the site has the potential to accommodate development in a way that is safer, more practical and more in keeping with the existing pattern of the village.	4/28/2026 7:23 PM
15	Suitable vehicular access. Schools places.	4/28/2026 10:07 AM
16	Suitable access to the centre of the village	4/28/2026 9:07 AM
17	Suitable vehicle access and pedestrian access to the village	4/27/2026 10:37 PM
18	It is on the edge of the village , therefore is quite discrete, however could be exploited and over time could become huge and 'small town like'.	4/27/2026 1:30 PM
19	Sensitive design to respect the village integrity	4/27/2026 10:57 AM
20	Sympathetic buildings, and effective landscaping.	4/27/2026 10:18 AM
21	Safe access to the wider village Improvement pedestrian access in and out of the site	4/27/2026 8:47 AM

Norton St Philip Community Survey on possible options for future housing development 2029-2045

SurveyMonkey

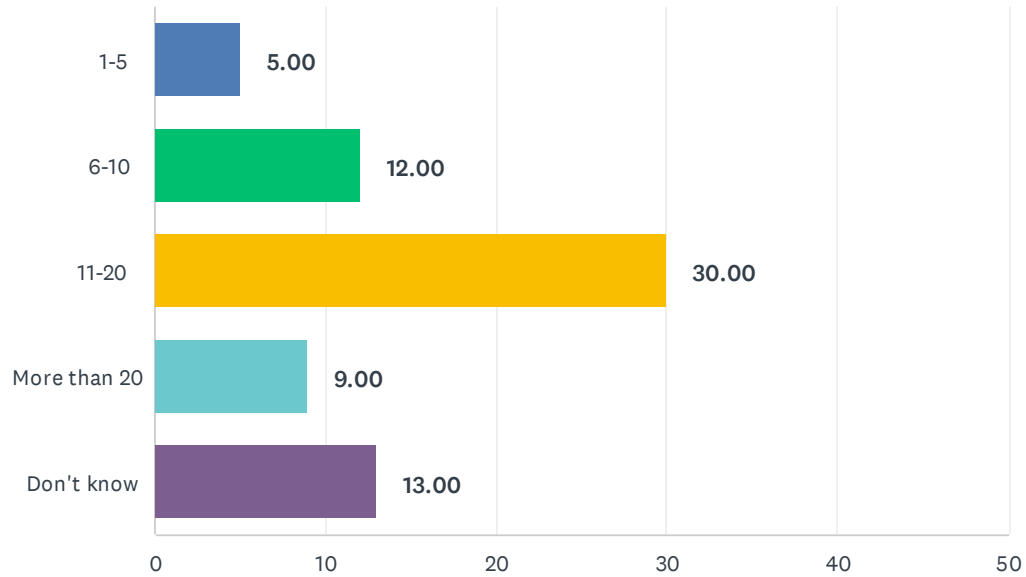
22	Screening. Sensitive design.	4/27/2026 7:23 AM
23	All the above plus: A footpath/pavement connecting it along the A366 to the village centre. A footpath/cycleway to the Farleigh Rd farm shop.	4/26/2026 5:29 PM
24	effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.	4/26/2026 8:26 AM
25	Consider farm land and feeding this country instead of if importing from countries who do not consider health and animal welfare	4/25/2026 11:21 AM
26	as above examples	4/25/2026 10:15 AM
27	Although good access to main road it would be on agricultural land at a time when food security in this country is important.	4/25/2026 8:03 AM
28	Traffic access to the A36, footpath/cycle access to the Co-op and school through Shepherds Mead and the western end of Farleigh Road	4/24/2026 6:39 PM
29	Although this is presumably agricultural	4/24/2026 6:17 PM
30	Limited development well screened with safe access and adequate infrastructure including adoption of road and street lighting.	4/24/2026 2:16 PM
31	Improved road access and quality	4/21/2026 2:10 PM
32	Improved access to road network, including upgrade of the existing A road alongside. Creation of footpaths and cycle paths separated from the road. Design measures to limit the extent of permeable surface - SUDs. Wind and/or solar generation. EV charging points - preferably for shared EVs - and limited private vehicle parking spaces. (Covenants for purchasers of new housing)	4/20/2026 10:53 PM
33	Factors that might make it potentially suitable for development: Landscaping and screening for residents at Shepherds Mead and Longmead Close; footpaths to allow easy access to village facilities; sustainable drainage; a footpath and cycle path (through fields not on side of road) to the farm shop at Farleigh; low level lighting to ensure minimal impact on wildlife; contributions to local infrastructure; sensitive design.	4/20/2026 10:10 AM
34	In keeping with the rest of the village and appropriate traffic calming measure and access to Farleigh Road	4/19/2026 8:02 AM
35	Measures to protect immediate neighbours privacy and design that is sympathetic to village historical buildings and conservation area.	4/18/2026 9:20 PM
36	Improved access and egress from the development from A36 via Farley Road by passing the village centre.	4/18/2026 9:11 PM
37	Road access to this site is good, and being on the edge of the village and having easy access onto the A36 it will impact traffic through the centre of the village less than many other sites under consideration. Effective screening needed to reduce visual impact. A footpath will be needed from the site into the village (and possibly going as far as the Flourish farm shop )	4/18/2026 9:08 PM
38	Provision of a decent amount of affordable housing, sensitive design and improved road access.	4/17/2026 12:46 PM
39	That development creates a separate group of houses forming its own village like shape - terraced small houses, paths, single houses etc. Properties to face different directions etc. Garages and car space to be provided for all residencies. NOT a site filled with 3,4 or 5 bedroom single houses.	4/17/2026 12:41 PM
40	All of the above.	4/17/2026 10:23 AM
41	Walking access to the village	4/15/2026 6:33 PM
42	Sensitive design	4/15/2026 12:12 PM
43	Conditions would include: effective landscaping or screening to reduce visual impact; sensitive	4/14/2026 6:12 PM

design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.

44	This is prime farmland	4/13/2026 8:59 PM
45	Effective screening and not overly dense development.	4/13/2026 4:21 PM
46	Improved access for vehicles; limited number of houses; careful treatment of visual impact; improved access to health services	4/13/2026 10:04 AM
47	Contributions to local infrastructure such as schools, health services or utilities Provision of affordable housing	4/12/2026 5:35 PM
48	This is an extension of the Longmead/Hawkesmead estate. It has good access from Farleigh Road, but no pavement to the village for pedestrians. Screening needed around the area to protect present properties and those on Tellisford Lane who have wide views of open farm land at the moment.	4/12/2026 4:35 PM
49	As above, sensitive design to minimise visual impact. Site in the vicinity of the farm	4/12/2026 3:24 PM
50	Improved access to road network - provision of sewage and water treatment to support any development - sympathetic design and layout of housing.	4/12/2026 3:16 PM
51	Screening and development in line with character of village	4/10/2026 3:55 PM
52	Low density and good paths and eco friendly environmental development	4/9/2026 10:49 AM
53	Access to main heart of the village. The road is a (A366)fast road with no safe footpath	4/8/2026 9:56 AM
54	Usual considerations re village infrastructure	4/7/2026 2:38 PM
55	provision of walking/cycling paths away from main road. A wide, safe access point for vehicles off main road. Effective screening from Longmead/Hawksmead Close to improve visual amenity.	4/6/2026 5:51 PM
56	Provision of walking / cycling paths away from the main road. Wide and safe entry point for vehicles. Effective screening from Longmead / Hawksmead Close to improve visual amenity.	4/6/2026 5:51 PM
57	Compatible design to neighbouring houses, enhanced public footpath, flood risk mitigation and suitable drainage and contributions to increased local infrastructure. Perhaps more than 20 houses but no more 35.	4/4/2026 4:50 PM
58	Low density development. Sensitive design to maintain compatibility with neighbouring properties.	4/4/2026 4:48 PM
59	Sympathetic to other housing in the area	4/4/2026 1:33 PM
60	Would need to have minimum impact on existing houses on Longmead Estate and still proved good footpath access in the direction of Fairleigh Farm. Road access would also be important	4/3/2026 10:44 AM
61	Low visual impact from Farley Road if high pitch roofs are prohibited.	4/3/2026 10:19 AM
62	Access should be from Farleigh road. There should be a green belt maintained between the existing homes on Longmead/Hawkesmead Close to maintain the spacious feel of the village. The footpath should be extended to connect with the existing footpath on Hawkesmead Close to connect to the village.	4/3/2026 10:00 AM
63	Ensuring that the skyline is protected. Development on the skyline ruins the rural aspect for the surrounding area.. look at contours map. There is also the possibility of a solar car park ie solar panels on the roof with a public car park underneath. Removing cars from roads would enable pavements to be widened and better landscaped traffic calming in conservation areas (rather than parked cars). As with the other development on fields, ground source heat pumps should be encouraged.	4/2/2026 5:49 PM
64	One line of houses by the road to reduce encouragement on agriculturist land and urban sprawl	4/2/2026 4:20 PM
65	Flood risk to bottom of village would need to be addressed. Access onto a busy A road would need improving	4/1/2026 5:35 PM

## Q14 If these conditions were met, how many houses do you think the site could accomodate?

Answered: 69 Skipped: 157



ANSWER CHOICES	RESPONSES	
1-5	7.25%	5
6-10	17.39%	12
11-20	43.48%	30
More than 20	13.04%	9
Don't know	18.84%	13
TOTAL		69

## Q15 You have answered that you consider that site 03 (Land at Norton Farm) is not suitable for development. Please give your reasons for this view in the box below.

Answered: 58 Skipped: 168

#	RESPONSES	DATE
1	Agricultural land	4/30/2026 9:36 PM
2	<p>Norton St Philip has already experienced a high level of development and, ideally, should not be subject to any further expansion, certainly not before 2029. The land at Norton Farm is considered unsuitable for development for a number of very important reasons. The village is already at or beyond a sustainable level of development and a scheme of the scale proposed would place further strain on its infrastructure. The Norton Farm site is subject to regular flooding, which has already affected adjacent properties in the Longmead and Hawksmead developments and has required mitigation measures, including engineered earthworks. The proposed development would significantly increase traffic through the village, exacerbating existing congestion at key pinch points, including the pedestrian crossing at Harts Forge and the High Street, both within the Conservation Area. Proposals to increase pedestrian access via Farleigh Road would also intensify safety concerns, given existing issues with congestion, speeding and restricted visibility at Harts Forge. Increased traffic would place additional pressure on already hazardous access routes to the A36 via both Farleigh Road and Woolverton. While the Woolverton junction is often preferred due to its lower 30mph speed limit, this would likely result in additional traffic routing through the Conservation Area and High Street, worsening existing congestion and pedestrian safety issues. The A366 Farleigh Road junction is already hazardous, with a history of frequent road traffic incidents, including a fatal collision in 2022. Additional traffic generated by a development of 50 or more dwellings, particularly one comprising predominantly of housing for local families, as envisaged in the Neighbourhood Plan, would further increase these risks, especially given the likelihood of multi-vehicle households. Residents of a large-scale development at Norton Farm are also likely to make frequent trips to the village shop at Fortescue Fields, the village school, local pubs, and other amenities, thereby increasing local traffic movements, parking pressure, and associated hazards. It is important to note the principle of distance decay in active travel. As the distance to a destination increases, walking rates decline significantly, while reliance on private vehicles increases. Furthermore, continued agricultural use of the remaining land would likely require the construction of new farm buildings and a yard, despite existing facilities already being available and in productive use, rendering such duplication unnecessary and inefficient. The proposed development would also result in a substantial loss of amenity and a significant adverse visual impact on residents of Farleigh Road, Longmead Close and Hawksmead Close. The site comprises high-quality agricultural land in continual productive use and should be retained for that purpose, particularly where alternative, less sensitive sites are available for development. Its development would also harm the historic settlement pattern of the village, eroding its characteristic form of a compact core with dispersed rural extensions and weakening its relationship with the surrounding countryside, which has been identified by Historic England as an important feature. Finally, development of Norton Farm would result in the loss of the annual "Band in a Barn" event, which provides a key focus for community cohesion and has raised in excess of £150,000 for local charities and good causes.</p>	4/30/2026 3:33 PM
3	<p>Norton Farm is a busy working farm providing a really important service to our community. Having grown up in the countryside and with agricultural heritage in my family, I have huge respect for the work farmers do. I think it is vitally important that we produce as much food as we can in the UK, building houses on farms will not help us to do this. One of the fields shown in this site floods in winter which does not make it suitable land for housing. Like I said before, an important part of what makes Norton St Philip special is its rural setting with farmland all around it. If this is destroyed, the village will become just like any other that has been overdeveloped. There is so much history in the village that I feel it is really important to protect as it can't be got back once it is lost. As I said previously, adding more houses will add more traffic to the village roads. This is already a problem on the Farleigh Road and when trying to pull out onto the A36. I am learning to drive and see so much speeding and bad driving in and</p>	4/30/2026 1:10 PM

around the village already. Building more houses here would really concern me with how much worse the traffic would get. It is dangerous to walk down into the village from Longmead/Hawkesmead Close now because the road gets very narrow with no pavement next to Harts Forge. Building houses at Norton Farm would make this problem much worse. As I mentioned before, the school and preschool are oversubscribed already. Adding more family homes to the village at Norton Farm would only make this problem worse and put even more traffic onto the roads with people having to travel out of the village for these services. As a resident of Longmead Close, having over 50 houses built at Norton Farm with added roads and footpaths included would fundamentally alter mine, my families and many of our neighbours ability to enjoy our houses and gardens. As we are all people who have worked hard to support the village in many ways I think it is important that this is taken into consideration.

4	<p>Norton St Philip has been overdeveloped and ideally would not be subject to any further development, and certainly not before 2029. The land proposed for development at Norton Farm is not suitable for development for a number of reasons: Norton St Philip has been over developed already and additional development, particularly on the scale proposed, would not be sustainable. The Norton Farm site is already subject to regular flooding, impacting properties in the neighbouring Longmead/Hawksmead developments and which has necessitated mitigation through the construction of earthworks. The development of this site as proposed would result in a significant increase in traffic through the village, particularly negatively impacting the existing pinch points of the pedestrian access at Harts Forge and the already heavily congested High St. Both of which are within the Conservation Area. The proposal to increase pedestrian access along Farleigh Road into the village would increase the existing serious traffic issues and hazards of this route which include congestion, speeding vehicles and the dangers particularly to pedestrians of the pinch point at Harts Forge. Traffic from a development at Norton Farm would increase the volume of traffic joining the A36 from the village. Both of the available junctions, Farleigh Road and Woolverton, are dangerous at present and these dangers would increase with more traffic from the village. The Woolverton junction with its lower speed limit of 30 mph is seen as favourable, meaning traffic from a Norton Farm development would be likely to route through the village and along the High St to reach it, adding to existing issues of congestion and pedestrian hazards. Traffic from a development at Norton Farm would be highly likely to travel into the village multiple times per day not only to access the safer junction with the A36 but to access the village shop at Fortescue Fields and the village school. This would exacerbate existing pressures, congestion, parking issues and hazards on these routes. The A366 Farleigh Road is a hazardous road and the scene of a fatal road accident in 2022. Further traffic from a development at the Norton Farm site would increase this risk, particularly if the development is sized to include over 50 houses of which (in accordance with the Neighbourhood Plan) the majority would be affordable homes for local families who are likely to have school aged children, full time jobs and at least one, likely two cars per household. Presumably in order to continue farming the remainder of the agricultural land at Norton Farm if the development were to go ahead, new farm buildings and a yard would need to be built. This seems wasteful and nonsensical when these facilities already exist and are in continual productive use. A development of the size and scale proposed at Norton Farm would result in a significant loss of amenity and have a considerable negative visual impact on existing residents of Farleigh Road, Longmead Close, Hawkesmead Close and Shepherds Close. The site is good quality agricultural land which has been in continual productive use and should be retained for that important purpose when other sites exist as potential areas for development that are not in use. Developing the site would fundamentally alter the historic character of the village by eroding the nature of a densely populated centre surrounded by four clear extended areas of sparsely sporadically populated land appearing like "spokes of a wheel"; destroying the important characterisation of the village as predominantly rural and agricultural with green corridors of approach and would further erode the relationship of the village to its rural hinterland which has been identified as important by Historic England. Development of the site at Norton Farm would result in the loss of the annual village fundraising event, Band in a Barn, which as well as providing an important opportunity for the village community to come together, raises in excess of £20k every year (well over £150k in total) for village and local charities and good causes.</p>	4/30/2026 9:50 AM
5	As comments from previous option	4/30/2026 6:53 AM
6	Traffic and parking are massive issues for our village already.	4/29/2026 10:44 PM
7	We have too many new houses	4/29/2026 10:25 PM
8	I feel there are more appropriate sites that would have less of an impact. This site would extend the development limit into the open countryside opposite the green belt area. Farleigh	4/29/2026 4:51 PM

Road is a busy commuter road and relatively narrow lanes. There are no footways in this area until Longmead Close entrance and then an only limited footway up to Upper Farm Close. The pinch point at Harts Forge is an issue since there is no pedestrian footway and traffic speeds are well documented along Farleigh Road including the pinch point.

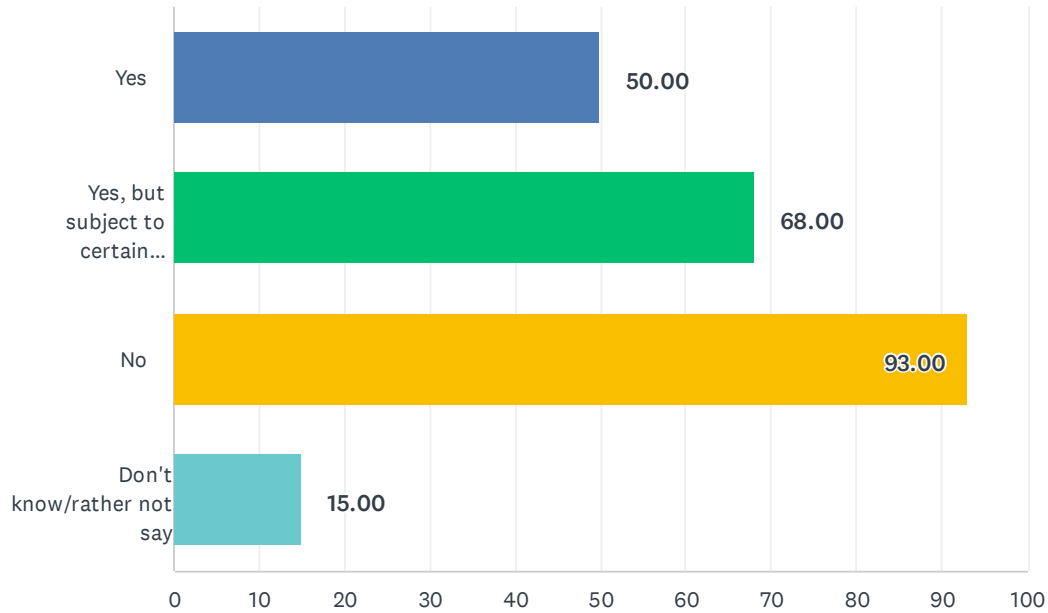
9	It would close in existing housing and make housing too dense and cut off from open countryside	4/29/2026 2:46 PM
10	Erosion of green space and loss valuable agricultural land.	4/29/2026 10:42 AM
11	no safe passage to village amenities.outside development limits	4/27/2026 10:21 AM
12	Loss of agricultural capabilities and amenities near the village	4/26/2026 10:13 PM
13	We are already massively growing in size due to housing developments.	4/26/2026 4:40 PM
14	It would be the loss of the green land	4/25/2026 7:27 PM
15	To near main road	4/25/2026 7:46 AM
16	Close to previous development.	4/24/2026 7:34 PM
17	This is agricultural.	4/24/2026 6:18 PM
18	Prime farming land	4/23/2026 8:28 PM
19	the field regularly floods in the north east corner no pavement for residents to walk into the village use of good agricultural land disrupt light, privacy and views of existing residents	4/23/2026 10:59 AM
20	Would cause more traffic in the village	4/22/2026 4:39 PM
21	Loss of agricultural land. Increasing village footprint. Affect on local ecology. Effect on views when entering village.	4/22/2026 11:31 AM
22	It will make the combined estate of Longmead etc into one huge estate, not good for the village,it won't be village.	4/21/2026 10:45 AM
23	Loss of green space, visible for miles around, loss of farming land	4/19/2026 5:02 PM
24	1. There is existing run off flooding into the Longmead/Hawkesmead developments and this would be exacerbated hugely by a potential further 50 houses. 2. I understand there will be pedestrian access along Farleigh Road to the entrance to Longmead Close. This will increase the pedestrian footfall along the road to the village arriving at the pinch point for traffic at Harts Forge where there is no pavement at all. This is already a hazard for pedestrians, especially walking with young children. 50 or so more houses can only make this worse. Traffic turning into the very narrow righthand turning by Harts Forge is already an issue and will become a very big problem. 3. The site is outside the village curtilage and is agricultural land. NSP is a village simply because it is bordering such agricultural land and using up this feature takes away the character of a village. 4. The junction with the A36 is very busy with fast-moving traffic. Turning right to Frome is taking one's life in one's hands - literally. The situation will only deteriorate with the increase of traffic coming from any potential development of this site.	4/19/2026 12:26 PM
25	Would be a shame for a village farm to go.	4/19/2026 8:25 AM
26	Serious flood issues	4/19/2026 7:48 AM
27	Seems to fall outside village boundary	4/18/2026 9:16 PM
28	Already enough development	4/18/2026 9:06 PM
29	Volume of traffic and countryside view	4/18/2026 4:54 PM
30	There is no infrastructure within the village to support the additional traffic it will create. The village is already saturated with traffic movements from other developments outside of the Parish. Further loss of farming land and historic landscape.	4/18/2026 12:02 PM
31	See comments at paragraph(s) 2 and/or 3 above and I) Considerable pooling observed after heavy rainfall Autumn 2025 and February 2026. II) Late 2025 earthworks to form a bund in the field along boundaries with Longmead/Hawkesmead may not eliminate risk of incursions towards Longmead/Hawkesmead if building/paving reduces drainage. III) 2025 soil test hole in field has not dried out.	4/17/2026 4:35 PM

32	This is a massive flood plane and often water run off floods the existing new build homes in Hawkesmead	4/17/2026 7:35 AM
33	Potential for water run-off into Longmead Close and Hawkesmead Close properties. Potential flooding risk demonstrated by soil test bore hole effected in 2025. Recently-constructed bund seeks to address existing run-off and/or flooding risks but further building on Norton Farm must increase such risks. See also answers given to grid questions item 2 and comments made in response to item 3 above.	4/16/2026 3:41 PM
34	Currently good agricultural land which must be retained	4/15/2026 1:07 PM
35	Loss of agricultural land	4/14/2026 11:48 AM
36	Development would erode the rural landscape and the agricultural use and natural life of the area would be destroyed	4/14/2026 9:31 AM
37	Development would adversely increase the boundary of the village and contribute towards creeping urbanisation.	4/13/2026 12:28 PM
38	Outside planning envelope. Problem of urban sprawl	4/13/2026 12:27 PM
39	loss of agriculture land, someones livelihood	4/12/2026 6:27 PM
40	No further development	4/12/2026 5:32 PM
41	Loss of farmland and biodiversity.	4/12/2026 3:48 PM
42	Loss of agricultural land. Limited access roads and if don't use main Fairleigh Road then would impact on roads not designed to take the additional traffic	4/12/2026 2:42 PM
43	1. I am concerned about the potential for run off flooding into the Longmead development. There has already been more than one property affected by flood water from this field. A soil test bore hole was dug last summer and there has been standing water on the surface where it was dug ever since. A large development of houses here would exacerbate an existing problem. 2. We understand from the agent (Chris Beaver) that there will be pedestrian access down Farleigh Road to the entrance to Longmead Close. However, the danger to pedestrians will be the most at the pinch point for traffic at Harts Forge. There is no pavement and it is already a danger to people especially with children. The increase in traffic to Bath and Radstock from a potential 60 Houses will make that junction/turning even more hazardous. 3. The site is outside the village curtilage. NSP has exceeded the current quota already. I feel that no building permission should be given before the 2029 plan comes into effect and then only for the number that is warranted for a village which has so much recent development.	4/12/2026 2:04 PM
44	Good quality farmland	4/12/2026 10:06 AM
45	Should be retained as farmland. Poor access to Farleigh Road.	4/12/2026 9:30 AM
46	This area is a nature reserve for birds and animals. It should not be built on.	4/12/2026 9:12 AM
47	This would be sacrilege to develop this land. It is a popular site for walkers and a real beauty spot that is peaceful and tranquil from the noise of traffic on the B3110. If this gets planning then the historical atmosphere of the village will be lost and it will become a town made up of executive homes for people who commute and have no desire for community. Also, the B3110 is already a rat run and traffic has quadrupled in the last 15years. More housing in the village will only exacerbate the queues getting into Bath. Not all the housing has sold on the Lippiat estate so why do we need more?	4/11/2026 11:35 PM
48	Taking agricultural buildings & land away, when we need the farmers	4/11/2026 4:54 PM
49	Too visible	4/11/2026 7:22 AM
50	No more houses	4/6/2026 2:52 PM
51	Well, perhaps.	4/6/2026 12:13 PM
52	Agricultural land that floods. No easy access to village (no footpaths)	4/3/2026 1:43 PM
53	Outside village boundary. Creep. Traffic impacts.	4/3/2026 7:58 AM
54	FARM LAND houses don't feed the country	4/2/2026 7:50 PM
55	Farm land is important	4/2/2026 3:33 PM

56	I live near here, this field suffers from extensive surface water flooding in the winter months (Nov-March), even though the Environment agency says it does not. This would have to be dealt with if any building work was to take place plus it is outside the settlement boundary	4/2/2026 12:13 PM
57	No pavement access outside development limits	4/2/2026 9:57 AM
58	Important farmland	4/1/2026 5:10 PM

### Q16 Do you think site 04 (Land south of Longmead Close) is potentially suitable for housing development?

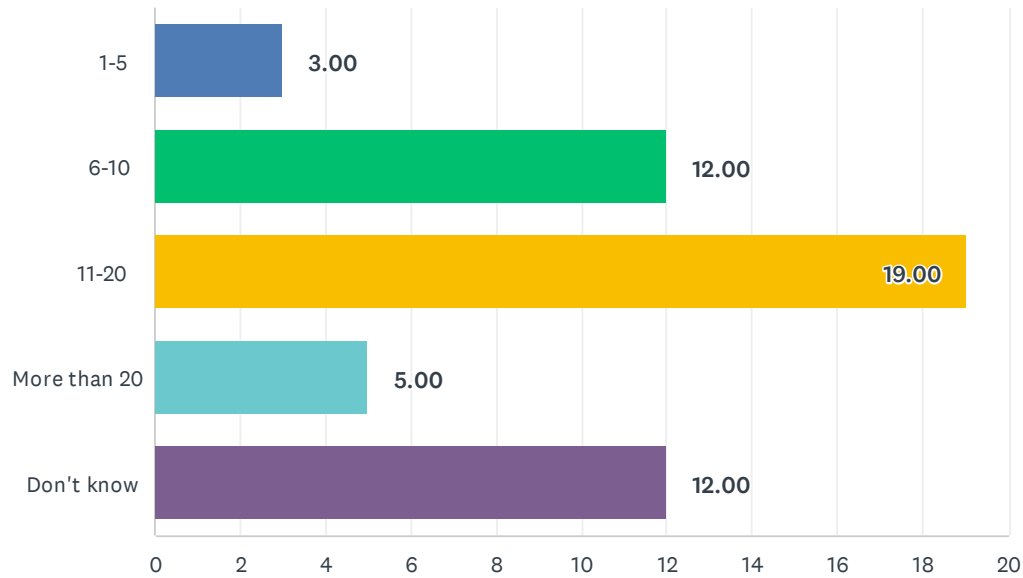
Answered: 226 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	22.12%	50
Yes, but subject to certain conditions being met	30.09%	68
No	41.15%	93
Don't know/rather not say	6.64%	15
<b>TOTAL</b>		<b>226</b>

### Q17 You consider that land south of Longmead Close might be suitable for future housing development. How many houses do you think it might accomodate?

Answered: 51 Skipped: 175



ANSWER CHOICES	RESPONSES	
1-5	5.88%	3
6-10	23.53%	12
11-20	37.25%	19
More than 20	9.80%	5
Don't know	23.53%	12
TOTAL		51

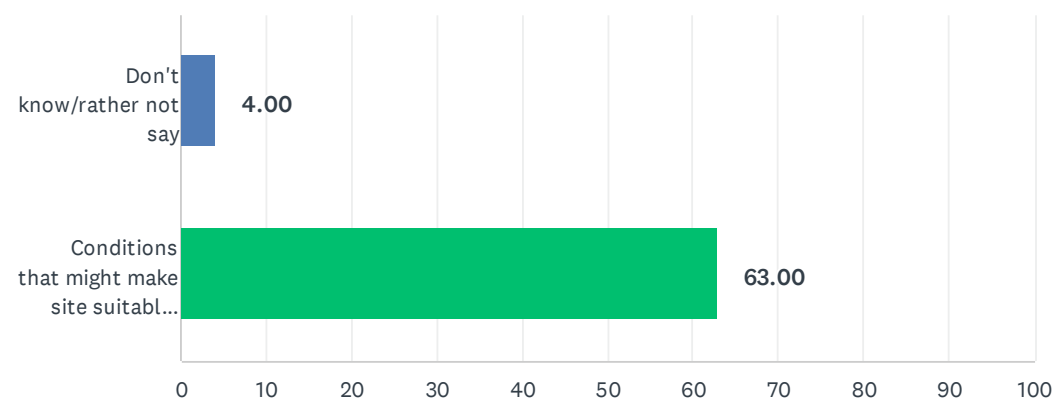
## Q18 If you wish to make a site specific comment please use this box

Answered: 17 Skipped: 209

#	RESPONSES	DATE
1	Site next to existing development so could continue development here easily. Access to main road.	5/2/2026 4:40 PM
2	Adjacent to existing housing development. Little landscape impact. Could be regarded as infilling.	5/2/2026 3:52 PM
3	It feels like a natural extension of recent development	4/30/2026 9:40 PM
4	Similar to Site 3, this location integrates naturally with the Longmead area and could potentially utilize existing road infrastructure. The ability for traffic to exit via the A366/A36 corridor is a major plus, and the visibility for vehicles turning onto the main road from this side is much safer than other proposed sites.	4/30/2026 7:17 PM
5	It would effectively be an extension of Longmead so has good access via the a366 and keeps development sites together.	4/30/2026 7:10 PM
6	if entrance and exit were through the Longmead estate	4/29/2026 6:37 PM
7	A variation of design to avoid just doubling the look of existing housing. preserving the existing and enjoyable pedestrian routes across the site.	4/28/2026 10:04 AM
8	this is not a village green it is farm land with a footpath across is with the main usage of dog walking	4/25/2026 10:19 AM
9	Good access to site without coming through village. Residents can access A36 to commute to jobs etc without coming through village. Good flat site, solar panels. Extension of existing residential area without impacting heritage conservation areas of the village. Not visible. Doesn't impact key views across village.	4/18/2026 9:03 PM
10	It's a total waste of space and left unkempt. Looks ideal for further extension of the current development	4/15/2026 1:08 PM
11	This development abuts existing development and is outside of the medieval village. It is also unused scrub land and has good access to vehicular routes.	4/11/2026 4:52 PM
12	Please - just plan to build low cost affordable houses - not large expensive ones	4/10/2026 11:40 AM
13	Feels like the natural extension to grow the 'new' part without huge impact	4/9/2026 10:01 AM
14	Again given this land runs next to the Longmead development, this site could naturally join to this site - using / extending roads already in existence. Again this site would allow traffic to leave via the A366 to the A36, avoiding the congested high street. Turning visibility is also good from Longmead to A366	4/9/2026 9:36 AM
15	This development would be a natural extension to Longmead with excellent access to the A36 / A366 without negative impact on the Conservation area and Heritage assets of the village. So any harm would be outweighed by the benefits.	4/8/2026 4:20 PM
16	knits new housing into the village centre	4/3/2026 12:07 PM
17	There is already a proposal for 2 bungalows and this should proceed so long as it is conjunction with development of the village green to provide another facility for all residents of the village	4/3/2026 10:45 AM

**Q19** You consider that Site 04 (Land south of Longmead) could be suitable, but only if certain conditions are met. Please describe what those conditions would be. (Examples of conditions might include: effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.)

Answered: 67 Skipped: 159



ANSWER CHOICES	RESPONSES
Don't know/rather not say	5.97% 4
Conditions that might make site suitable for housing development.	94.03% 63
<b>TOTAL</b>	<b>67</b>

#	CONDITIONS THAT MIGHT MAKE SITE SUITABLE FOR HOUSING DEVELOPMENT.	DATE
1	Sensitive design. Affordable for younger people. Walking distance to village centre. Good transport links.	5/2/2026 4:33 PM
2	Exemplar site design to sloping site Generous landscape to reduce visual impact prowl integrated sensitively and generous. No development to the western edge Low car site design	4/30/2026 10:15 PM
3	As long as there is enough amenities for extra housing	4/30/2026 9:38 PM
4	Additional traffic due to access. Impact on existing infrostructure	4/30/2026 8:40 PM
5	Again given this land runs next to the Longmead development, this site could naturally a join to this site - using / extending roads already in existence. Again this site would allow traffic to leave via the A366 to the A36, avoiding the congested high street. Turning visibility is also good from Longmead to A366. Again it is not an area in the heart of the village so won't have too much impact	4/30/2026 7:02 PM

6	<p>Norton St Philip has already been overdeveloped and, ideally, should not be subject to any further development, certainly not before 2029. If additional residential development is deemed absolutely unavoidable, the Shepherds Mead site may represent the most suitable location, subject to conditions. A key requirement would be the retention of the "Village Green" land to the south of the site as open space. The site is in a logical position for additional development, as it lies within an area of historically dense residential development. Sensitive infill here would reflect the established pattern of growth and help preserve the wider historic character of Norton St Philip. Given its proximity to the edge of the Conservation Area, any development would need to be tightly controlled in terms of scale, design, layout, materials and landscaping to ensure no harm to its setting or significance. Careful planning would also be required to avoid any material loss of amenity for existing neighbouring residents and the wider village, with particular attention to views into and out of the site, pedestrian permeability and overall design quality. The site benefits from existing access via Shepherds Close and Hawkesmead Close, enabling use of current highway infrastructure without the need for additional land take for roads. It also offers the advantage of linking into existing, shorter pedestrian routes towards the Co-op, High Street and school, thereby avoiding increased footfall along the more hazardous Farleigh Road corridor and the pinch point at Harts Forge.</p>	4/30/2026 3:33 PM
7	<p>I don't want any more development in Norton St Philip but I think Shepherds Mead makes a lot of sense as a location for more houses to be built if this has to happen. It is part of the building development that is already in Shepherds Close and Hawkesmead/Longmead Close. It is close to the shop, bus stop and the safer walking route to the pubs, church and school/preschool. It makes sense to put houses here in the middle of the village where houses are already located. This keeps the farmland on the edges to be farmed and doesn't impact on the Mead or the Ponds which are important green spaces for everyone to enjoy. If more houses were added here, it would have to be with conditions that meant the design of the buildings and the layout of the estate was carefully done so as to fit in. The bottom of the field being kept as a green space is important. We are all used to walking here, and used to lots of the space being restricted from access so adding houses would not make that much difference to how we can use the space as long as it was still possible to walk through.</p>	4/30/2026 1:17 PM
8	<p>Building close to the existing estate to allow good road access which would not immediately impact the High Street, flood risk mitigation should always be paramount.</p>	4/30/2026 10:47 AM
9	<p>Norton St Philip has been overdeveloped and ideally would not be subject to any further development, and certainly not before 2029. If further development of the village for housing is absolutely unavoidable the Shepherds Mead site could be suitable for housing development with certain mitigating conditions including: The retention of the "Village Green" land south of the site as open land. The Shepherds Mead site makes contextual sense for additional development as it sits logically within an area of historically dense development. Locating additional new housing here, if done sensitively, would respect the spread of historical development of the village which is of great importance in ensuring the historic character of Norton St Philip is preserved. Development on Shepherds Mead would be in proximity to the edge of the Conservation Area. In this regard, development would need to be heavily conditioned in terms of size, style, design, layout, landscaping and so on to ensure that no harm was caused to the Conservation Area. Development on Shepherds Mead would need to be carefully planned and restricted to ensure that there was no significant loss of amenity to existing residents adjacent to the site or the rest of the village. Consideration would need to be given to views out of and into the site; the provision of pedestrian access through the site and design elements of the houses themselves as described above. Development on Shepherds Mead would be able to utilise existing road infrastructure from the developments at Shepherds Close and Hawkesmead Close without additional land needing to be lost to roads. Development on Shepherds Mead would be able to utilise the existing safe pedestrian access down to the Co-op and High Street and would not add pedestrian traffic to the hazardous Farleigh Road route and Harts Forge pinch point.</p>	4/30/2026 9:53 AM
10	<p>Existing footpaths need to be retained</p>	4/30/2026 9:31 AM
11	<p>Closer to the existing Longmead development to reduce impact on the older housing.</p>	4/30/2026 7:59 AM
12	<p>Could easily continue the road that has been added for the current homes. This site would be ideal for a develop to include a village car park here too for the benefit of local residents. This would serve the shop and pubs in addition to removing residents cars (who have no parking due to property age) from the roads.</p>	4/29/2026 8:40 PM
13	<p>Only a very few houses</p>	4/29/2026 6:11 PM

14	Limited number of housing with green spaces and architecture that blends into the existing environment. Provision for at least 2-3 car parking spaces per house kept within the development. Access for cars only allowed through Shepherds Mead Farleigh Road end.	4/29/2026 10:44 AM
15	sensitive lighting effective landscaping - a central group of trees some small scale leisure facility - basketball nets? maintaining and improving cycle access - and maybe through to Flourish Farleigh	4/29/2026 9:06 AM
16	-Similar to those listed for 3. Sympathetic design that would fit into the conservation area and minimise impact on the adjacent housing. - This area should also include some dedicated landscaping not just to help with privacy for houses in the surrounding area, but also to help preserve ecological/biodiversity interests and to avoid the area becoming too cramped and again making the village feel too concentrated/dense. - I think this may also have some walking routes if I remember correctly from the consultation so these should be preserved and ideally planned in to ensure more walking/cycling routes to amenities (eg. the co-op) - Again there needs to be suitable parking designed into the mix rather than trying to cram too many houses in. - There should also be affordable housing in the mix.	4/28/2026 9:10 PM
17	The site would offer a far more suitable option for development if it provides sufficient parking for both residents and visitors. This is essential in a village where on-street parking already places pressure on narrow roads and pavements. The open nature of the land also creates an opportunity for thoughtful landscaping or screening, which would help reduce the visual impact of new homes and maintain the character of the surrounding area. The location allows for better access to the wider road network, making it possible to introduce effective traffic management measures that are not achievable in the more constrained parts of the village. In addition, placing new build homes alongside other modern properties would create a more coherent layout and avoid disrupting the historic core of the village. Taken together, these factors show that the site has the potential to accommodate development in a way that is safer, more practical and more in keeping with the existing pattern of the village.	4/28/2026 7:23 PM
18	Longmead/Hawkesmead/Shepherds Close is a quiet residential street and the neighbouring houses to the proposed site are aged restricted so any development needs to be limited and proportionate.	4/28/2026 9:11 AM
19	Retention of green landscape in part of plot adjacent to village green; landscape screening along eastern perimeter & where new housing obstructs the outlook of older listed buildings, flood risk mitigation & sustainable drainage is important given the rise of flooding events with increased pressure on the water & sewerage disposal systems	4/27/2026 10:06 AM
20	Sympathetic to current housing	4/27/2026 8:48 AM
21	The design of the adjacent homes are not in line with conservation area and this area should only be permitted to be developed further if it is in keeping with the aesthetics of the village and not more 'anywhere' estate houses.	4/26/2026 10:18 PM
22	All of the above plus: Confinement to a small area close to the existing Longmead development. An undertaking to donate the majority of the rest of the land to the parish as a wildlife/recreation area.	4/26/2026 5:33 PM
23	effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.	4/26/2026 8:27 AM
24	If only part of the site is used, essentially the eastern side with preservation of a larger area of Village Green, it might be ok. If linked and better integrated to the prior 03 site, with traffic flows kept away from the High Street it could work	4/24/2026 6:42 PM
25	Only part of this site to be developed. Landscape the rest so as not to encroach on rear of historical centre	4/23/2026 2:57 PM
26	Effective landscaping or screening to reduce visual impact; Height of buildings and sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents	4/21/2026 11:46 AM

Norton St Philip Community Survey on possible options for future housing development 2029-2045

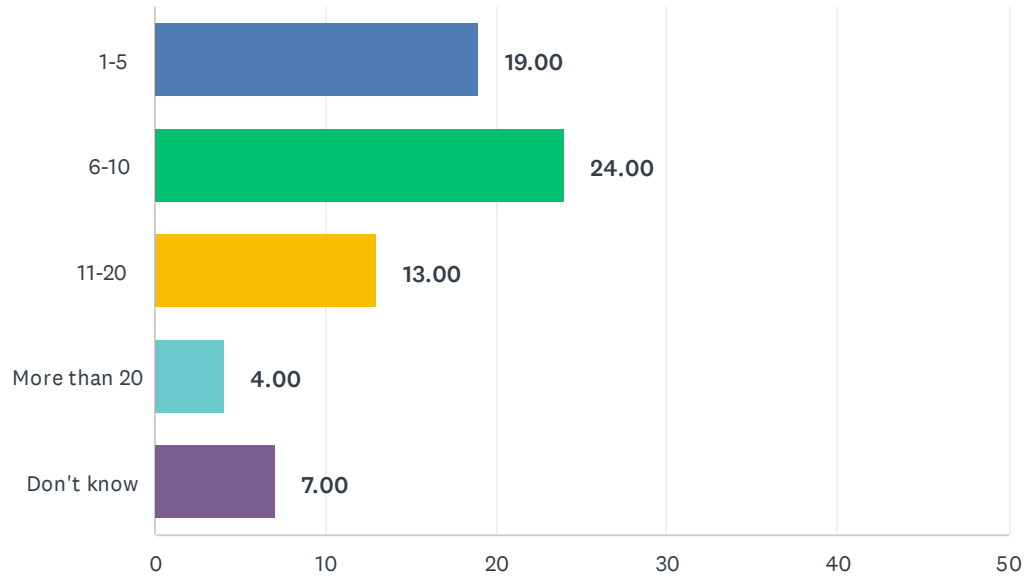
SurveyMonkey

27	All of the above	4/20/2026 10:53 PM
28	Footpaths maintained for easy access to local amenities	4/20/2026 2:37 PM
29	Landscaping and screening for residents at Shepherds Mead and Longmead Close; footpaths to allow easy access to village facilities; sustainable drainage; a path to the farm shop at Farleigh; low level lighting to ensure minimal impact on wildlife; contributions to local infrastructure; sensitive design.	4/20/2026 10:10 AM
30	Restricting the development.	4/19/2026 12:28 PM
31	In keeping with the village and access/road improvement	4/19/2026 8:02 AM
32	Limited development potential as used as recreation facility with a number of footpaths regularly utilised	4/18/2026 9:16 PM
33	Effective landscaping or screening to reduce visual impact. Sensitive design that respects the Conservation Area and listed buildings; Mixed sized housing as opposed to all large executive style homes	4/18/2026 9:08 PM
34	Reduce visual impact sensitive design Traffic Control protect the amenity of local residents Affordable Housing	4/18/2026 9:06 PM
35	The access road from the Longmead estate would need to be adopted by the council to allow access. The current public right of way would need to be sympathetically retained.	4/18/2026 12:02 PM
36	Landscaping with trees and green spaces. Architecture that uses materials and proportions that is sympathetic to the existing environment. Only 1-5 houses because the village does not have the infrastructure to cope with additional large volumes of traffic.	4/18/2026 12:02 PM
37	Development should follow the foot path and thus leave the righthand side open. This would acknowledge the original use of the this part of the village and preserve the the follow of the village shape.	4/17/2026 1:21 PM
38	Access road from the North is still not adopted by the council after over eight years of negotiations. The current access is therefore privately owned. Road to the South is non existent and would affect residents living in what is a very quiet access road to the A36.	4/17/2026 7:35 AM
39	It is rumoured the landowner wants to build 2 bungalows and make the rest of the land over to the village. This sounds a proposal well worth supporting.	4/16/2026 12:23 PM
40	As above	4/14/2026 4:57 PM
41	Appropriate Landscaping Low density of housing	4/14/2026 11:50 AM
42	Thus will require access from Longmead as Tellisford Lane would become impossible to enter	4/13/2026 9:01 PM
43	WW agreeing to provide all necessary facilities: current position wrt Longmead Close needs resolution.	4/13/2026 4:23 PM
44	Similar conditions to land at Norton Farm	4/13/2026 10:05 AM
45	need to leave space and routes for walking and access from one side of the village to the other as it currently does now without having to go down the narrow footpaths of the main street.	4/12/2026 6:30 PM
46	This is an extension of the present Shepherds mead estate. Access already available and should not be extended i.e. from the main High Street. Screening needed to protect present properties.	4/12/2026 4:39 PM
47	It would be possible to make a limited extension to the current site, but include some smaller, more affordable properties. Essential to maintain access across the fields as used by dog walkers and residents cutting across to avoid the high street. Also conserve a valuable site that offers wonderful views of the countryside	4/12/2026 3:29 PM
48	Incorporate open space with leisure access for walkers	4/12/2026 10:09 AM
49	There are none - I said No on the previous screen. Access and egress would have to go through the middle of the village green and out onto Tellisford Lane which is another narrow road. We just don't have the infrastructure and the increased pressure of traffic will cause chaos in the High Street.	4/11/2026 11:41 PM
50	A natural extension to Longmead development. Access via Longmead only.	4/11/2026 4:41 PM

51	Apparently the proposal is for two bungalows and the rest of the land being made open access. This seems a very beneficial arrangement for the neighbours/village	4/11/2026 2:26 PM
52	I understand there is a proposal for 2 bungalows on this site which I think would be suitable	4/7/2026 11:34 AM
53	Sympathetic to other housing in the area	4/4/2026 1:35 PM
54	Development of existing access to Farleigh Road via Hawksmead; no access to the already dangerous corner on Tellisford Lane	4/3/2026 5:29 PM
55	Access via Longmead estate to make easy exit towards A36. No 3 story houses. Similar houses to those on Longmead estate. Solar panels for all houses.	4/3/2026 10:56 AM
56	A very small number of bungalows would I believe be suitable for this site. It is high and clearly visible from the bottom of the village. Reduced height would limit impact on the horizon. I believe it would be suitable for a very small number if access was to be via the Longmead/Hawkesmead development as this is a residential road which could not cope with a large increase in traffic.	4/3/2026 10:05 AM
57	Landscaping, screening, sensitive design. Adequate parking provision.	4/3/2026 8:00 AM
58	The development should be limited to ensure that a substantial amount of green space is retained to balance the density of housing. There should also be provision for a properly landscaped village car parking ie non residents.	4/2/2026 5:49 PM
59	Only a small development, similar to the Longemad development in design otherwise the clash of design styles would not be sensitive to the area	4/2/2026 12:14 PM
60	Road access through Longmead would need to be made up and improved before further building was allowed	4/2/2026 11:34 AM
61	As detailed above	4/2/2026 8:24 AM
62	Contribution to bypass scheme	4/1/2026 5:11 PM
63	Minimum number of homes,	4/1/2026 5:07 PM

## Q20 If these conditions were met, how many houses do you think the site could accomodate?

Answered: 67 Skipped: 159



ANSWER CHOICES	RESPONSES	
1-5	28.36%	19
6-10	35.82%	24
11-20	19.40%	13
More than 20	5.97%	4
Don't know	10.45%	7
<b>TOTAL</b>		<b>67</b>

## Q21 You have answered that you consider that site 04 (Land south of Longmead) is not suitable for development. Please give your reasons for this view in the box below.

Answered: 87 Skipped: 139

#	RESPONSES	DATE
1	Impact on conservation/ambience etc. Traffic concerns. Eco-problems.	5/2/2026 5:13 PM
2	Likely to make greater use of High Street	5/2/2026 4:24 PM
3	This Meadow has always been used by local people for walking, playing and blackberry picking etc. A large part of the site has already been lost to development. Further building would destroy what is a green space full of habitats for many small creatures and is crossed by several public footpaths.	5/2/2026 4:07 PM
4	I do not support any further housing development in this village	5/2/2026 3:42 PM
5	This plot has already encroached on from Hawksmead close side. The Shepherds Mead area has been a secondary park space for walkers and dogwalkers for decades. I think it should continue so.	5/1/2026 5:00 PM
6	There has been enough development at Longmead already.	4/30/2026 11:32 AM
7	The village benefits from being interspersed with green-space for reasons of bio-diversity, and this space has already been encroached upon by new housing. The site also includes public footpaths that provide pleasurable walking between Farleigh Road and Tellisford Lane, bypassing the High Street. The land is also used for sheep grazing, which further adds to the rural experience.	4/30/2026 11:25 AM
8	Taking up green space. Soon won't be a village anymore	4/30/2026 6:54 AM
9	Traffic and parking are massive issues for our village already.	4/29/2026 10:44 PM
10	Already have enough houses and traffic	4/29/2026 10:25 PM
11	Within the red line of the development there are 2 historic PROW and one other that was diverted that now runs along the boundary of the development and the open field where the red line is and a clear indication of an access road ready for future development. This is typical of the Longmead Close development that never delivered any affordable housing. Moreover the development on Shepherds Mead is totally at odds in its setting. Urban development in a rural setting. Made worse by wooden boundaries in an area where boundaries are natural stone. The site at its smallest point and along its other boundary is close to the Conservation area and directly adjacent to the registered village green. Lighting in this area would exacerbate the lighting pollution developments like this have in this area. It's the highest point in the village. A number of people have shared with me their concern that the land owners agent was sharing a totally different red line plan, stating that his plan was for two bungalows. I challenged him and he confirmed that's his plan. Since both others and I were shared this plan then any responses cannot be accurately considered in the voting since they will be considering the application based on 2 bungalows rather than a bigger scale development. I think it is important to consider that the PROW from Upper Farm Close gate to Tellisford Lane would be totally consumed by development and further erodes the benefit felt of centuries of this open space. Finally, there was a statement on the consultation documents suggesting that there could be an access from Tellisford lane to the site. This cannot be allowed because vehicles cannot pass over a village green. The landowner/agent knows this and Somerset Council should not have included this statement. Tessa Hampden when I explained this did cross out the wording relating to the access at Tellisofrd Lane. However, many others would not have reviewed the documents prior to the statement being removed.	4/29/2026 5:08 PM
12	Development here would remove a gap between current housing making the area too densely occupied	4/29/2026 2:49 PM

Norton St Philip Community Survey on possible options for future housing development 2029-2045

SurveyMonkey

13	important green space acting as a lung for the village	4/28/2026 12:31 PM
14	More homes using the access via the Co-op is simply unfeasible. The road cannot cope with as it is!	4/28/2026 10:09 AM
15	Longmead development is big enough. The green space there could be made more attractive like the ponds to serve as leisure space. Should not be infilled . Slippery slope	4/27/2026 1:32 PM
16	the site is the only open green space to the north of the village accessible to pedestrians	4/27/2026 10:42 AM
17	outside development limits ,great orchard should take priority	4/27/2026 10:23 AM
18	This is a prominent green space that connects the village to its wider agricultural surroundings.	4/27/2026 10:19 AM
19	Overdevelopment in village.	4/27/2026 7:24 AM
20	Need to maintain green spaces. In particular this area is crisscrossed with public footpaths which are well used	4/26/2026 8:12 PM
21	This land is cross crossed by several public footpaths and is a well used leisure amenity used by many villagers, especially dog owners and walkers. The ambience of the natural surroundings would be very much impaired by building on it between the footpaths.	4/26/2026 7:41 PM
22	Huge build already recently completed!	4/26/2026 7:17 PM
23	Once again it would be the loss of yet more green space which I am totally against	4/25/2026 7:29 PM
24	Access for traffic narrow lanes	4/25/2026 11:22 AM
25	Ideal sports ground	4/25/2026 7:59 AM
26	Too close to previous development; subject land also provides soak away for previous development which limits usable land. Access only possible through existing recent development and roadway not built to sufficient standard to support traffic to/from further dwellings. Development would have negative visual impact on existing dwellings within Conservation Area.	4/24/2026 7:41 PM
27	Already overrun with traffic trying to access Farleigh Road	4/24/2026 6:52 PM
28	Loss of green space, wildlife and agricultural.	4/24/2026 6:19 PM
29	Loss of green space and grazing.	4/24/2026 2:18 PM
30	Previous developments have already restricted this open space and should be preserved	4/23/2026 8:29 PM
31	public right of ways in this field are regularly used by residents of the village - any development would disrupt views, access and use Children use the field to play	4/23/2026 11:01 AM
32	Would cause more traffic in the village	4/22/2026 4:40 PM
33	Amenity of local residents. Extra traffic on road network. Effect on local ecology.	4/22/2026 11:32 AM
34	I enjoy the green space and so does the wild life.	4/21/2026 10:50 AM
35	Loss of green space within village, highly visible, lack of privacy for other houses, traffic access through an existing estate or through Tellisford lane - neither would be suitable	4/19/2026 5:04 PM
36	Regular leisure area for walkers living in the village	4/19/2026 7:51 AM
37	Important to keep some pockets of greenfield within the village. There has also been an issue with drainage	4/19/2026 7:48 AM
38	Not the best of the sites	4/19/2026 6:37 AM
39	Better suited as a sports ground like a football pitch or tennis courts	4/18/2026 10:12 PM
40	This is a well utilised green space with walkers and those accessing one part of the village to another. It gives a feeling of space.	4/18/2026 9:20 PM
41	Disrupts countryside view and will mean looked on	4/18/2026 4:54 PM
42	See comments at paragraph(s) 2 and/or 3 above.	4/17/2026 4:36 PM
43	This again is a green space with significant wildlife used by the village for many years and	4/17/2026 12:48 PM

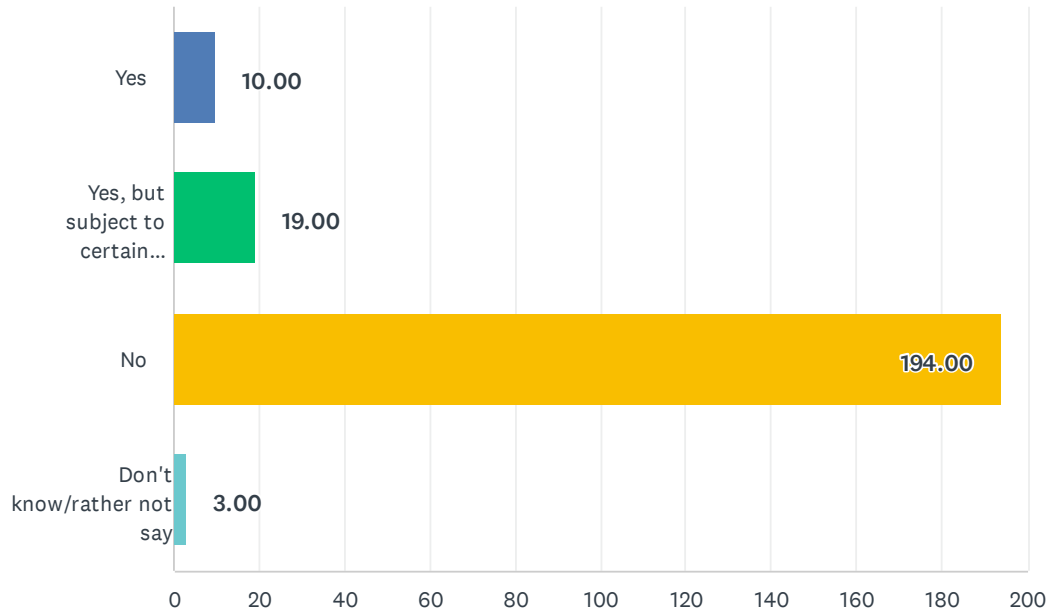
	would destroy the character of that part of the village	
44	Site is designated as an important green space in MDC's SPD and in then NSP NP	4/17/2026 11:52 AM
45	If more houses are built on every piece of available land the village will no longer be a village, but a small town.	4/17/2026 10:24 AM
46	See answers given to grid questions item 2 and comments made in response to item 3 above.	4/16/2026 3:41 PM
47	Too much development on this open piece of land already.	4/15/2026 6:34 PM
48	Traffic and visual impact	4/15/2026 12:17 PM
49	This would involve the destruction of a large green space which is a much enjoyed amenity.	4/15/2026 10:42 AM
50	An essential green space for new residents would be lost for ever. More traffic to add to the increasingly congested narrow roads and lanes	4/14/2026 6:14 PM
51	Keep as a recreation area	4/14/2026 5:42 PM
52	THIS LAND IS ALREADY HEAVILY DEVELOPED. SOME SPACE SHOULD BE LEFT OPEN. THE ROAD SURFACE OF EXISTING DEVELOPMENT NEED TO BE MADE SAFE AND FINISHED.	4/14/2026 1:05 PM
53	Development would erode the rural views and destroy walking paths that are so well used and valuable to Our villagers	4/14/2026 9:33 AM
54	existing development is empty sprawl. further onto the field overlooks the conservation area and has limited access	4/14/2026 8:19 AM
55	This is an area that is used by many villagers as part of a walking route, and it's loss would mean having to walk on the dangerously narrow roads around the village. Option 3 close by is far more suitable.	4/13/2026 6:57 PM
56	There has already been significant development in this area of the village. Public access to the remaining green space needs protecting.	4/13/2026 1:52 PM
57	Large area with limited access	4/13/2026 12:30 PM
58	Development of this site would create an extension to Longmead / Hawksmead Colse and form an over large density for the village.	4/13/2026 9:51 AM
59	This would increase the density of housing in the centre of the village - there would be poor access to this site. This is valuable open space that adds to the rural character of Norton St Philip.	4/12/2026 5:37 PM
60	Already too much encroachment on a lovely meadow. Too much density of housing near the centre of the village. Poor access through an already built up area	4/12/2026 5:37 PM
61	No further development	4/12/2026 5:32 PM
62	it needs to remain an open area as it has been for some considerable time.	4/12/2026 3:18 PM
63	Access limited on a road that has still to be adopted by the highways. Impact on the land given to the village as a village green	4/12/2026 2:44 PM
64	This area has already had significant development and the remaining green area is an important village resource. Also, it extends into the adjacent green area beyond the village.	4/12/2026 1:59 PM
65	This area is a nature reserve for birds and animals. It should not be built on.	4/12/2026 9:12 AM
66	This field is enjoyed by many walkers and dog walkers in the village, and the long grass provides ground nesting for a number of birds, including skylarks.	4/11/2026 6:50 PM
67	This retains the fell amongst the newer housing that we live in a rural village. The fact you can walk around the village and through this field to the shop without going down the high street is a benefit to us and to the rural nature of the village.	4/9/2026 10:51 AM
68	Impingement on footpaths - the site is well used and loved by dog walkers	4/7/2026 2:38 PM
69	Currently popular walking spot	4/7/2026 10:45 AM
70	There is already a large recent development at Longmead and Hawksmead Close. There is no	4/6/2026 5:58 PM

access onto Tellisford Lane due to the Village Green, so any new buildings would add significantly to traffic passing through existing development. I thought the land west of the central footpath was protected from future development? Also, the land formerly known as Shepherds Mead is on a forward slope, meaning that any new buildings would overlook existing properties and significantly impair their visual amenity.

71	There has already been significant building on Longmead and Hawksmead Close. My understanding was that land to the West of the central footpath (running diagonally from the Northwest Corner to the Southern tip / Village Green) was protected from further development. As there is no access onto Tellisford Lane, any new buildings would add significantly to existing traffic passing through the existing development. In addition, the land (formerly known as Shepherd's Mead) is on a forward slope, meaning that any new building will overlook the existing houses below and significantly impair their visual amenity.	4/6/2026 5:58 PM
72	No more houses	4/6/2026 2:52 PM
73	Well, perhaps	4/6/2026 12:14 PM
74	Too many houses	4/5/2026 10:25 PM
75	Important green space close to the centre of the village	4/5/2026 12:11 PM
76	Most definitely a lung of the village. Used for walking and as an attractive pedestrian link between different parts of the village - more attractive than the simple preservation of enclosed footpaths, and therefore encouraging more pedestrian travel rather than by vehicle. Contains soakaways for surface water drainage of adjacent areas of housing. An example of the increasingly scarce wild flower meadows.	4/4/2026 4:56 PM
77	This is another 'lung' of the village with many public rights of way which should remain a Green Space, especially as it located at a high point in the village. It also contains a soakaway for surface water drainage to which access is required. Somerset Council and the Developer of the existing houses need to finalise agreement on what further work is required re surface water drainage. Further development would increase the risk that flooding would occur.	4/4/2026 4:56 PM
78	There has already been development. The land is used for walking and nature. Leaving the village green is not enough.	4/4/2026 9:33 AM
79	Traffic from this site can't exit onto Tellisford Lane as that is already a dangerous corner, so it has to get to Farleigh Road via Hawksmead. That road is already heavily loaded in terms of residences for a relatively difficult access to Farleigh Road. Would also be visible from the conservation area, disrupting the views.	4/3/2026 5:27 PM
80	Village green space	4/3/2026 1:44 PM
81	This is a "green lung" within the rural settlement and due to its topography 2 storey houses would dominate.	4/3/2026 10:21 AM
82	This is a valued green space	4/2/2026 8:31 PM
83	Traffic conditions - too much traffic in It is also a well used field for local residents to walk.	4/2/2026 6:59 PM
84	Space is an irregular shape, and would be better used for local community use. Many footpaths runs across it.	4/2/2026 4:03 PM
85	Local green space	4/2/2026 3:33 PM
86	Outside development limits	4/2/2026 9:57 AM
87	Criss-crossed by footpaths. Already heavily developed.	4/1/2026 5:36 PM

## Q22 Do you think site 05 (Land west of Fortescue Fields) is potentially suitable for housing development?

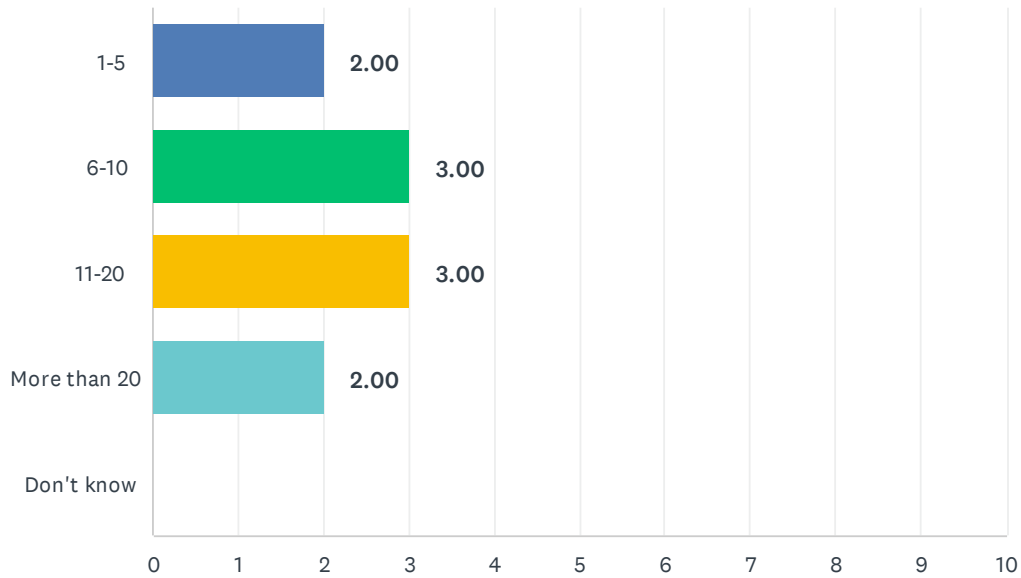
Answered: 226 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	4.42%	10
Yes, but subject to certain conditions being met	8.41%	19
No	85.84%	194
Don't know/rather not say	1.33%	3
<b>TOTAL</b>		<b>226</b>

### Q23 You consider that land west of Fortescue Fields might be suitable for future housing development. How many houses do you think it might accomodate?

Answered: 10 Skipped: 216



ANSWER CHOICES	RESPONSES
1-5	20.00% 2
6-10	30.00% 3
11-20	30.00% 3
More than 20	20.00% 2
Don't know	0.00% 0
<b>TOTAL</b>	<b>10</b>

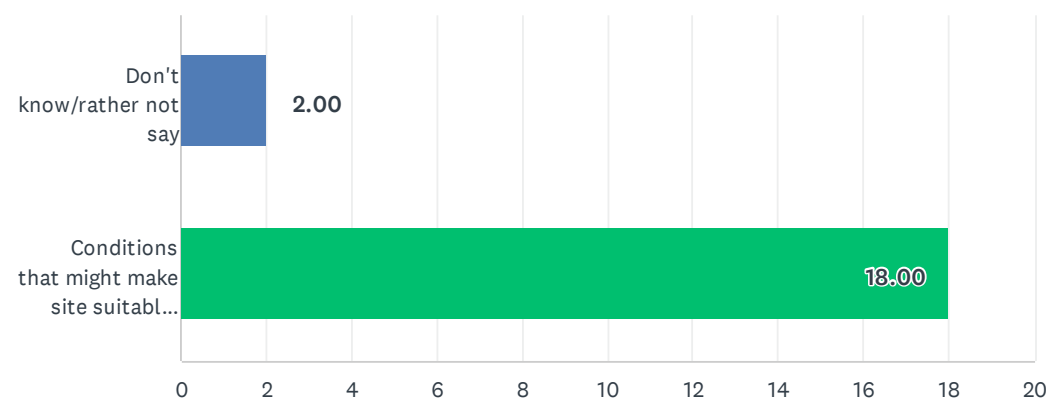
## Q24 If you wish to make a site specific comment please use this box

Answered: 1 Skipped: 225

#	RESPONSES	DATE
1	This is a brown field area	4/19/2026 6:18 PM

Q25 You consider that Site 05 (Land to west of Fortescue Fields) could be suitable, but only if certain conditions are met. Please describe what those conditions would be. (Examples of conditions might include: effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.)

Answered: 20 Skipped: 206



ANSWER CHOICES	RESPONSES
Don't know/rather not say	10.00% 2
Conditions that might make site suitable for housing development.	90.00% 18
<b>TOTAL</b>	<b>20</b>

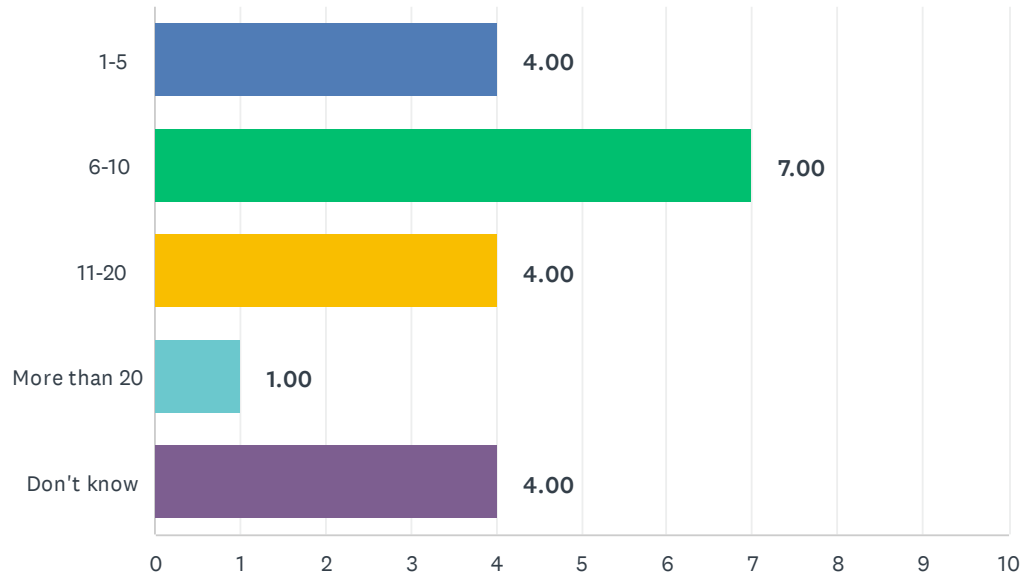
#	CONDITIONS THAT MIGHT MAKE SITE SUITABLE FOR HOUSING DEVELOPMENT.	DATE
1	Space given to the historic centre of the village - not impacting views from the George, Mead or Vicarage.	4/30/2026 9:42 PM
2	Low level lighting, screening, open spaces, connecting PROW to provide better access to key amenities in the village, village hall, school, church. The land area closer to Church Mead is much lower so with the appropriate planting would ensure that the views into Church Mead from key areas would not be adversely impacted.	4/29/2026 5:11 PM
3	Effective screening from the Mead and Pond Field. Using development to secure final agreement with landowner to avoid future development.	4/28/2026 10:06 AM
4	Restricted and already busy access road due to the Co-Op. Borders Church Mead and the open aspect should not be compromised.	4/28/2026 9:13 AM
5	If there wasn't too many houses. It is close to The Mead and therefore of course could impact what the Mead does - fireworks ? If the houses were not so high as Fortescue. Maybe smaller	4/27/2026 1:36 PM

to leave a buffer with The Mead ?

6	Accessing the site with adding to the traffic burden on the High Street	4/26/2026 8:37 PM
7	its the natural progression once the permission was given to the existing development but attention to the above example of conditions is critical	4/25/2026 10:24 AM
8	Most of the conditions identified in para 12 apply.	4/24/2026 7:43 PM
9	If the visual effects did not detract from the Mead which is owned by the village	4/18/2026 12:04 PM
10	Visually shielded from Church Mead	4/15/2026 6:35 PM
11	If a limited development does not encroach the Mead and tree line. Tree line stays. Do not remove the view from the back of the existing small houses. Must be very limited only.	4/11/2026 4:45 PM
12	Any development would have to guarantee to completely mitigate any impact on Church Mead, especially visual and light.	4/8/2026 4:21 PM
13	Will be	4/5/2026 5:31 PM
14	Not too impact public space (church mead)	4/2/2026 7:54 PM
15	Sympathetic to existing Fortescue development,	4/2/2026 7:00 PM
16	That more than 50% is retained as a green corridor and public parking provision is included. It is not a good site for housing in terms well being and energy provision being in a north facing damp hollow.	4/2/2026 5:49 PM
17	Maintains communal areas for existing and future residents	4/2/2026 4:22 PM
18	Sympathetic to the area i.e. being close to the mead. Would need to be smaller houses so as not to overpower the mead area.	4/2/2026 3:35 PM

## Q26 If these conditions were met, how many houses do you think the site could accomodate?

Answered: 20 Skipped: 206



ANSWER CHOICES	RESPONSES	
1-5	20.00%	4
6-10	35.00%	7
11-20	20.00%	4
More than 20	5.00%	1
Don't know	20.00%	4
<b>TOTAL</b>		<b>20</b>

## Q27 You have answered that you consider that site 05 (land west of Fortescue Fields) is not suitable for development. Please give your reasons for this view in the box below.

Answered: 183 Skipped: 43

#	RESPONSES	DATE
1	Massive impact on village ambience – creating a village within a village. Norton St Fortescue!!! A town 'feel'. Insensitive development.	5/2/2026 5:13 PM
2	Access would be through existing Fortescue. Very difficult and worsening of present access pass the co-op.	5/2/2026 4:41 PM
3	Would have a huge negative effect on church Mead, an important centre of the village. The worst alternative.	5/2/2026 4:25 PM
4	This site overlooks Church Mead which is in the Conservation Area. At the east and west sides of Church Mead are the ancient village Church and the historical George Inn. New buildings adjacent this setting would spoil this idyllic location. Developments adjacent to this site are an eyesore. Further development would only exacerbate this.	5/2/2026 4:11 PM
5	Proximity to the Mead and Parish Church. Adverse impact on character and appearance of Conservation area.	5/2/2026 3:52 PM
6	I do not support any further housing development in this village	5/2/2026 3:42 PM
7	Impact on the conservation area/listed buildings; effects on the landscape ;highways concerns; local ecology, flood risk and drainage issues; impact on the amenity of neighbouring residents; inadequate local infrastructure	5/2/2026 3:36 PM
8	This site is sandwiched in between the Mead and existing Fortescue. It would have access problems and I suspect impede Fortescue residents views.	5/1/2026 5:01 PM
9	This is a key wildlife site with tree and shrub cover link between the mead and fortescue lakes. Development with have too much impact visually and noise impact. It is a tight sloping site so united development potential and too important	4/30/2026 10:17 PM
10	Too close to the mead, will cause light and noise pollution on the mead, will be an eyesore	4/30/2026 9:38 PM
11	Limited access. The road in and around Fortescue Field are narrow and not reading suited to an increase in traffic. Removal of essential open space near the centre of the village.	4/30/2026 8:56 PM
12	Loss of character of centr of village, Detrimental impact on access to green space in centre of village	4/30/2026 8:21 PM
13	Building here would cause irreparable damage to the village's character. This area is a vital green lung for families and residents who use the Mead and the surrounding footpaths for recreation. Preserving these open spaces is essential for the community's well-being.	4/30/2026 7:18 PM
14	This is a large site in the heart of the village. It would be a devastating blow to the natural enjoyment of the Ponds and green spaces that villages of all ages enjoy regularly. It would fundamentally alter the character of the village.	4/30/2026 7:12 PM
15	Developing this land would fundamentally change the character of the village, and destroy the green open spaces which villagers and young families enjoy so much. It would disrupt how people use the footpaths, the mead and the green spaces. It would also impact on the views and landscape of the village.	4/30/2026 7:05 PM
16	Norton St Philip has already been subject to a high level of development and, ideally, should not be subject to any further expansion, certainly not before 2029. In my opinion, the land west of Fortescue Fields is not suitable for development due to its close proximity to the historically significant open space known as Church Mead. Any development in this location would risk	4/30/2026 3:33 PM

encroaching upon and diminishing the setting and character of this important area of village amenity land.

17	This site is too close to the Mead and the Ponds	4/30/2026 1:18 PM
18	The present Fortescue development on a brownfield site is good. Access from it to this site involves a steep slope and, I am informed by a qualified structural engineer, the land is potentially unstable and not a good site for further building.	4/30/2026 11:36 AM
19	Will detract from enjoying the village Mead. Potential for noise and light pollution, even with low-level lighting. Reduces green-space with adverse impact on bio-diversity. Compounds traffic congestion in village centre as access is limited via Fortescue Field site or Vicarage Lane without extensive and unwanted road modifications.	4/30/2026 11:35 AM
20	Any development on this site would have too great a visual impact on the superb village amenity of the Church Mead which is such a central feature of the village.	4/30/2026 10:51 AM
21	Norton St Philip has been overdeveloped and ideally would not be subjected to any further development and at least not before 2029. Land west of Fortescue Fields is not suitable for development in my view because it is too close to the historic area of open space Church Mead.	4/30/2026 10:03 AM
22	Access/encroaches on churchmead already enough development here	4/30/2026 9:33 AM
23	This would have major visual impact when viewing from the mead and from The George's terrace and High Street properties	4/30/2026 8:01 AM
24	As other comments	4/30/2026 6:55 AM
25	Traffic and parking are massive issues for our village already.	4/29/2026 10:45 PM
26	We need green spaces	4/29/2026 10:26 PM
27	That area has already had sufficient development which can be seen when approaching the village from Faulkland and is already a blot on the landscape. Also this plot is next to the Mead and would spoil the rural appearance of the village green.	4/29/2026 9:55 PM
28	Loss of natural areas and wildlife. Would impact on use of the mead and increase traffic at the bad coop junction.	4/29/2026 8:41 PM
29	Drainage slocker, huge loss of habitat for birds, insets bats and mammals. It is already part of area in planning system	4/29/2026 6:39 PM
30	Would have huge impact on the Mead	4/29/2026 6:12 PM
31	To close to the Mead.No suitable access onto the high street .To much traffic	4/29/2026 5:47 PM
32	Too close to The Mead....our precious village green. Light pollution and noise not desirable.	4/29/2026 3:18 PM
33	Development here would fill in an existing gap between existing development. Also it would adversely affect the view from Church Mead and harm the conservation area	4/29/2026 2:52 PM
34	Fortesque Fields is already a huge blot on the landscape Let's not add any more houses there	4/29/2026 1:46 PM
35	land links into key eco-issues	4/29/2026 12:50 PM
36	Erosion of valuable green space. Loss of historic village views, increased light and noise pollution.	4/29/2026 10:48 AM
37	**Access - already congested around the tight turn by the footpath to the Fortescue development. Would be dangerous to pedestrians and hazardous for emergency **vehicle access. Drainage in the centre of the historical village next to the Mead which is a peaceful area for residents , children and elderly.	4/29/2026 9:09 AM
38	- Overly negative impact on the conservation area and the mead. If developed it would significantly impact the look and feel of the mead and make this valuable green area which is the heart of the village feel enclosed and overlooked. - The access routes are also difficult and would likely increase congestion.	4/28/2026 9:16 PM
39	This site sits in a central and sensitive part of the village, where development would have a direct impact on the land surrounding the Mead field and the character of the area as a whole. Building here would erode the open setting that currently defines this part of the village and	4/28/2026 7:26 PM

provides an important buffer around the Mead Field. Access to this location is already one of the busiest points in the village, particularly around the Co-op, where traffic, parking pressure and pedestrian safety are ongoing concerns. Any additional vehicle movements linked to new housing would intensify these issues and make conditions more difficult for residents, shoppers and those walking through the centre. There are also legitimate worries about the effect on local wildlife, as the site forms part of a wider habitat network that supports birds, small mammals and other species. Disturbance, loss of cover and increased human activity would all have consequences. In addition, the area has a known history of surface water problems, and further development risks worsening local flooding by reducing natural drainage.

40	Will impact on look of village	4/28/2026 12:32 PM
41	Increased traffic of new properties to reach this site will be detrimental to residents and impact negatively on adjacent park & cricket ground.	4/28/2026 10:12 AM
42	To close to the recreation ground.	4/27/2026 10:40 PM
43	This is the most important open space in the village.	4/27/2026 9:24 PM
44	Our property is already subject to the effect of the existing Fortescue development. The existing surface water drainage is not sufficient. Regularly, on occasions of significant rainfall, our land is flooded by the excess from the 'ponds' draining down a gabbion filled 'leaky ditch' directly above our land.	4/27/2026 11:06 AM
45	The site is an important part of the green biodiverse corridor across the heart of the village.	4/27/2026 10:44 AM
46	outside development limits subject to a great many failed planning applications	4/27/2026 10:25 AM
47	This will adversely affect the views from the church & green. The developer's track record in tree belt planting beside existing development is poor, and the proposed housing stock will not be aimed at affordable houses for local key workers, but at expensive dormitory accommodation for a 'suburban' population commuting by car to city centres elsewhere	4/27/2026 10:11 AM
48	Poor access	4/27/2026 8:48 AM
49	Affect the character of the Mead and church setting.	4/27/2026 7:25 AM
50	This land is a green corridor into the centre of the village and will fundamentally change the style and nature of the village by it being developed .	4/26/2026 10:20 PM
51	Need to maintain green spaces	4/26/2026 8:14 PM
52	There have been numerous planning applications rejected already for this area.	4/26/2026 7:44 PM
53	Encroaches on village green.	4/26/2026 7:19 PM
54	There have been six applications for this site in the past 10 years. Two were dismissed at appeal, 1 refused with no appeal, 2 withdrawn and one still extant. Development on the site is extremely contentious for the reasons set out below. It would be insensitive to both the historic core of the village and its Conservation Area. Development would cause substantial and permanent heritage harm. There would also be ecological damage through tree loss, fragmentation of the existing hedges and a negative and unacceptable impact on protected species. The development would fundamentally change the landscape character of the site and the form of the village.	4/26/2026 5:35 PM
55	Would completely change the outlook from the Mead and is an important green space at the centre of the village	4/26/2026 5:19 PM
56	This is a key area for walking , wildlife and natural beauty. Would massively impact that side of the village.	4/26/2026 4:41 PM
57	Valuable green space in the centre of the village.	4/26/2026 8:29 AM
58	It goes without saying that if there is any single piece of precious green land in NSP that should be protected it's the West Field site which must NEVER be built as it forms a natural barrier protecting the Church Mead	4/25/2026 7:43 PM
59	This is designated open country for village and visitors alike Build house we will get more flooding When FF was built flooding on the Mead was caused Never flooded before in the history of locals who have lived here for over 60 years	4/25/2026 11:24 AM

60	Maintains tge rural nature of the village	4/25/2026 8:00 AM
61	We have gone over the this site so many times it is crazy! Multiple applications, a 'final' Planning Inspector appeal lost last year and yet another protracted. incomplete application pending as we are being consulted. To important a site at the heart of the village to loose	4/24/2026 6:45 PM
62	Very hilly and would impact on the mead.	4/24/2026 6:20 PM
63	Potential to flood	4/24/2026 5:19 PM
64	Impact on The Mead, loss of green space, inadequate access and visual intrusion on the historic village ridge landscape seen on approach.	4/24/2026 2:23 PM
65	Borders conservation area	4/24/2026 10:33 AM
66	Borders conservation area	4/24/2026 10:15 AM
67	Lovely natural area and needs protection	4/23/2026 8:30 PM
68	Poor vehicle access and narrow entry from Mackey Lane	4/23/2026 2:58 PM
69	Really important green field- housing would ruin the Mead	4/23/2026 2:33 PM
70	flood risk to mead access vis Fortescue (including Co-op) is already busy - regularly get queue of traffic	4/23/2026 11:02 AM
71	Very sensitive site impinging aggressively onto the Mead, where it will fundamentally alter the nature of the Mead and the village.	4/23/2026 9:09 AM
72	Would cause more traffic in the village	4/22/2026 4:40 PM
73	Effect on local ecology. Effect on conservation area. Amenity of residents. Access to road network unsuitable. Effect on the Mead and views from The George.	4/22/2026 11:36 AM
74	Part of the history of the medieval part of the village	4/22/2026 9:49 AM
75	Impact on historical setting of the village Inadequate road access Drainage - the whole area (Vicarage Lane) suffers already from surface water. Any development will only exacerbate this	4/21/2026 2:13 PM
76	This site does not meet my "Very Important" Priorities as indicated in Q1	4/21/2026 11:47 AM
77	We need open spaces in the village.	4/21/2026 10:54 AM
78	Lack of access. Steep slope. Flood risk/water management. Negative impact on nature/biodiversity and adjacent public open space. Visual impact.	4/20/2026 10:53 PM
79	This area is directly on a village communal area and also acts as a way to hold water naturally during periods of heavy rainfall. Building on this area would be a grave mistake for the village, as well as increase the risk of flooding to surrounding houses and the houses being built	4/20/2026 2:39 PM
80	There have been six applications for this site in the past 10 years. Two were dismissed at appeal, 1 refused with no appeal, 2 withdrawn and one still extant. Development on the site is extremely contentious for the reasons set out below. It would be insensitive to both the historic core of the village and its Conservation Area. Development would cause substantial and permanent heritage harm. There would also be ecological damage through tree loss, fragmentation of the existing hedges and a negative and unacceptable impact on protected species. The development would fundamentally change the landscape character of the site and the form of the village.	4/20/2026 10:11 AM
81	Too close to Church Mead. Green space becoming urbanised.	4/19/2026 6:24 PM
82	Loss of green space, immediately adjoins Church Mead which is critical space within NSP	4/19/2026 5:05 PM
83	This land is right in the centre of the village, next to the mead and in full view of the pub and church. Development here would significantly negatively impact the appearance and appeal of the village. Also the access point through Fortescue street past the Coop is already the most congested area of the village and would only get worse.	4/19/2026 8:02 AM
84	Impact on area will be detrimental	4/19/2026 7:51 AM
85	Access, will have bad effect on traffic in High St, Coop junction very busy. Refused planning several times. Will damage tranquility of Mead	4/19/2026 6:39 AM

86	Its close to the Mead, the church and the conservation area, Brings a link to the countryside into the centre of the village	4/18/2026 10:13 PM
87	Personal reasons, due to the fact it would overlook our house and create more noise.	4/18/2026 9:20 PM
88	Too close to Church Mead	4/18/2026 9:16 PM
89	This land forms part of the heart of the Village when taken into consideration with the close proximity of the village Mead. The Mead is the beating heart of village life where most village based/organised traditional activities take place. Furthermore, it is an area rich in natural wild animal and flora habitat which would be adversely impacted. Access to this development would further increase pressure on the roads at the centre of the village.	4/18/2026 9:11 PM
90	This area mostly covers the open land next to the Mead, as such any more development here will compromise the integrity of the historic centre of the village. Part of this area is in the 'Ponds' community space designated for use by the village in lieu of the building of the Fortescue Fields development. It is now an important nature reserve which the developers themselves refer to as the Ponds Country Park!	4/18/2026 9:08 PM
91	Good to have a some green spaces ,enough has already disappeared	4/18/2026 9:06 PM
92	The Mead is the part of the historic centre of the village. This site would negatively impacted it enormously. Used by owls badgers etc for hunting and living. All views from teh historic centre are of old heritage buildings. This would be highly visible and once lost this can never be regained. Drainage - concreting over this land would negatively affect drainage and flooding of the lower Mead and churchyard (already soggy in the winter). The traffic from any development here would add to the already congested junction by the Co-op and all traffic would have to go via the already very busy and tight High Street. Not suitable at all.	4/18/2026 9:03 PM
93	Too much housing congenstion	4/18/2026 4:57 PM
94	Increased traffic noise from movement of vehicles, light pollution from houses and headlight beams shining across the mead. Loss of natural habitat and increased traffic in a village that is already saturated with vehicle movements. In addition, the view from the top of the mead is considered to be a view of 'outstanding beauty'. This quintessentially English countryside landscape would be lost for ever if this space was built on.	4/18/2026 12:02 PM
95	See comments at paragraph(s) 2 and/or 3 above.	4/17/2026 4:36 PM
96	This was always open land. The industrial site has been built on as a brown field site. That is enough. Fortescue Fields buildings are stunning - we should be proud of them. Poundbury in Dorset set the trend.	4/17/2026 1:21 PM
97	An area of land again with significant wildlife with very narrow lane access and this would again destroy the character of the Center of the village	4/17/2026 12:50 PM
98	Site is prominent to Grade 1 and grade 2star listed buildings. Impact on conservation area & heritage assets. A green corridor to the centre of the village. Site too sloping.	4/17/2026 11:54 AM
99	If every piece of land is built on the village will no longer be a village, but a small town.	4/17/2026 10:25 AM
100	This land is accessible through existing pathways by village residents for walking and exercising. It also suffers from heavy run off during storms. It acts as a buffer between new build homes and our ancient village green	4/17/2026 7:35 AM
101	See answers given to grid questions item 2 and comments made in response to item 3 above.	4/16/2026 3:42 PM
102	This is a critical site for the historic village. Building on it would destroy the beauty of the Mead ,churchyard, George garden.	4/16/2026 12:24 PM
103	Encroaching on the Mead. Plus the drainage cannot maintain more houses in this area as causing flooding within the village	4/15/2026 1:09 PM
104	The impact on Church Mead and the historic character of the village would be tantamount to vandalism.It would urbanise the setting of Church Mead and its links with open countryside.Irretrievable harm for no significant benefit.	4/15/2026 12:22 PM
105	This development would inevitably intrude to its disadvantage on the Church Mead open space ruining the iconic views from higher ground and also result in major traffic difficulties within	4/15/2026 10:47 AM

Fortescue Fields and at the main road junction by the Co-op shop which is already a major problem.

106	Am opposed for many reasons - primarily the potential threat such development has to destroy, by piecemeal advances, the unique village asset represented by the Mead	4/14/2026 6:16 PM
107	Awkward access for building and dwelling	4/14/2026 5:43 PM
108	Any development, however sympathetic, would be an eyesore and completely spoil the character of the village. People on the west side of Fortescue Fields bought their houses partly for the view and the land helps to protect the Mead. It is necessary to the ecology of the village.	4/14/2026 4:57 PM
109	KEY TO CLASSIC VIEW OF THE VILLAGE. ANY DEVELOPMENT WOULD RUIN THISE VIEWS	4/14/2026 1:07 PM
110	Proximity to the local amenity of Church Mead	4/14/2026 11:51 AM
111	Another large plot that would if developed erode the wonderful rural nature of our village and the wildlife that proliferates	4/14/2026 9:33 AM
112	defining impact on village character	4/14/2026 8:20 AM
113	This will enclose an historic area, the Mead How is traffic to enter	4/13/2026 9:03 PM
114	The existing Fortescue Fields development is already far too prominent and not at all in character with the village. Allowing it to extend further would cause huge visual harm to the historic Church Mead.	4/13/2026 7:00 PM
115	Will destroy historic views of the village and impinge on the Mead. Run-off and drainage also potentially problematic.	4/13/2026 4:24 PM
116	This green space was not part of the brown field area on which the Fortescue development was originally built. It enjoins the Church Mead, a prominent aspect of the village's character which would be severely constricted by housing development here. It provides separation between the conservation area and the new buildings and helps preserve the rural view from the ancient listed George Inn and also from the Faulkland approach to the village. It has many ecological advantages, both flora and fauna which would suffer and be lost through development. It would be a tragic loss to the character of the village to obliterate this area of natural habitat and beauty.	4/13/2026 2:31 PM
117	A prominent site described by a Planning Inspector as an Important Lung of the village. Would be intrusive and detrimental to the tranquility and use of the adjacent Church Mead	4/13/2026 12:32 PM
118	Development here would take away important green space adjacent to the Mead. Fortescue Fields already has negative impact on the village and its character	4/13/2026 10:06 AM
119	Access through Fortescue Fields would be difficult and be dangerous for the existing pedestrian traffic. Development on this site would detract from the amenity of 'Church Mead' a protected space. Following a previous planning application the Inspector determined that this site should not be built on as it is one of the important 'lungs' of the village.	4/13/2026 9:57 AM
120	Visual impact, traffic at Coop junction - already a hazardous junction especially when the lorry is delivering.	4/12/2026 6:35 PM
121	This site is adjacent to The Mead	4/12/2026 5:38 PM
122	Because it borders the Mead. Obviously!	4/12/2026 5:37 PM
123	No further development	4/12/2026 5:33 PM
124	Building here would severely encroach upon the properties presently overlooking The Mead. The road is narrow and used by pedestrians to access The Mead. Building here would also ruin the visual outlook of the historic Mead, Church, George Inn and the listed buildings around the Mead.	4/12/2026 4:45 PM
125	Overdevelopment of existing housing, impacting the overall character of the village.	4/12/2026 3:51 PM
126	Previous applications to develop this site have been refused. The current development is too prominent and sticks out like a sore thumb in historic NSP. This site would spoil the iconic	4/12/2026 3:34 PM

	view of the village from the George Inn, especially in winter. Also disrupted to wildlife and flood risk. Chaos during building work given the site and access needed thra busy threshold.	
127	The area is a proper buffer between the Fortescue Fields development and the Church Mead. The use of this site would simply be an infill of housing right up to the edge of the Church Mead and destroy its setting from many vantage points	4/12/2026 3:22 PM
128	Limited areas to walk within the boundaries of the village and this would remove a large part that dog walkers currently use. Access from road is a single track road that would not be able to take more vehicles	4/12/2026 2:46 PM
129	I don't want to look at new housing from our village green	4/12/2026 2:42 PM
130	Overdevelopment of Fortescue Fields.	4/12/2026 2:04 PM
131	There has been sufficient development in this area. More would significantly alter the character of the village and impact negatively on its historic nature. It is also an important environmental area	4/12/2026 2:00 PM
132	this is taking away a nice green area in the middle of the village traffic assess would be a major issue	4/12/2026 1:53 PM
133	Detrimental to the skyline of the village. Poor access on to already congested roads.	4/12/2026 1:06 PM
134	Would have major impact on the historic character of the village, particularly the Mead and church. Fortescue Field has been poorly developed by Lochailort, a Poundbury-style pastiche and weathering badly. This development would be more of the same on a highly sensitive site.	4/12/2026 1:04 PM
135	Visual impact on a key local amenity; The Mead. No development would be sympathetic.	4/12/2026 10:10 AM
136	Poor access to main road which is already suffering from previous development. Damaging to the adjoining Conservation Area.	4/12/2026 9:34 AM
137	This area is a nature reserve for birds and animals. It should not be built on.	4/12/2026 9:12 AM
138	Flooding/Drainage issues. The inspector has rejected this site on more than one occasion before. There also needs to be space between Fortescue Fields and Church Mead which is the heart of the village.	4/11/2026 11:45 PM
139	This will seriously affect the setting of The Mead and the church	4/11/2026 6:51 PM
140	This site has multiple issues that make it wholly unsuitable for development. It is immediately adjacent to The Mead, and the village church, and is an area rich in wildlife. The proposed access is via the existing Fortescue Fields estate, which is already very busy with local traffic, and people using the Co Op shop. It exits onto a narrow and busy road and there are often traffic delays, with the potential for a bad accident. The proposed access is also too narrow, below the minimum allowable width for two way traffic. It also crosses a pathway used by many elderly people, and children and families going down to The Mead. The area is also low lying at the bottom of a slope, so prone to flooding. The proposal to raise the area by several meters will lead to the housing impinging upon views of the Mead and Church, and will also lead to the housing overbearing views from The Mead and the Church. Lighting from the extra housing will also destroy the character of the heart of the village and further pollute dark skies.	4/11/2026 5:05 PM
141	Access is unsuitable & there is already too much traffic going past the Coop	4/11/2026 4:57 PM
142	Such an important part of the green village. Should never be developed	4/11/2026 2:27 PM
143	Car access would be via High Street which is already congested. Proximity to Churchmead which is a vital green space for the village	4/11/2026 7:25 AM
144	Significant damage to the character of the village. It would Ruin the aspect of the George the church and mead. Absolutely no development of this land should ever be allowed.	4/10/2026 3:58 PM
145	This lovely green space is visible from several important vantage points within the historic centre of our village. Negative impact on important views and harm to character of The Mead - impact on heritage assets: Grade 1 Listed The George Inn and Church of St Philip and St James. Loss of biodiversity. Loss of agricultural land. Increased traffic onto the already congested high street B3110 Increased risk of flooding	4/10/2026 2:47 PM
146	This hems in the housing around the Mead and would significantly change the nature of the Mead and surrounding area. It is high and would be seen from the Mead. We have seen too	4/9/2026 10:52 AM

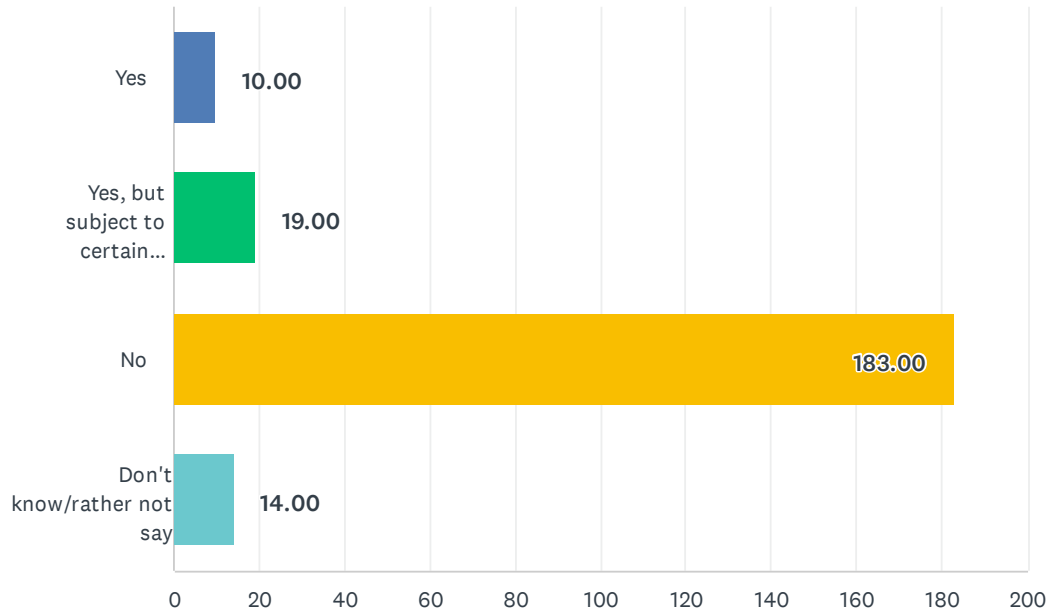
much development in this area already.

147	We should protect the historical green spaces to allow the character of the original settlement to be retained - build on the outer fields without infill - let's not be protective of growing the footprint but protect the density. Simply begins to change the context of the mead and its relationship to the locality with addition of new buildings	4/9/2026 10:03 AM
148	Developing this land would fundamentally change the character of the village, and change the green open spaces which villagers and young families enjoy so much. It would disrupt how people enjoy walking paths, the mead and the green spaces.	4/9/2026 9:37 AM
149	This area would impact upon the community space The Mead and the sanctuary this area offers all residents	4/8/2026 9:57 AM
150	Doesn't exit onto major road creating traffic problems in the centre of the village	4/7/2026 2:39 PM
151	Development on this site would have the worst impact on the village. It would ruin the Mead, causing harm to the setting of the historic heart of the village, ruin the views from the church and the George, not to mention all the residents living around the Mead. I also believe it would harm the biodiversity of the Mead and ponds fields, forming a link between the two.	4/7/2026 11:35 AM
152	Ruins the view from the mead, fortescue development has already ruined the feel and look of the village, too big.	4/7/2026 10:47 AM
153	This space should be protected at all costs, as it borders Church Mead, which is a vital shared green space at the heart of the village. Building in this area would dramatically impact on the views across Church Mead, including the famous view from the historic George Inn. It would also create significant noise pollution with the increase of vehicles and people living in close proximity to Church Mead. It is a crucial green space for wildlife and would significantly affect the visual amenity for a large number of existing residents.	4/6/2026 6:04 PM
154	This space should be protected at all costs as it borders Church Mead, which is a vital shared green space at the heart of the village. Building in this area would drastically impact on the views across Church Mead, including the famous view from the historic George Inn. It will also bring domestic and vehicle noise right up to the edge of Church Mead, thereby disturbing the tranquility of this vital communal space. The tree belt along the edge of Church Mead will be insufficient to screen any new houses in this area.	4/6/2026 6:04 PM
155	No more houses	4/6/2026 2:52 PM
156	Access difficulties as entry and exit is by single track.	4/6/2026 12:15 PM
157	In the centre of heavily used dog walking and community area for local residents, development and subsequent houses would detract from day to day life and cause significant disruption	4/5/2026 5:32 PM
158	Will be very difficult to get suitable access to the road network and will disrupt popular (and necessary) local walking routes.	4/5/2026 5:32 PM
159	Adjacent to the Mead so new housing development would impact the green heart of the village.	4/5/2026 12:12 PM
160	Dominates Church Mead, effectively the village green and recreation area and constituting a major factor in defining the character of the village along with the adjacent 14th century church and one of the oldest pubs in the country. Development of this flanking piece of high ground would substantially detract from the character at the heart of the village.	4/4/2026 5:04 PM
161	This is a Green Space supported by the parishioners and Parish Council. It is in the heart of the village where it is important to balance houses with greenery.	4/4/2026 4:59 PM
162	Valuable space for nature, walkers and families	4/4/2026 1:35 PM
163	Too much impact on the historic centre, wildlife and recreation. Roads not suitable for extra traffic.	4/4/2026 9:34 AM
164	Immediately adjacent to the historic church and spoiling of the historic views from the churchyard, the conservation area, the church mead and The George.	4/3/2026 5:31 PM
165	Flood risk to the Mead.	4/3/2026 1:44 PM
166	Lack of drainage. Loss of biodiversity	4/3/2026 12:40 PM
167	destroys the lungs of the village at its centre	4/3/2026 12:09 PM

168	Development here would negatively impact the important historic conservation centre of the village. The Mead is not impacted by any roads at the moment and would be with this development. It is also important ecologically. More houses here would negatively impact the traffic around access to the narrow high street. Already a pinch point. Drainage already a problem from teh Fortescue development, lower Mead regularly soggy, this would make that worse. It's hunting ground for owls, badgers, small mammals which would be lost.	4/3/2026 10:59 AM
169	This site is next to both The mead and the ponds which would have a significant impact on existing well used facilities in the village. The current proposal would impact on tress and hedgerows bordering the mead which the developer doesn't own. It would also have a major impact on the fireworks display which is a key part of village life and also an impornat fundraiser which allows all the facilities provided by the mead to be successfully maintained such as the children's playground, cricket pitch and waste bins	4/3/2026 10:48 AM
170	This is another blatant and aggressive application by the developers of Fortescue Fields, which is opposed by the whole village. This piece meal "creeping" growth was never envisaged when the village residents acceted the original planning proposals. THis would further erode the whole character and open country views within the village.	4/3/2026 10:26 AM
171	This is a site that would have a huge impact on the very centre of the village if it was to be developed. It backs onto the mead and would limit the use of the Mead in the long term. Any development would put into question the ability to raise funds from the hugely successful bonfire night celebration as the homes would be very close. Access to the site is also very limited resulting in a large increase in traffic through the existing Fortescue development.	4/3/2026 10:11 AM
172	Important green space linking the ponds to the mead. Would disrupt biodiversity. Too much traffic on high street.	4/3/2026 8:01 AM
173	Houses built on this steeply sloped land will impinge on the important setting of the village green and grade 1 listed George Inn	4/2/2026 8:33 PM
174	A cold north facing site much better utilised as a green lung to the village	4/2/2026 5:35 PM
175	Access is difficult and requires additional road infrastructure. This land, next to Church Mead would be best left to be rewilded.	4/2/2026 4:04 PM
176	Too central to the heart of the green space in NsP. Certainly wouldn't want this built on	4/2/2026 2:28 PM
177	Would be nice to keep this as an open space in the village	4/2/2026 12:52 PM
178	Would ruin Church Mead view, this developer has been nothing but difficult and obstructive since Fortescue was built	4/2/2026 12:15 PM
179	Building would impact on the view from the church mead	4/2/2026 11:35 AM
180	Highly visual impact on conservation area outside development limits Subject to numerous planning refusals	4/2/2026 9:59 AM
181	There is an ongoing planning application with numerous objections. I support all those objections in 2025/1515/FUL	4/2/2026 8:26 AM
182	Planning already refused. Too close to Churchmead. Will impact badly on the view of the village Lochailort are so keen to promote in their sales info	4/1/2026 5:38 PM
183	Mackey lane not suitable for access . Additional traffic in village centre	4/1/2026 5:13 PM

## Q28 Do you think that site 06 (land off Vicarage Lane to the southwest of the Fortescue Ponds) is suitable for housing development?

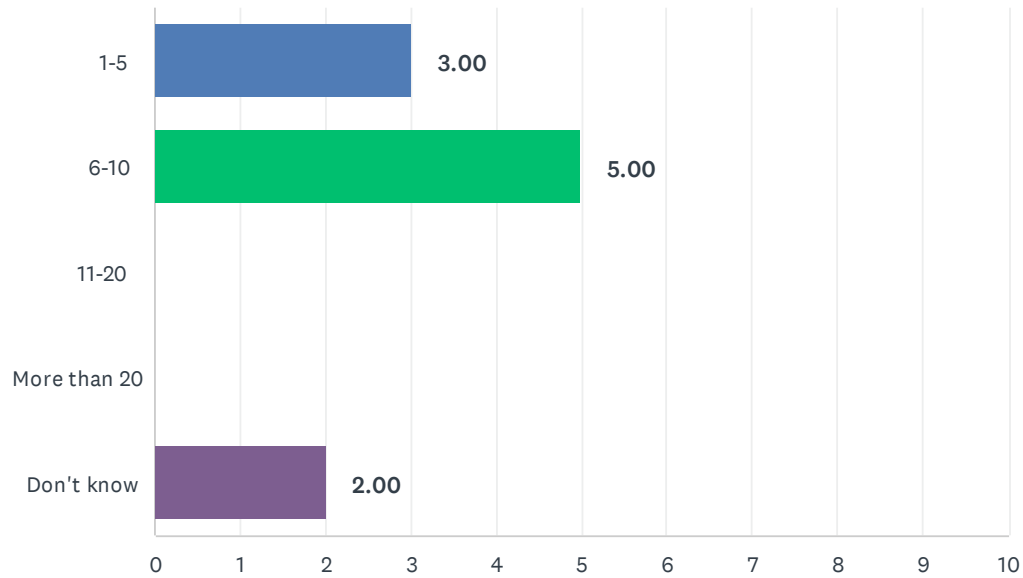
Answered: 226 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	4.42% 10
Yes, but subject to certain conditions being met	8.41% 19
No	80.97% 183
Don't know/rather not say	6.19% 14
<b>TOTAL</b>	<b>226</b>

## Q29 You consider that land off Vicarage Lane (site 06) might be suitable for future housing development. How many houses do you think it might accomodate?

Answered: 10 Skipped: 216



ANSWER CHOICES	RESPONSES	
1-5	30.00%	3
6-10	50.00%	5
11-20	0.00%	0
More than 20	0.00%	0
Don't know	20.00%	2
<b>TOTAL</b>		<b>10</b>

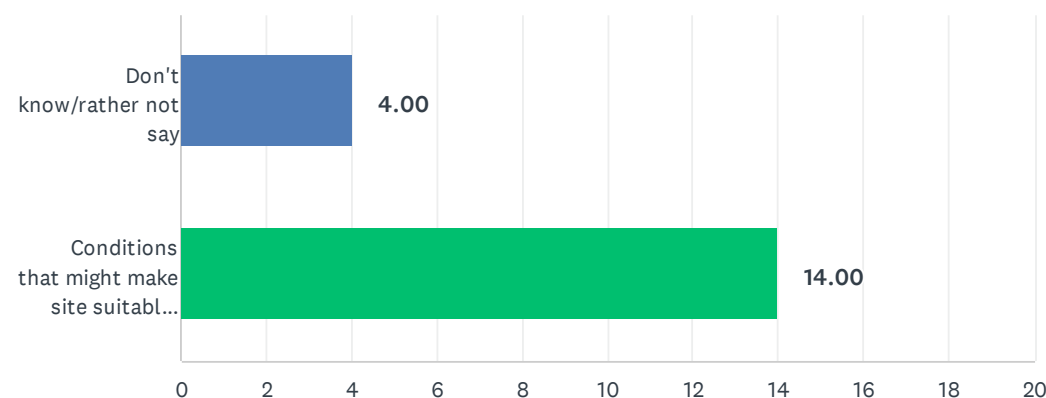
### Q30 If you wish to make a site specific comment please use this box

Answered: 2 Skipped: 224

#	RESPONSES	DATE
1	ACCESS ROAD WOULD NEED TO BE UPGRADED	4/14/2026 1:08 PM
2	Access road is a wuestion	4/8/2026 9:58 AM

**Q31 You consider that Site 06 (Land off Vicarage Lane) could be suitable, but only if certain conditions are met. Please describe what those conditions would be. (Examples of conditions might include: effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.)**

Answered: 18 Skipped: 208



ANSWER CHOICES	RESPONSES
Don't know/rather not say	22.22% 4
Conditions that might make site suitable for housing development.	77.78% 14
<b>TOTAL</b>	<b>18</b>

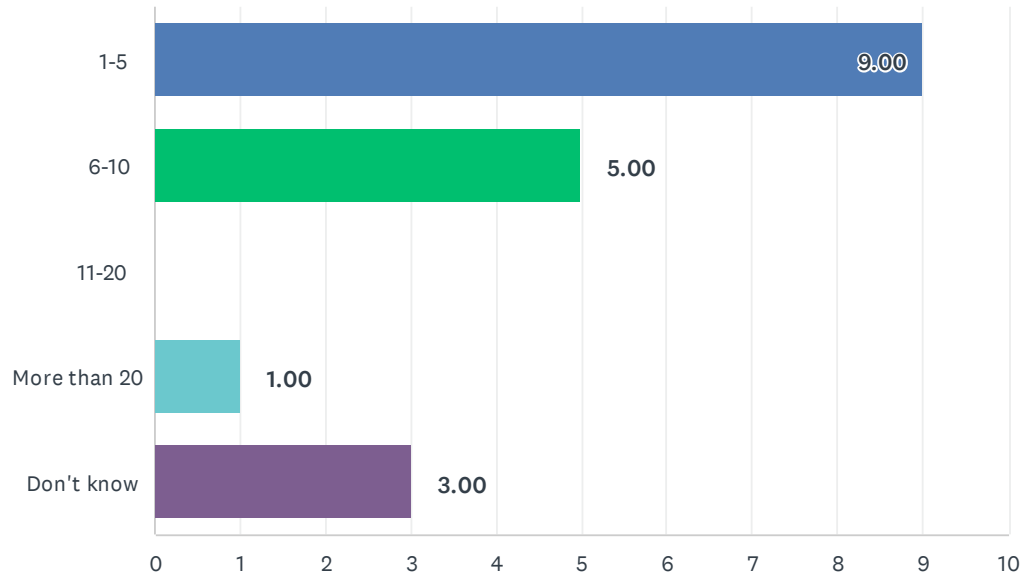
#	CONDITIONS THAT MIGHT MAKE SITE SUITABLE FOR HOUSING DEVELOPMENT.	DATE
1	Sensitive design, flood risk mitigation and sustainable drainage, measures to protect the amenity of neighbouring residents.	4/29/2026 9:57 PM
2	A small number of houses due to difficult road accessibility.	4/29/2026 3:24 PM
3	Needs to be limited as the access route via Church Lane would be difficult. Need to retain the character of the area.	4/28/2026 9:15 AM
4	Yes if a new access road, which by-passes the High Street is constructed	4/26/2026 8:38 PM
5	Effective landscaping to reduce visual impact. Improved access to the road network. Measures to protect the amenity of neighbouring residents. Flood risk mitigation.	4/26/2026 7:49 PM
6	effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services	4/26/2026 8:30 AM

or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.

7	Sensitive design needed,	4/23/2026 3:01 PM
8	Sensitive design and effective screening for those using the adjacent green space.	4/18/2026 9:20 PM
9	Area not to be overdeveloped.	4/12/2026 3:53 PM
10	Subject to suitable access.	4/12/2026 2:05 PM
11	The scope for development is limited and needs to be in keeping with the existing dwellings layout. The access road would only support a small number of houses.	4/11/2026 4:48 PM
12	Improvement of roads around the village green by the school and church, possibly including a car park here for school, church and palairet hall users	4/7/2026 2:41 PM
13	Improved road access, contributions to local infrastructure, sensitive design.	4/5/2026 12:15 PM
14	Access is only past the school and church and so is unsuitable for extensive housing.	4/2/2026 4:06 PM

### Q32 If these conditions were met, how many houses do you think the site could accomodate?

Answered: 18 Skipped: 208



ANSWER CHOICES	RESPONSES	
1-5	50.00%	9
6-10	27.78%	5
11-20	0.00%	0
More than 20	5.56%	1
Don't know	16.67%	3
<b>TOTAL</b>		<b>18</b>

### Q33 You have answered that you consider that site 06 (land off Vicarage Lane) is not suitable for development. Please give your reasons for this view in the box below.

Answered: 167 Skipped: 59

#	RESPONSES	DATE
1	Bad impact on village ambiance . Unnecessary intrusion into mediaeval footprint. Traffic concerns.	5/2/2026 5:13 PM
2	Access dreadful	5/2/2026 4:41 PM
3	This site is accessed by a narrow lane. Traffic would have to pass close to the school gate and the church entrance. The little green is already being eroded by cars. The impact on this location is completely inappropriate. The impact the traffic would cause is unacceptable.	5/2/2026 4:12 PM
4	Open hillside visible over wide area from the west. Adverse impact on conservation area and setting of Village.	5/2/2026 3:53 PM
5	I do not support any further housing development in this village	5/2/2026 3:42 PM
6	Impact on: Conservation area and listed buildings, Landscape and important views, Highways and traffic, Local ecology and wildlife. Flood risk. Impact on the amenity of neighbouring residents.	5/2/2026 3:36 PM
7	Although access via Vicarage Lane it impacts directly on the park area of the ponds. This area was created as a recreation area in the first place.	5/1/2026 5:02 PM
8	This is key part of village edge that gives its character and is a popular walking route along vicarage lane. Development would have too much impact. It is also route to village school and would have safety issues with traffic route.	4/30/2026 10:19 PM
9	Access	4/30/2026 9:43 PM
10	Not suitable for access along country lanes. Will negatively impact on housing already in that area	4/30/2026 9:39 PM
11	No obvious access to the site. Removal of open space which will adversely affect the character of the village. Existing roads not suitable to take any extra traffic.	4/30/2026 8:56 PM
12	Loss of green space frequently used for walking Overcrowding and loss of character of relatively central village location Loss of biodiverse area of village Significant increase in noise and light pollution Lack of adequate road access and would significantly increase traffic through centre of village	4/30/2026 8:23 PM
13	This is part of the green space at the heart of the village. There are footpaths and long reaching views across the Somerset countryside, which would be destroyed by development on this site. There is a small track road for access that would not support any level of house building. It would encroach the Ponds and diminish their natural beauty.	4/30/2026 7:16 PM
14	Developing this land would fundamentally change the character of the village, and destroy the green open spaces which villagers and young families enjoy so much. It would disrupt how people use the footpaths, the mead and the green spaces. It would also impact on the views and landscape of the village. This is a beautiful green open space which we enjoy for playing with the children.	4/30/2026 7:06 PM
15	Norton St Philip has already been overdeveloped and, ideally, should not be subject to any further development, certainly not before 2029. This site is unsuitable for development for several reasons. Vehicular access is limited to Vicarage Lane, which is unsuitable for anything beyond occasional use and would direct additional traffic into the already congested historic Church-School area, which also has constrained access onto the main road. The site is currently in regular use as an important area of green space and public amenity for the village.	4/30/2026 3:33 PM

Its development would also undermine the village's historic settlement pattern, characterised by a dense central core with more dispersed, sporadic development along its four approaches.

16	This is part of the rural edge of the village and doesn't make sense as a space for houses when other more suitable spaces exist.	4/30/2026 1:19 PM
17	Vicarage Lane beyond the 3 houses recently built is not suitable for access by numerous vehicles. This land is much used by dog-walkers and should remain as a leisure area.	4/30/2026 11:40 AM
18	Reduces green-space with adverse impact on bio-diversity. Also destroys public footpaths between Vicarage Lane and Mackley Lane. New housing has already been developed adjacent to this site off Vicarage Lane.	4/30/2026 11:40 AM
19	Development on this site would closely encroach on the Fortescue Fields amenity and must have a potential risk of flooding.	4/30/2026 10:53 AM
20	Norton St Philip has been overdeveloped and ideally would not be subject to any further development, and certainly not before 2029. This site is unsuitable for development for a number of reasons. The only vehicular access is via Vicarage Lane which is not suitable for anything other than occasional traffic and would funnel vehicles into the historic Church / School triangle. An area that is already congested and with poor access onto the main road. The site is in constant use as an important area of green space and public amenity for the village. Development of this site would fundamentally alter the historic characteristics of the village defined by a concentrated area of development in the centre and sparse sporadic development on the four approaches to the village.	4/30/2026 10:04 AM
21	Absolutely not here!!!!	4/30/2026 9:33 AM
22	This would have major impact on the feel and restfulness of the Fortescue Ponds amenity.	4/30/2026 8:04 AM
23	Same as other comments.	4/30/2026 6:56 AM
24	Traffic and parking are massive issues for our village already.	4/29/2026 10:45 PM
25	We have enough new housing developments	4/29/2026 10:26 PM
26	Poor access along tracks also would increase traffic around the school.	4/29/2026 8:42 PM
27	This site is used regularly by the village and so should not be lost	4/29/2026 7:02 PM
28	No viable access, area used by village for recreational purposes, loss of habitat for many birds and drainage is already not good and has drainage routes from the ponds above.	4/29/2026 6:40 PM
29	Would ruin the views into and out of the village	4/29/2026 6:12 PM
30	Difficult to access	4/29/2026 3:30 PM
31	This area is too close to the Ponds and would overlook the village	4/29/2026 2:53 PM
32	Why spoil an unspoilt 'green' area of our village when there is no necessity to do so	4/29/2026 1:47 PM
33	eco-issues	4/29/2026 12:50 PM
34	Loss of green space, and the potential to increase traffic flow and congestion, which may have safety implications with regards to the School.	4/29/2026 10:51 AM
35	Access - Vicarage Lane at this point is a single, unmade up track, bordering areas for wildlife, barn owls. Drainage - next to the existing lower pond in the SUDS scheme for Fortescue. This fills in heavy rain periods.	4/29/2026 9:13 AM
36	- Difficult access to the development area which would expand the village in a rather odd direction. - Risks exacerbating congestion around the school which is already bad enough during school drop off/pick ups. - Would also enclose the ponds area and rural feel of the village. There may be more biodiversity issues related with developeing this. - I'm certainly not an expert, but I wonder if there may also be more drainage issues connected with it too?	4/28/2026 9:22 PM
37	This proposed site lies off Vicarage Lane, a narrow route that already struggles with the volume of daily traffic and serves as a key access point to the village school. Any additional development here would increase vehicle movements at the very place where children, parents and staff walk, cycle and cross the road each day. This raises clear concerns about safety outside a small school that is already operating within tight space constraints.	4/28/2026 7:28 PM

38	Will impact on look of village & traffic impact	4/28/2026 12:32 PM
39	The Ponds area is deemed a tranquil beauty spot. Construction of properties immediately next to this area and the resulting increase in traffic of those new home owners will impact negatively on the serenity of the village.	4/28/2026 10:16 AM
40	Well used daily recreational use for village Terrible vehicle access past School Significant existing rainwater flooding into lane/fields below.	4/28/2026 10:08 AM
41	Unsuitable access to vicarage lane which is a single track lane and encroaching on open countryside.	4/27/2026 10:42 PM
42	Outside village boundary. Important green space	4/27/2026 9:25 PM
43	Omg . This would be dreadful, and would ruin the ponds area and a beautiful area of conservation and recreation for so many people. I am quite shocked to see this one. Access also is a problem aside from my rather emotive response.	4/27/2026 1:42 PM
44	Please see my previous comment. The inadequate 'ponds' drainage already causes significant flooding on to our adjacent land in times of significant rainfall. The sewage pipe from this area and the whole of Fortescue Fields is a Victorian iron pipe of small dimensions and at times of significant rainfall it is not adequate and the effluent overflows into the stream leading down to the Wellow Brook.	4/27/2026 11:11 AM
45	totally unsuitable access.	4/27/2026 10:45 AM
46	no vehicle access subject to flooding	4/27/2026 10:26 AM
47	Further erosion of green amenity landscape, and wholly inadequate access for more vehicles via church green (aprotected green space which is already subject to serious vehicular erosion)	4/27/2026 10:13 AM
48	Very poor access	4/27/2026 8:49 AM
49	Affect the character of the Mead and the church setting.	4/27/2026 7:26 AM
50	This land is beyond the current access and road system and would need new roads and access creating which would fundamentally change the nature of the village in that area. It is part of the flood/run off from the other developments and if this is developed is only going to increase flood risk below the field.	4/26/2026 10:22 PM
51	Need to maintain green spaces	4/26/2026 8:14 PM
52	1 It is well outside the village development limit. 2 Vehicle access would need to be down Vicarage Lane, a small, very narrow, one way lane which is completely unsuitable for the traffic that would be generated.	4/26/2026 5:38 PM
53	Infrastructure not adequate to deal with the traffic	4/26/2026 5:20 PM
54	There has already been enough development on this land in total. It's one thing developing the old chicken factory part which was a brown field site but it's a completely different story when it comes to a greenfield site which should be protected	4/25/2026 7:48 PM
55	Narrow lane passing school and pre school and church too many pedestrians	4/25/2026 11:25 AM
56	it is not infill and less suitable on the extremity of the village	4/25/2026 10:26 AM
57	Poor access	4/25/2026 8:02 AM
58	Put up in 2025 and again now as part of Lochailort collection of local land. No prior Planning applications for housing. A green field blending into countryside, would only work if all his other sites where to be built on, as otherwise no access or support facilities	4/24/2026 6:49 PM
59	Loss of green space, wildlife and boggy in places. Would also affect the character of vicarage lane.	4/24/2026 6:21 PM
60	Potential to flood	4/24/2026 5:19 PM
61	See above No.5	4/24/2026 2:24 PM
62	In conservation area and close to historic church and school	4/24/2026 10:33 AM
63	Within conservation area	4/24/2026 10:16 AM

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64	It is lovely natural area and needs preservation	4/23/2026 8:31 PM
65	Really important green field	4/23/2026 2:33 PM
66	disrupt biodiversity of the nature reserve flood risk public right of ways regularly used by villagers - any development would disrupt views and use	4/23/2026 11:02 AM
67	Would cause more traffic in the village	4/22/2026 4:41 PM
68	Effect on local ecology. Poor access to the road network. Adverse impact on village character. Impact on key views.	4/22/2026 11:40 AM
69	Important to the views from the village	4/22/2026 9:50 AM
70	No realistic access. Vicarage Lane is largely unpaved with large potholes and single track making it wholly unsuitable for cars Drainage - Vicarage Lane is frequently flooded especially on Spring and Winter This area is currently used by the village for dog walking and recreation and is a valuable green space	4/21/2026 2:17 PM
71	This site does not meet my "Very Important" Priorities as indicated in Q1	4/21/2026 11:48 AM
72	Highly valued public open space. Biodiversity importance. Poor access for any kind of transport except walking.	4/20/2026 10:54 PM
73	Same for site 5. Land for use of the residents of the village is also important, and this takes away natural land needed for exercise and leisure	4/20/2026 2:40 PM
74	Development of this site is patently absurd. It is outside the village development limit and access would need to be down Vicarage Lane, a small, very narrow, one way lane which is completely unsuitable for the traffic that would be generated. This is a rural part of the village, one of the areas that makes the village porous with the countryside in which it sits. Widening the road would destroy ancient hedgerow, damage habitat, and have an unacceptable impact.	4/20/2026 10:13 AM
75	Area of green space being urbanised. Removes well used dog walking facility in fields (NSP has a lot of dogs).	4/19/2026 6:24 PM
76	Poor traffic access down Church Street and Vicarage Lane, overlooks other properties, loss of green space, highly visible	4/19/2026 5:06 PM
77	Encroaching on agricultural land with no easy access.	4/19/2026 12:32 PM
78	Would be a shame to see this nice patch gone	4/19/2026 8:25 AM
79	No suitable access could be created for this area without significantly impacting green areas and the nature in and around the village.	4/19/2026 8:03 AM
80	Poor access and links the village centre with the wider countryside	4/18/2026 10:14 PM
81	Amenity land used by many walkers	4/18/2026 9:16 PM
82	Accessibility to this site would be difficult especially when taking consideration the presence of the village junior school and pre school and parish church which lie in it's path.	4/18/2026 9:11 PM
83	This area is in the 'Ponds' community space designated for use by the village in lieu of the building of the Fortescue Fields development. It is now an important nature reserve which the developers themselves refer to as the Ponds Country Park! No suitable road access to this site. Access is only possible by a track which goes directly past the school gates.	4/18/2026 9:08 PM
84	This a village I don't want atown	4/18/2026 9:06 PM
85	Drainage - this area is part of teh run off from Fortescue. Vicarage Lane already floods each winter, building on this land would make it worse. Vicarage Lane is very narrow, rural lane, cannot be widened. Access is via a key point in the historic centre of the village - school/church/listed buildings on Church Street. Modern cars, vans etc already struggle to make the turn out of vicarage lane onto Church street (two accidents hitting the opposite curb in recent weeks). Increased traffic here is a dreadful idea and should be avoided at all costs. This land is also hunting ground for wildlife - owls, hawks, badgers, bats etc. Should not be built on.	4/18/2026 9:03 PM
86	It would spoil the Fortescue pond area	4/18/2026 12:07 PM

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87	Loss of natural habitat and green space. Increased traffic, flow, light, and noise pollution in a village that is already saturated with vehicle movements and housing.	4/18/2026 12:03 PM
88	See comments at paragraph(s) 2 and/or 3 above.	4/17/2026 4:37 PM
89	This land provides the green edge to the village and leaves open the space into the village and the Mead.	4/17/2026 1:21 PM
90	Again this would destroy another green area of the villages with most probably no affordable housing for villagers and very limited road access	4/17/2026 12:52 PM
91	Veery difficult access along a narrow lane. Par too a green corridor to the centre of the village	4/17/2026 11:55 AM
92	If more and more houses are built on every available piece of land the village will be turned into a small town.	4/17/2026 10:26 AM
93	Acts as a buffer between our ancient church and village green. Subject to significant waterlogging following storms. Has pathways regularly used by villagers who are unable to take longer walks for exercise and provides connectivity across the village	4/17/2026 7:35 AM
94	See answers given to grid questions item 2 and comments made in response to item 3 above.	4/16/2026 3:42 PM
95	No access for vehicles	4/15/2026 6:35 PM
96	Currently a haven for wildlife. It would encroach on the Mead	4/15/2026 1:10 PM
97	Increased traffic onto Bell Hill at an already dangerous junction.	4/15/2026 12:25 PM
98	This is a nonsense application. Not only is there limited and inadequate road access to this site but it would also represent a massive and unnecessary intrusion on the landscape.	4/15/2026 10:50 AM
99	Am opposed as such development would destroy for ever this vital green space.	4/14/2026 6:18 PM
100	This is the bottom end of what we call The Ponds and is ecologically important.	4/14/2026 4:58 PM
101	Loss of green field space Effect on local natural habitat and wildlife	4/14/2026 11:53 AM
102	A huge plot that would destroy wildlife habitats and obstruct the wonderful far reaching rural views destroying the peaceful character of this unique medieval village transforming into an unwelcome urban area	4/14/2026 9:36 AM
103	defining impact on village character	4/14/2026 8:20 AM
104	Destroys habitats also traffic problems again What about flooding When Fortescue was built village has suffered from flooding every winter	4/13/2026 9:07 PM
105	The existing Fortescue Fields development is already far too prominent and not at all in character with the village. Allowing it to extend further would cause huge visual harm to the historic Church Mead and other views around the village.	4/13/2026 7:01 PM
106	Will create an imbalance of houses on this side of the village and add to urban sprawl	4/13/2026 4:26 PM
107	This is not part of the original brown field development area for Fortescue Fields. It forms part of the transition between the conservation area and the wider countryside and farmland. It is a much valued open space with footpaths directly towards the village from Mackley Lane. The views to approaching visitors would no longer suggest a medieval village. A wider boundary to the built area of the village would be suggested inviting further development within that boundary to the detriment of the ancient village character of Norton St Philip.	4/13/2026 2:47 PM
108	Access along Vicarage Lane is already difficult and any further traffic would be detrimental to the quality of the area of Church Green / Church / School	4/13/2026 12:34 PM
109	Again, preservation of green space in a small village already overwhelmed by traffic, housing etc	4/13/2026 10:07 AM
110	Vehicular traffic is already dangerous and difficult on Vicarage Lane, more would be a disaster and dangerous to both humans and environment. The setting of Church, School and Church Green would be decimated.	4/13/2026 10:05 AM
111	Road access not suitable. Existing recreational area / dog walking space. Visual impact when approaching village from Faulkland.	4/12/2026 6:37 PM

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112	This site would encroach upon a significant open space within the village which is home to a variety of wildlife. This site is prone to flooding.	4/12/2026 5:40 PM
113	Hopeless access. Unsafe for school and visitors to the church. Already issues with flooding since the building of Fortescue Fields.	4/12/2026 5:40 PM
114	Already overdeveloped in that area	4/12/2026 5:33 PM
115	This area is accessible by a single track road. It is on the edge of the village boundary. There are more suitable places in the village for building.	4/12/2026 4:49 PM
116	Flooding risk - the existing development already causes run off along the paths and makes walking very difficult due to waterlogging in the adjacent fields. The ponds area is much used for recreation and development here would impact on this negatively. Also a wonderful viewpoint over the countryside (especially at sunset) would be spoiled.. and great bird watching spot.	4/12/2026 3:39 PM
117	any development on this site would remove a valuable and well used open space.	4/12/2026 3:26 PM
118	Access roads to this area are limited. Impact on the safety of children going to the local school with the increased traffic past the entrance	4/12/2026 2:48 PM
119	As previous reply,	4/12/2026 2:03 PM
120	Major road and traffic issues, and taking away a nice green area from the village	4/12/2026 1:55 PM
121	Limited access onto already congested roads.	4/12/2026 1:07 PM
122	Poor access creating increased traffic difficulties next to the village school.	4/12/2026 1:05 PM
123	This is already an open space heavily used by residents and should not be built on	4/12/2026 10:11 AM
124	This area is a nature reserve for birds and animals. It should not be built on.	4/12/2026 9:13 AM
125	Flood/drainage issues. Vicarage Lane is another narrow one vehicle lane so if housing was allowed there would only be one entrance and exit unless linked somehow to Mackley Lane which is also a one vehicle width.	4/11/2026 11:50 PM
126	This area is currently undeveloped and bounded by the SANG for the Fortescue Fields estate. Owls and foxes use this area to hunt and to transit between Mackley Lane and the area adjacent. The area slopes considerably and will seriously degrade the character of the area around the old vicarage and the SANG. Where would traffic access this area? Vicarage Lane is wholly unsuitable and access from Fortescue Fields would further exacerbate traffic issues in the village.	4/11/2026 5:12 PM
127	Unsuitable access and at present this is a country park used by the village, it would ruin it	4/11/2026 4:58 PM
128	Totally unsuitable	4/11/2026 2:27 PM
129	Little existing development in this part of village. Protecting green space. Car access would be via Church Street and Church triangle which are already congested.	4/11/2026 7:26 AM
130	Protect at all costs. Where is the access for this field? Surely the developer cannot suggest access should be down Vicarage Lane for this? We are appalled by this suggestion.	4/10/2026 2:47 PM
131	This was always green space on the last development to balance the size of Fortescue / let's not be played by the developers tactics. We should protect the historical green spaces to allow the character of the original settlement to be retained - build on the outer fields without infill - let's not be protective of growing the footprint but protect the density	4/9/2026 10:04 AM
132	This is an area where large numbers of villagers enjoy walking and there are far better alternatives given access would also be tricky here.	4/8/2026 6:56 PM
133	Difficult access and negative impact on rural location.	4/8/2026 4:26 PM
134	Access to this site is totally unsuitable from Vicarage Lane. It would be very damaging to the biodiversity of the village and have a big visual impact on views both into and out of the village. I also believe it's a flood risk. The Fortescue development already has an impact on flooding to Vicarage Lane and the fields and streams below it. It would also ruin the lovely walks through the ponds fields	4/7/2026 11:35 AM
135	No road to get to site. Increased risk of flooding	4/7/2026 10:48 AM

136	Very limited vehicle access along Vicarage Lane, which is a single track lane - no space to allow two-way traffic. This area is an essential section of a circular walk around the village. It is completely overlooked, so any new buildings would destroy the view. Any new development is likely to flood during heavy rain as these fields help manage water run-off from Fortescue Fields.	4/6/2026 6:09 PM
137	Vehicle access is very limited along Vicarage Lane, which is a single track lane. This area is an essential section of a circular walk around the village and is completely overlooked from above. Any new buildings will destroy the view looking down the hill from Fortescue Fields and the ponds area. It is also likely to flood during heavy rain as it forms part of the water run-off from Fortescue Fields.	4/6/2026 6:09 PM
138	No more houses	4/6/2026 2:53 PM
139	Access difficulties as entry and exit is by single track.	4/6/2026 12:16 PM
140	Losing this land will disrupt important local walking routes, ensuring that dog walkers spend more time in other areas less well suited (i.e near children's play areas or fields containing crops/livestock)	4/5/2026 5:33 PM
141	Used heavily for dog walking by residents etc.	4/5/2026 5:32 PM
142	A piece of high ground where any development would block out the lovely views from the village and from important recreation areas over towards the valley and hills to the West.	4/4/2026 5:08 PM
143	This land is part of The Ponds which is used by many villagers as part of their regular walk around the village. To have houses dominate The Ponds would take away much of the pleasure. The land also sits high up which would aggravate the situation even more. The Ponds are required to ensure surface water drains in a manner that does not harm houses further down the hill and further houses may aggravate this situation.	4/4/2026 5:05 PM
144	Valuable space for nature, walkers and families	4/4/2026 1:36 PM
145	Too much impact on the historic centre, wildlife and recreation. Roads not suitable for extra traffic.	4/4/2026 9:34 AM
146	This area is part of the green lung / mosaic of the village which is increasing under pressure and must be preserved for the character of the village to be maintained	4/3/2026 5:33 PM
147	Flood risk to the mead	4/3/2026 1:44 PM
148	Drainage/biodiversity/amenity	4/3/2026 12:41 PM
149	adds to sprawl of the village into open countryside	4/3/2026 12:10 PM
150	Access to this site is down very narrow rural single track historic lane, Vicarage Lane which cant be widened. Road meeting Church Street already a pinch point at certain times, pavements regularly damaged by those turning in/out - more traffic = more damage. Not suitable for development. Increased traffic, light and noise negatively impact rural biodiversity in this area - badgers owls reptiles and more. Drainage already an issue in this area with Vicarage lane regularly flooding, paving over this field can only worsen this situation.	4/3/2026 11:04 AM
151	Access to this site is down Vicarage Lane going passed the school so any increase in traffic creates a safety issue as well as changing the fabric of a small country lane. In addition the site borders the ponds which is a popular walking area for village residents and would remove important green space	4/3/2026 10:49 AM
152	This is a further extension into the rural landscape and never envisaged for development due to its visual prominence and proximity to the drainage ponds. Restricted access by narrow ancient lane, passes the church and the village school entrance, with dangerous exit onto Bell Hill.	4/3/2026 10:44 AM
153	I believe any development here would be to the extreme detriment of the surrounding area of the ponds which is very well used as a walking route.	4/3/2026 10:13 AM
154	Outside village boundary in terms of buildings. Disrupt views. Poor access.	4/3/2026 8:02 AM
155	Valued green space with poor access by narrow lane . Will cause flooding of lane and adjacent fields	4/2/2026 8:35 PM

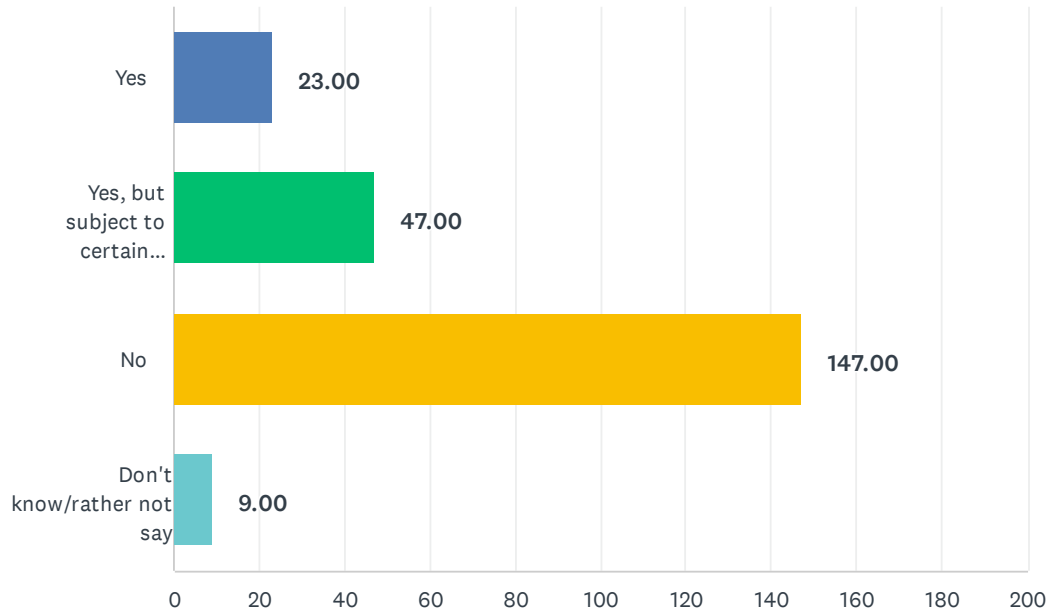
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156	It's a flood overflow for fortescue housing estate	4/2/2026 7:59 PM
157	It ruins the amenity and the balance between Fortescue fields and the green space in the village.	4/2/2026 5:50 PM
158	Too far away from existing properties and village centre	4/2/2026 4:22 PM
159	Heart of the green space in NsP. Not for building on!	4/2/2026 2:28 PM
160	Access issues	4/2/2026 12:53 PM
161	Same developer as Fortescue? If yes then definitely not, would be poor design, more render houses are not needed	4/2/2026 12:16 PM
162	Much of this area is elevated and so any buildings would be highly visible	4/2/2026 11:37 AM
163	Access outside development limits	4/2/2026 10:00 AM
164	Impossible access	4/2/2026 8:27 AM
165	Loss of field, wildlife habitat Outside of present village boundary	4/1/2026 5:40 PM
166	Mackey lane not suitable	4/1/2026 5:14 PM
167	Loss of green space	4/1/2026 5:08 PM

### Q34 Do you think site 07 (land to the south of Fortescue Fields) is suitable for housing development?

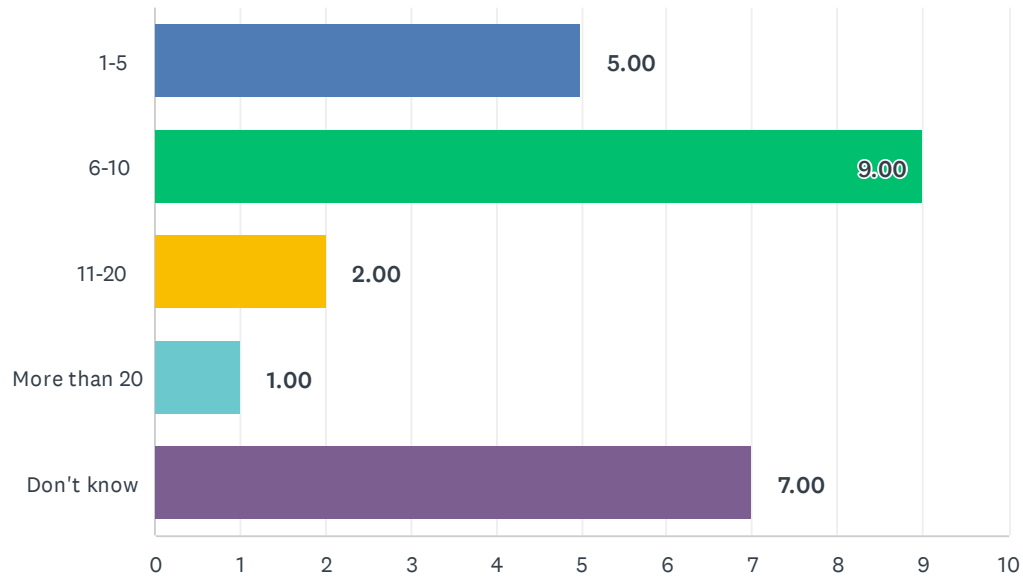
Answered: 226 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	10.18%	23
Yes, but subject to certain conditions being met	20.80%	47
No	65.04%	147
Don't know/rather not say	3.98%	9
<b>TOTAL</b>		<b>226</b>

### Q35 You consider that land to the south of Fortescue Fields (site 07) might be suitable for future housing development. How many houses do you think it might accomodate?

Answered: 24 Skipped: 202



ANSWER CHOICES	RESPONSES
1-5	20.83% 5
6-10	37.50% 9
11-20	8.33% 2
More than 20	4.17% 1
Don't know	29.17% 7
<b>TOTAL</b>	<b>24</b>

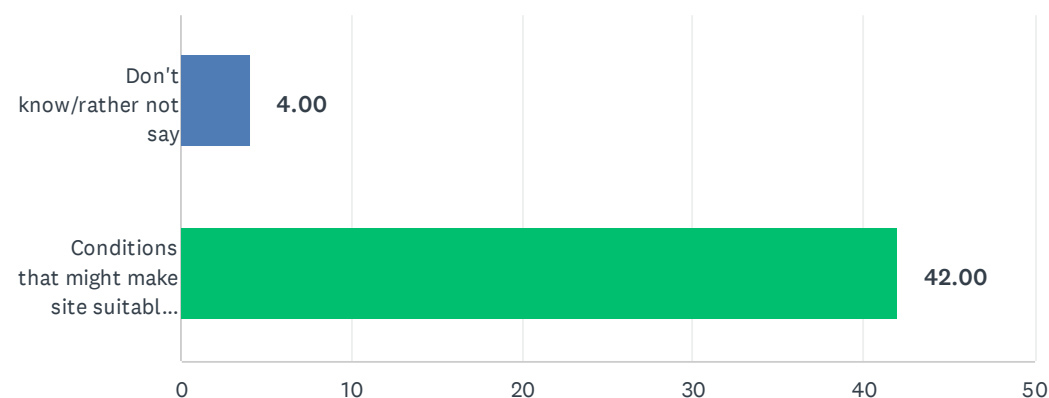
### Q36 If you wish to make a site specific comment, please use this comment box

Answered: 2 Skipped: 224

#	RESPONSES	DATE
1	Good access could be developed.	4/28/2026 9:16 AM
2	Design and layout should follow or be in keeping with `Fortescue but more open and more small village shape.	4/17/2026 1:25 PM

Q37 You consider that Site 07 (Land to south of Fortescue Fields) could be suitable, but only if certain conditions are met. Please describe what those conditions would be. (Examples of conditions might include: effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.)

Answered: 46 Skipped: 180



ANSWER CHOICES	RESPONSES
Don't know/rather not say	8.70% 4
Conditions that might make site suitable for housing development.	91.30% 42
<b>TOTAL</b>	<b>46</b>

#	CONDITIONS THAT MIGHT MAKE SITE SUITABLE FOR HOUSING DEVELOPMENT.	DATE
1	Exemplar design Well integrated PROW Traffic management here and on existing high street to set out safety issues	4/30/2026 10:21 PM
2	All of above	4/30/2026 8:24 PM
3	Norton St Philip has already been overdeveloped and, ideally, should not be subject to further development, certainly not before 2029. If additional housing is deemed unavoidable, the land south of Fortescue Fields could be considered suitable, subject to strict conditions. The site benefits from logical integration with existing development at Fortescue Fields and Mackley Lane, requiring no additional land take for road infrastructure. It also offers direct access to the main road via the Co-op and to the A36 at Woolverton, avoiding the need for traffic to pass through the village centre. In addition, it could utilise existing safe pedestrian routes, thereby avoiding added pressure on more hazardous areas. This location aligns with the village's historic pattern of development, sitting within an area of relatively dense settlement. Sensitive infill here would respect that pattern and help preserve the overall historic character of Norton	4/30/2026 3:34 PM

St Philip. Any development would need to be tightly controlled through planning conditions to ensure appropriate design, to mitigate visual impact and to protect the amenity of existing residents, including considerations of privacy, outlook, daylight and general residential amenity.

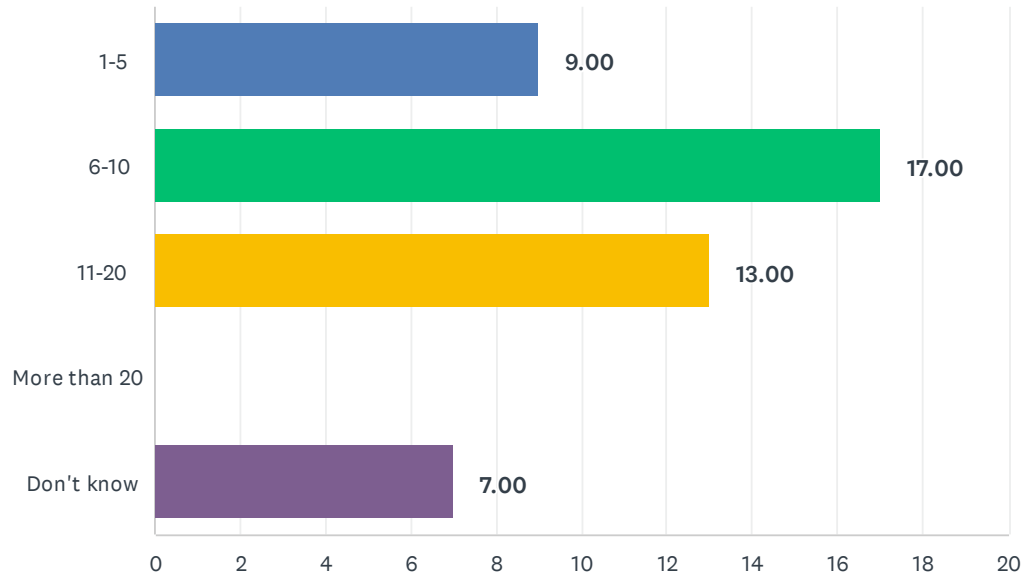
4	I can see that if the style and design of the houses were appropriate so that the development fitted in well with the Fortescue houses, it would work to have a development here. It is close to the centre of the village where it makes sense to group houses together. There is access for cars to the end of Mackley Lane and this might encourage people to drive to the A36 on the Frome Road not back through the High St where lots of the issues are. It is not farmland, just an empty field which people do use for walking so although I don't want any more development if it was unavoidable it could potentially work here.	4/30/2026 1:22 PM
5	Housing priced for first-time buyers and those at or approaching retirement. No widening of Mackley Lane or its junction with Frome Road, which would adversely effect rural appearance and bio-diversity. Primary access should be through Fortescue Field site.	4/30/2026 11:45 AM
6	Screening and any new development next to the existing houses.	4/30/2026 10:56 AM
7	Norton St Philip has been overdeveloped and ideally would not be subject to any further development, and certainly not before 2029. If further development of the village for housing is absolutely unavoidable this site could be considered suitable for development with careful conditioning as it would link to existing development at Fortescue Fields and to Mackley Lane, requiring no loss of land for additional roads to be installed and with access available to the main road at the Co-op and the A36 at Woolverton without traffic needing to travel through the centre of the village. The site would also be able to utilise existing safe pedestrian routes to the village rather than adding pressure to other already hazardous areas. Land South of Fortescue Fields makes contextual sense for additional development as it sits logically within an area of historically dense development within the village. Locating additional new housing here, if done sensitively, would respect the spread of historical development of the village which is of great importance in ensuring the historic character of Norton St Philip is preserved. Any permission would need to be carefully conditioned to ensure sensitivity of design to ensure housing is suited for the site and area, mitigate the impact on views into and out of the site, protect the amenity of existing residents in terms of development layout impacting on their light, views, right to peace and so on.	4/30/2026 10:06 AM
8	This would make a 'natural' extension of the existing Fortescue development, but need adequate screening (trees) on all sides	4/30/2026 8:08 AM
9	Appropriate screening, low level lighting, appropriate vehicle access .which would be more possible if site 7 and 10 were developed. All these sites sit next to a greater number of existing development.	4/29/2026 5:31 PM
10	Access is good. However, there needs to be consideration of view and undue prominence of buildings, so design needs careful consideration.	4/29/2026 3:38 PM
11	Only if this is brownfield ground, ie, part of the former chicken factory. And also doesn't require any changes to Mackley Lane which should be kept as a country lane.	4/29/2026 3:28 PM
12	- Although I would have some similar concerns to site 6, I think this would be a more logical extension to the village out of the two given it is adjacent to the Fortescue development and would enclose / surround the ponds area to quite the same degree. - However, there would probably need to be improvements to the access road to avoid congestion and walking /cycling routes should be included to maintain access to the ponds and wider fields. - Similarly, any development would need to be sympathetically done, include good landscaping to minimise impact on adjacent housing and preserve a sense of green space for biodiversity reasons and ensure sufficient parking to minimise congestion. - It should also contain a mix of sizes and some affordable housing. - It	4/28/2026 9:29 PM
13	Use of this site could be considered if road access and safety were properly addressed from the outset. This lane is already narrow, so any proposal would need to demonstrate clear and effective measures to manage traffic and protect pedestrians. If these issues were resolved, the land could accommodate housing that is more sympathetically designed to sit alongside the newer homes already found in this part of the village. Thoughtful design, appropriate scale and careful layout would help ensure that any development feels integrated rather than intrusive.	4/28/2026 7:30 PM
14	Significant natural water issues on site which housing will exacerbate. Use development to secure final agreement with land owner for all its holdings in village.	4/28/2026 10:09 AM

15	Ensure that access for walking is provided and that the Ponds area isn't compromised . Not crammed with houses .	4/27/2026 1:45 PM
16	Improved access required	4/27/2026 8:49 AM
17	If a new access road, which by-passes the High Street, is constructed	4/26/2026 8:39 PM
18	effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.	4/26/2026 8:31 AM
19	Save the trees	4/25/2026 7:49 AM
20	Very limited density sympathetic to existing development.	4/24/2026 7:46 PM
21	Low rise, eco-development only - incorporating all of the examples suggested.	4/20/2026 10:54 PM
22	access to road network	4/19/2026 6:25 PM
23	In keeping with the feel of the village and access being via Mackley lane not via Fortescue street due to issues already around the Coop	4/19/2026 8:03 AM
24	As long as limited sympathetic development	4/18/2026 9:17 PM
25	Improved road access	4/14/2026 5:45 PM
26	IMPROVEMENTS TO ROAD (MACKLEY LANE) SCREENING BY PLANTING LARGETREES	4/14/2026 5:32 PM
27	As long as this is not a high number of houses and access is improved.	4/13/2026 10:08 AM
28	Privacy must be retained for present properties. Access is from Mackley Lane, which may need widening as is too narrow at the moment. This would be a natural extension of the Fortescue estate.	4/12/2026 4:54 PM
29	That the development design and layout should reflect the adjacent Fortescue Fields development, both in design and material quality	4/12/2026 3:27 PM
30	Suitable access required.	4/12/2026 2:05 PM
31	When planning permission was granted for Fortescue Street, it was with no dwelling taller than first floor. Variations were then submitted whereby many ended up being three storeys high, and one even four storeys. We were also promised local stone and roofing materials, but ended up with an ugly mish-mash of materials visible from a long way away. Visitors say they look awful.	4/11/2026 6:54 PM
32	The Laverton Road is narrow and need widening.	4/11/2026 4:56 PM
33	Think it was part of original plans for easy access - woule like to see a less densely packed houses - a blend into the village boundary - maybe even a single road of houses with allotments as planned	4/9/2026 10:07 AM
34	Good access to road network and a natural extension to Fortescue Fields however, design and landscaping would need to mitigate the impact on the view into the village to avoid undue prominence.	4/8/2026 4:29 PM
35	Proper access, issues of high street addressed. Adequate parking places. Visual impact addressed as high so very visual.	4/7/2026 10:51 AM
36	Only acceptable if access does not involve removing Mackley Lane hedges and if lighting levels are low enough for bats to tolerate : 10 protected species commute over this field	4/2/2026 8:38 PM
37	Minimal impact on fortescue estate	4/2/2026 8:02 PM
38	Traffic implications to Mackley lane	4/2/2026 7:00 PM
39	Sensitive planning and landscaping to ensure it bears some relation to Fortescue Fields.	4/2/2026 5:50 PM
40	Small number of properties to avoid encroaching on countryside	4/2/2026 4:23 PM

41	Not sure if this can be accessed directly from Fortescue Fields. It is not appropriate to widen Laverton Lane. Unsure what conditions were applied when Fortescue Field was developed but these must be upheld and not changed.	4/2/2026 4:12 PM
42	Immediate Residents impact statements mainly	4/2/2026 2:29 PM

### Q38 If these conditions were met, how many houses do you think the site could accomodate?

Answered: 46 Skipped: 180



ANSWER CHOICES	RESPONSES	
1-5	19.57%	9
6-10	36.96%	17
11-20	28.26%	13
More than 20	0.00%	0
Don't know	15.22%	7
TOTAL		46

### Q39 You have answered that you consider that site 07 (land to the south of Fortescue Fields) is not suitable for development. Please give your reasons for this view in the box below.

Answered: 135 Skipped: 91

#	RESPONSES	DATE
1	See previous objections to developments. Within the Village conservation area.	5/2/2026 5:14 PM
2	Impact on Conservation area landscape. Highway and traffic concerns. Impact on local ecology, wildlife, amenity of neighbouring residents. Mackey Lane access is single track poor road. Will not take any further traffic. Very poor impact on existing development.	5/2/2026 4:44 PM
3	Drainage problems. Would take up walking area.	5/2/2026 4:26 PM
4	This site sits on one side of a very narrow lane (Mackley Lane). The entrance to this lane is a bottleneck and should it be widened for easier access it would result in old walls being demolished and hedgerows being ripped out. This is a quiet lane and the impact on wildlife and the landscape would be devastating.	5/2/2026 4:13 PM
5	Open hillside visible over wide area to the west. Housing development would break the skyline and greatly increase visual impact of built development viewed from the west.	5/2/2026 3:54 PM
6	I do not support any further housing development in this village	5/2/2026 3:42 PM
7	Impact on: Landscape and important views, Highways and traffic, Local ecology and wildlife. Flood risk. Impact on the amenity of neighbouring residents. Mackley Lane not suitable for traffic.	5/2/2026 3:36 PM
8	This is impractical. Poor access to site very much encroaches on the ponds area and would be ecologically impactful. The ponds area ecology has orchids, et cetera.	5/1/2026 5:02 PM
9	Negative impact on the adjacent housing, not suitable for access along the lane	4/30/2026 9:39 PM
10	Mackley Lane is too narrow to safely take any increase in traffic. Lack of services would require a lot of additional services, water, sewage, etc to be put in place further impacting the village.	4/30/2026 8:57 PM
11	See above comments in respect of impact upon the Ponds and green spaces. There would be significant issues with access because Mackley lane is a narrow, winding, poorly maintained road that is difficult to navigate and to turn out onto the main road. There is limited visibility. The site is also used by villagers for walking and footpaths. There is a considerable wildlife presence with bats, hares, deer and other animals in that area, so many development would be incredibly damaging.	4/30/2026 7:20 PM
12	These sites are entirely unsuitable. Mackley Lane is a narrow, poorly maintained single-track route that cannot handle increased volume. The junction where the lane meets the High Street has dangerously restricted sightlines. Adding 20+ homes to this area would create a traffic nightmare and increase local pollution. Furthermore, the loss of habitat for deer, hares, and local birdlife would be a significant blow to our local biodiversity.	4/30/2026 7:19 PM
13	Mackley Lane is a tiny, poorly maintained single track road with hardly any passing points. Increasing the traffic here is not viable. Entry / exit from the Lane onto the High Street is difficult, with poor visibility both directions. During peak hour traffic, turning left or right onto The High Street / Frome Road is difficult, with traffic needing to mitigate parked cars on both sides of the road. We also cross this road at the junction on foot a few times per day with our young family. Having extra traffic here would make it hugely unsafe. From a nature perspective across these sites, I know that wildlife such as Hares, deer and numerous birds live across these fields, to destroy this habitat would be incredibly upsetting. In addition, sites 7 and 8 are actively used as public footpaths for villagers to access the ponds, walks down to water lane, and to the church and school. This would fundamentally change the way villagers can access and use the green spaces which are so vitally important in communities like ours. Site 7's	4/30/2026 7:10 PM

major issue is that access would need to be via Mackley lane which just isn't viable - even if the lane was widened you would be sending traffic back into the village high street which is congested already. Given this locations proximity to the Co-Op and the issues the delivery truck for the co-op causes, this site would be an incredibly poor decision. In addition to this, when approaching the village from the Wells Road, sites 7 - 11, provide a beautiful countryside view, showing the true character of Norton St Philip - the addition of new housing here would fundamentally change this view and the character of the village.

14	Access by Mackley Lane is inappropriate, and the turning onto the High Street is quite dangerous due to restricted visibility.	4/30/2026 11:43 AM
15	Very poor/dangerous road access	4/30/2026 9:34 AM
16	As previous comments	4/30/2026 6:58 AM
17	Traffic and parking are massive issues for our village already.	4/29/2026 10:45 PM
18	Not Needed	4/29/2026 10:26 PM
19	This area has already been overdeveloped and encroaches on the countryside too much and will create too much of an urban sprawl.	4/29/2026 9:58 PM
20	Poor access without removing hedgerows.	4/29/2026 8:42 PM
21	Too much housing for the drainage	4/29/2026 6:40 PM
22	Mackley Lane is a lovely country lane	4/29/2026 6:13 PM
23	Again it is too close to the Ponds and would spoil this leisure area visually linking the centre of the village and the surrounding countryside	4/29/2026 3:00 PM
24	Fortesque Fields is already a huge blot on our landscape Let's not add any further houses to cause detriment to our landscape on a bigger scale	4/29/2026 1:49 PM
25	eco-issues	4/29/2026 12:51 PM
26	Loss of green space and character of the village, increased light pollution, traffic flow and congestion.	4/29/2026 10:53 AM
27	**Access - along Mackley Lane , single track into the Upper High St near brow of hill. Extra traffic heading into the High St. at a point close to where there are no footpaths and pedestrians have to cross the road. Drainage - Existing Suds scheme for Fortescue insufficient for another development. It is an important foraging field for local wildlife and Owls Noise from agricultural machinery	4/29/2026 9:17 AM
28	Will impact on look of village & dangerous traffic	4/28/2026 12:33 PM
29	As before, consider the ambiance of the village. New homes are important but so is viability & sustainability. Take away the atmosphere of the village and the benefits are negated. Construction of new homes should not come at the expense of current residents.	4/28/2026 10:21 AM
30	Encroaching on open countryside and poor access onto Mackey lane.	4/27/2026 10:44 PM
31	Mackley Lane unsuitable for access. Important green corridor	4/27/2026 9:25 PM
32	Please see my 2 previous relevant comments. This site would considerably exacerbate the problems that already exist with surface drainage and the inadequate sewage drain. Visually more building on this level will considerably spoil the over all 'look' of the village of Norton st Philip viewed from the west.	4/27/2026 11:18 AM
33	the site is part of the corridor of open biodiverse green spaces across the heart of the village. Access would destroy the rural character of Mackley Lane.	4/27/2026 10:47 AM
34	outside development limits, too far from village amenities	4/27/2026 10:28 AM
35	All the same reasons as plots 5 & 6	4/27/2026 10:15 AM
36	Access requires widening mackley lane.	4/27/2026 7:27 AM
37	This location would fundamentally change the shape and nature of the village away from its structure, as well as having very limited access down a single track road.	4/26/2026 10:25 PM

38	Need to maintain green spaces	4/26/2026 8:15 PM
39	The Fortescue estate is already big enough. More houses in this location would be an imbalance.	4/26/2026 7:53 PM
40	1 It is well outside the village development limit. 2 Two applications have been dismissed at appeal for good reason. 3 Development would be highly visible from the conservation area. 4 Mackley Lane is inadequate to take the resulting increase in traffic. If widened, it would become unrecognisable as a country lane and the loss in biodiversity would be unacceptable.	4/26/2026 5:44 PM
41	Again , enough large housing developments in our cramped village.	4/26/2026 4:42 PM
42	There has already been enough development on this land in total. It's one thing developing the old chicken factory part which was a brown field site but it's a completely different story when it comes to a greenfield site which should be protected.	4/25/2026 7:49 PM
43	Once again removing country side needed for health and welfare of villagers	4/25/2026 11:25 AM
44	it is just extending the village not improving it	4/25/2026 10:29 AM
45	Poor access	4/25/2026 8:03 AM
46	As with 05 and 06, part of the Lochailort land that has been part of the repeated, 'Fortecue Fields 2' development that was never suggested at any time when the original FF housing was built. Now part of the natural green boundary of NSP it is flanked on three sides by deep, ancient hedgerows that would all be destroyed by any housing, along with much of Mackley Lane between the High Street and the field. Drainage has always been a key issue over the years, with no evidence that that the existing FF SuDs can take the additional flows from 07 without additional run off capacity or building of an entirely new retention pond and swale system in the fields to west, between 06 and 07.	4/24/2026 7:25 PM
47	Loss of green space, wildlife and boggy land below the level of agricultural land opposite, so water flows into it.	4/24/2026 6:23 PM
48	Potential to flood	4/24/2026 5:20 PM
49	See above 5 & 6	4/24/2026 2:24 PM
50	Again, lovely natural area and needs preservation	4/23/2026 8:31 PM
51	To preserve the environment of Mackley Lane. Narrow accesd	4/23/2026 3:02 PM
52	Access(Mackley Lane not suitable); can be seen from many aspects	4/23/2026 2:35 PM
53	flood risk disrupt bio-diversity of nature reserve field regularly used by walkers - any development would disrupt use and views	4/23/2026 11:03 AM
54	Would cause more traffic in the village	4/22/2026 4:42 PM
55	Effect on local ecology. Adverse effects on residents amenity. Poor access to road network. Very visible from wider landscape. Effect on key views.	4/22/2026 11:43 AM
56	Poor drainage in the surrounding area which would only be made worse by any development Poor access roads Currently a valuable green space used by the village for recreation	4/21/2026 2:18 PM
57	This site does not meet my "Very Important" Priorities as indicated in Q1	4/21/2026 11:49 AM
58	No more building	4/21/2026 10:59 AM
59	See reason for no for plots 5&6.	4/20/2026 2:40 PM
60	2 applications have been dismissed at appeal. This site is effectively detached from the village as a whole. Mackley Lane, currently a quiet rural road used by pedestrians, cyclists and horse riders, will be urbanised and changed beyond recognition by the presence of new dwellings and related increase in traffic. Development would necessitate widening the narrow lane, the provision of visibility splays in each direction and destruction of at least 100 metres of ancient hedgerow. The lane, including its junction with Town End is currently defined by its green edge, narrow carriageway, unlit route and tranquillity. All of this would fundamentally change. The ecological damage that would be caused by development on this site would be severe and, in my view, cannot be mitigated. Ancient hedgerows support a diversity of plants and animals and old trees and dead wood provide very valuable habitats for a large number of invertebrate	4/20/2026 10:14 AM

species. According to Buglife UK hedgerows adjacent to roads, green lanes, tracks and wooded ground tend to be particularly species-rich. Any newly created hedge would not have the same value in terms of wildlife, landscape and historical significance as a long-established hedgerow. There is already traffic congestion along the High Street. This creates a health risk for residents within the area due to idling vehicles. Additional traffic will be generated by the development. Significant rough grassland, scrubland and hedgerow would need to be removed to facilitate the development. It must be assumed that protected species, including bats, reptiles and birds, are present within the site. Development would be highly visible from parts of the village, specifically from the churchyard and the Mead and from the approach to the village from Faulkland.

61	Overlooks most of village, highly visible, poor traffic access down High St and Mackley Lane, loss of green space	4/19/2026 5:07 PM
62	Mackley lane is a very narrow rural lane bordered by agricultural land. It is used by the village regularly for walking and recreation and the development here would be detrimental to healthy lifestyle of the villagers and their dogs.	4/19/2026 12:36 PM
63	Poor access and visibly an eyesore from elsewhere even in the distance as it is on the crest of the ridge	4/18/2026 10:16 PM
64	Ease of access to the site is very limited, it would require improved vehicular access which would create increased traffic on an already busy High Street and impact on the carbon footprint of the village. High Street being already extremely busy.	4/18/2026 9:11 PM
65	Unsuitable road access.	4/18/2026 9:08 PM
66	This is a village don't want becoming atown	4/18/2026 9:06 PM
67	Highly visible from a great distance across the valley. Negatively impact the heritage nature of the village and historic key views. Access would be via Mackley Lane - another ancient lane. Removal of the historic hedgerows to provide access/passing points would remove biodiversity and change the nature of this ancient lane. Traffic from this large site would be too much for such a small lane, also coming out onto an already too busy road and high street. Drainage down Fortescue Fields already floods vicarage lane regularly, adding to this would exacerbate this problem.	4/18/2026 9:03 PM
68	Loss of natural habitat and green space. Increased traffic, flow, light, and noise pollution in a village that is already saturated with vehicle movements and housing.	4/18/2026 12:03 PM
69	See comments at paragraph(s) 2 and/or 3 above.	4/17/2026 4:37 PM
70	Again the area an area of significant importance to the total character of the village and a much used green space with limited traffic access	4/17/2026 12:53 PM
71	Very prominent site from the West as its on a sloping ridge. Access difficult down a narrow country lane	4/17/2026 11:56 AM
72	Norton St Philip is has already been over developed. It does not need any more houses.	4/17/2026 10:27 AM
73	Subject to water logging following storms, Accessible to villagers for exercise, dog walking, Only access is by a lane which is in poor repair and without pavements.	4/17/2026 7:35 AM
74	See answers given to grid questions item 2 and comments made in response to item 3 above.	4/16/2026 3:42 PM
75	Mackley lane unsuitable for access. Highly visible from the west	4/16/2026 12:25 PM
76	Lots of wildlife in this field, with badgers, bats and owl. Any development would be visible when approaching the village and impact the conservation area.	4/15/2026 1:11 PM
77	Increased traffic.	4/15/2026 12:32 PM
78	For all the reasons stated in previous responses plus the belief that such a large development and the ensuing increase in motor traffic would be massively detrimental to the workings of the village.	4/14/2026 6:20 PM
79	It is an area of ecological significance and should never be "developed".	4/14/2026 4:58 PM
80	Loss of green field space Effect on local habitat and wildlife Very poor access and increase of traffic	4/14/2026 11:55 AM

Norton St Philip Community Survey on possible options for future housing development 2029-2045

SurveyMonkey

81	Development would erode wildlife habitats, destroy the unique historic character of the village and urbanisation would obstruct far reaching rural views that make the village quiet and peaceful.	4/14/2026 9:38 AM
82	defining impact on village character	4/14/2026 8:20 AM
83	Same reason as Plot 6	4/13/2026 9:07 PM
84	The existing Fortescue Fields development is already far too prominent and not at all in character with the village. Allowing it to extend further would cause huge visual harm to the historic Church Mead and other views around the village.	4/13/2026 7:01 PM
85	Will create imbalance of housing on this side of the village and potential run-off/drainage problems.	4/13/2026 4:27 PM
86	This is also an area of beauty and natural habitat. It forms an area where the built area of the village flows naturally into countryside and farmland. Development here would begin to create an unwelcome enclosure of buildings defining a wider boundary to the built area and inviting further development within that boundary. It would seriously impact the sense of openness to the village. Buildings here would be widely visible from several directions of approach to Norton St Philip and lessen its attractiveness as an important medieval village.	4/13/2026 2:48 PM
87	Adds to urban sprawl with access only by narrow and difficult land joining busy B1103 at a busy 'pinch point' already suffering from congestion at peak hours.	4/13/2026 12:37 PM
88	Outside development limit. Access to Mackley Land (narrow ) difficult and dangerous.	4/13/2026 10:10 AM
89	Narrow access lanes, visual impact	4/12/2026 6:38 PM
90	There are issues with flooding for this proposed site and it will have a detrimental impact on the environment.	4/12/2026 5:42 PM
91	Issues with flooding since the building of Fortescue Fields. This developer builds shoddy houses	4/12/2026 5:41 PM
92	Already overdeveloped	4/12/2026 5:34 PM
93	Same reasons as for site 6. Also this would further detract as a viewpoint as an extension to the current housing development as a high point in the landscape. Ground is waterlogged when it's wet and currently supports .it's of flora and fauna	4/12/2026 3:43 PM
94	The single track road that runs along the edge could not take additional traffic as it is a single track road with limited passing spaces	4/12/2026 2:49 PM
95	Will be visible from the Mead	4/12/2026 2:45 PM
96	As previous reply. Also, it is clearly outside the village.	4/12/2026 2:04 PM
97	Major road and traffic issue, as the road from the site would come out onto a single lane road.	4/12/2026 1:58 PM
98	Limited access onto already congested roads.	4/12/2026 1:07 PM
99	Mackley Lane would lose its rural character. Development would increase traffic difficulties at the junction with the main road through the village.	4/12/2026 1:06 PM
100	Damaging to the skyline of this historic village.	4/12/2026 9:35 AM
101	This area is a nature reserve for birds and animals. It should not be built on.	4/12/2026 9:13 AM
102	Flooding/drainage issues for land at lower levels. The drainage ponds have been full on occasions so more housing at a higher level will create more problems. Mackley Lane is one vehicle width and an expansion to the existing housing estate will put a burden on the already struggling infrastructure. The roads are not being maintained with deep holes throughout the village. More traffic will only add more problems and for all the people currently living in the village we only have one small shop that can be accessed on foot. The large Co-Op lorry already holds up traffic and what with the buses as well, the high street is often grid locked. It's becoming unsafe to walk the narrow footpath on the High Street as drivers take no notice of the 20mph speed limit.	4/12/2026 12:00 AM
103	This area would be accessed via Mackley Lane, which is bounded by historic hedging and is very narrow.	4/11/2026 5:15 PM

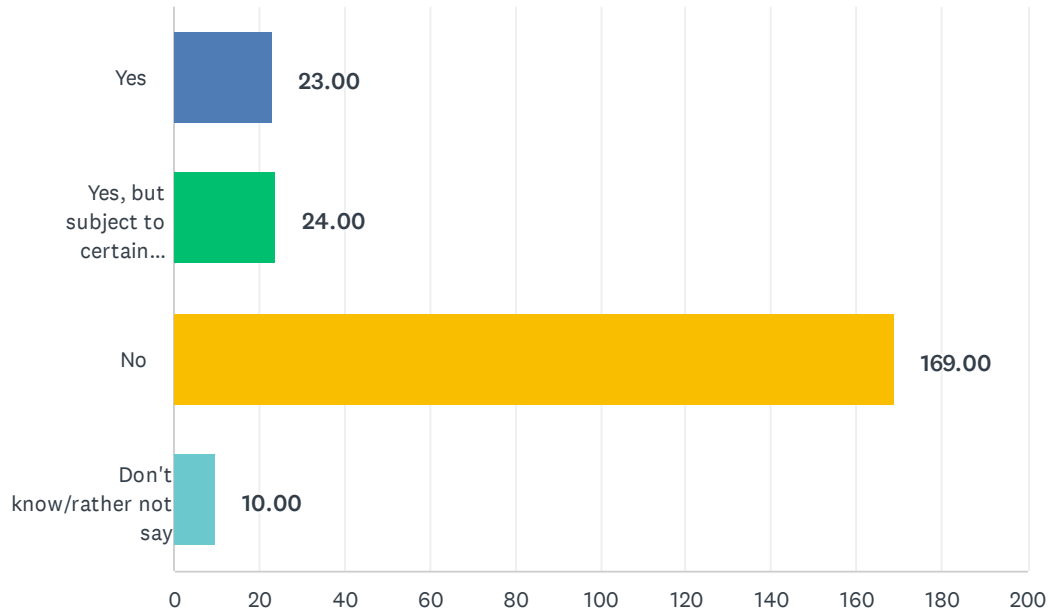
104	Mackley lane would have to be widened as this would destroy the country lane	4/11/2026 5:00 PM
105	Totally unsuitable	4/11/2026 2:28 PM
106	Extends footprint of village, removes green space. Access would be via Mackley Lane which is not suitable for large traffic volumes, and High Street which is already congested.	4/11/2026 7:27 AM
107	Site 7, 8, 9, 10 and 11 all pose major problems. Mackley Lane is a tiny, poorly maintained single track road. Entry / exit from the Lane onto the High Street is difficult, with poor visibility both directions. During peak hour traffic, turning left or right onto The High Street / Frome Road is difficult, with traffic needing to mitigate parked cars on both sides of the road. The idea that 20+ houses could be built at any of these sites is hugely concerning from a traffic congestion perspective. And ultimately should also be a pollution consideration. From a nature perspective across these sites, I know that wildlife such as Hares, deer and numerous birds live across these fields, to destroy this habitat would be incredibly upsetting. In addition, sites 7 and 8 are actively used as public footpaths for villages to access the ponds, walks down to water lane, and to the church and school. This would fundamentally change the way villagers can access and use the green spaces which are so vitally important in communities like ours. Site 7's major issue is that access would need to be via Mackley lane which just isn't viable - even if the lane was widened you would be sending traffic back into the village high street which is congested already. Given this locations proximity to the Co-Op and the issues the delivery truck for the co-op causes, this site would be an incredibly poor decision. In addition to this, when approaching the village from the Wells Road, sites 7 - 11, provide a beautiful countryside view, showing the true character of Norton St Philip - the addition of new housing here would fundamentally change this view and the character of the village.	4/9/2026 9:49 AM
108	Lack of road access creating a problem for the rest of the village	4/7/2026 2:41 PM
109	There has been more than enough development in this area of the village. Any further development would impact views into, and from within, the village. The access along Mackley Lane is totally unsuitable, being a narrow country lane and the junction with the Frome Road would be dangerous. It would have a big impact on the biodiversity and drainage here	4/7/2026 11:35 AM
110	Vehicle access is extremely limited due to single track road along Mackley Lane. Space is valuable area for recreation/walking and development would significantly impact the visual amenity of existing residents. Increased tarmac surfaces are likely to affect water run-off and could potentially cause increased flood risk for residents living lower down in the village.	4/6/2026 6:28 PM
111	Vehicle access is extremely limited along Mackley Lane which is a single track road. The space is regularly used by walkers / dog walkers. Building in this space will impact on the visual amenity of nearby residents, plus it will also increase the risk of flooding for existing properties lower down.	4/6/2026 6:28 PM
112	No more houses	4/6/2026 2:53 PM
113	Access difficulties as entry and exit is by single track.	4/6/2026 12:17 PM
114	Used by residents for dog walking etc.	4/5/2026 5:33 PM
115	Another lung of the village, and previously designated a Local Green Space. Again, this is high land overlooking important leisure space. Any development here would have significant impact on the sky line.	4/4/2026 5:12 PM
116	This land is one of the 'lungs' of the village and should remain a Green Space.	4/4/2026 5:07 PM
117	Valuable space for nature, walkers and families	4/4/2026 1:36 PM
118	Too much impact on the historic centre, wildlife and recreation. Roads not suitable for extra traffic.	4/4/2026 9:35 AM
119	Access for further vehicles along the already busy Mackley Lane is untenable given its width, restricted at the junction with Frome Road by the tree screening that is part of the planning permission for Fortescue Fields.	4/3/2026 5:36 PM
120	Access and loss of biodiversity, drainage	4/3/2026 12:42 PM
121	too prominent, traffic issues, presumably drains into ponds designed only for earlier development, raising capacity issues	4/3/2026 12:16 PM
122	On ridge line of the village, highly visible from outside and inside the village. Changes nature of	4/3/2026 11:07 AM

this historic village. Drainage issues. Access via rural lane with historic hedgerows supporting wildlife. Lane should not be widened. Impact of this site is too great for the village. Traffic impact on congested village high street too great.

123	Access to this site is from Mackley Lane, a small single track road which is already well used by farm traffic, walkers and cyclists. Permitting development on this site would create unnecessary traffic which is not sustainable or safe without removing hedgerows to widen the road which is inappropriate	4/3/2026 10:51 AM
124	This has restricted access down Mackley Lane, which is a single track country lane. The site is elevated when viewed from the west and would dominate the skyline	4/3/2026 10:51 AM
125	There is no reasonable access to this site. The only access could be via Mackley Lane which is a single track lane well used by tractors, walkers and cyclists. The lane is bordered by hedges on both sides meaning any widening of the road would destroy wildlife habitat.	4/3/2026 10:16 AM
126	Creep of buildings beyond boundary. Increase of traffic through high street.	4/3/2026 8:03 AM
127	It is along a ridge that is clearly visible from the surrounding area, ruining the sweep of the village that is tucked down to avoid the weather. Any new housing will be exposed to the North West and East and will temp further develop along this land.	4/2/2026 5:09 PM
128	Issues with flooding to the bottom end of the village if these fields are covered in concrete	4/2/2026 12:53 PM
129	Same developer as Fortescue, poor rendered houses, lack of parking , tiny gardens	4/2/2026 12:17 PM
130	This site is at an even higher elevation and houses be would very obvious especially to people travelling into the village from Faulkland.	4/2/2026 11:39 AM
131	Visual impact on conservation area numerous planning refusals	4/2/2026 10:01 AM
132	Impossible access	4/2/2026 8:27 AM
133	Loss of field, wildlife habitat etc Outside present boundary	4/1/2026 5:40 PM
134	Mackey lane not suitable	4/1/2026 5:14 PM
135	Loss of green space	4/1/2026 5:09 PM

### Q40 Do you think site 08 (land to the west of Mackley Lane) is suitable for housing development?

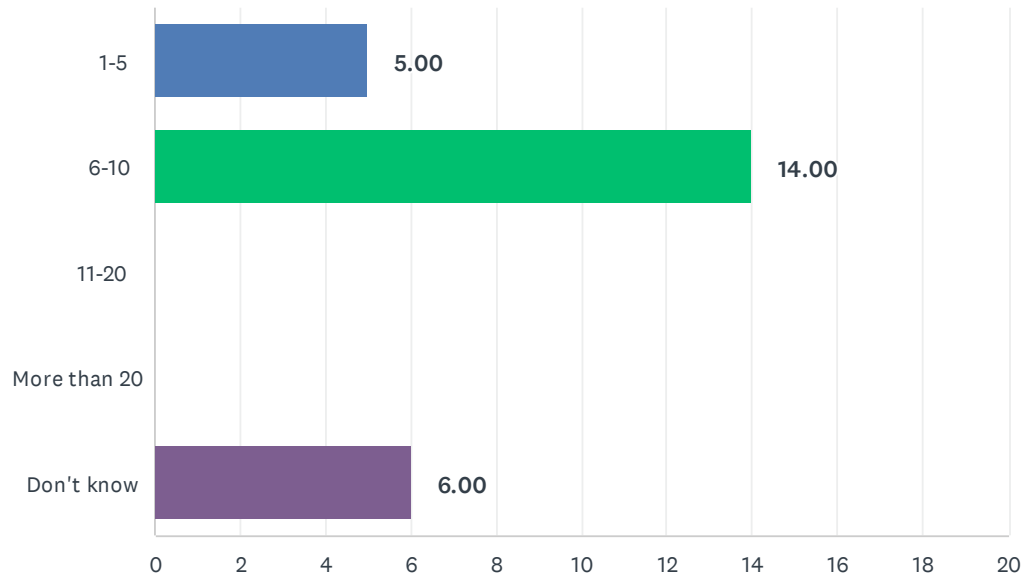
Answered: 226 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	10.18%	23
Yes, but subject to certain conditions being met	10.62%	24
No	74.78%	169
Don't know/rather not say	4.42%	10
<b>TOTAL</b>		<b>226</b>

### Q41 You consider that land to the west of Mackley Lane (site 08) might be suitable for future housing development. How many houses do you think it might accommodate?

Answered: 25 Skipped: 201



ANSWER CHOICES	RESPONSES	
1-5	20.00%	5
6-10	56.00%	14
11-20	0.00%	0
More than 20	0.00%	0
Don't know	24.00%	6
<b>TOTAL</b>		<b>25</b>

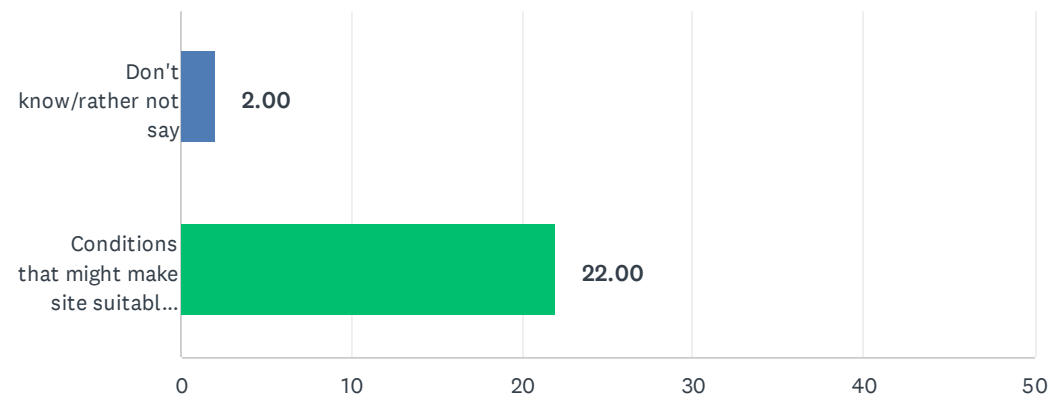
## Q42 If you wish to make a site specific comment please use this box

Answered: 0 Skipped: 226

#	RESPONSES	DATE
	There are no responses.	

Q43 You consider that Site 08 (Land to west of Mackley Lane) could be suitable, but only if certain conditions are met. Please describe what those conditions would be. (Examples of conditions might include: effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.)

Answered: 24 Skipped: 202



ANSWER CHOICES	RESPONSES
Don't know/rather not say	8.33% 2
Conditions that might make site suitable for housing development.	91.67% 22
<b>TOTAL</b>	<b>24</b>

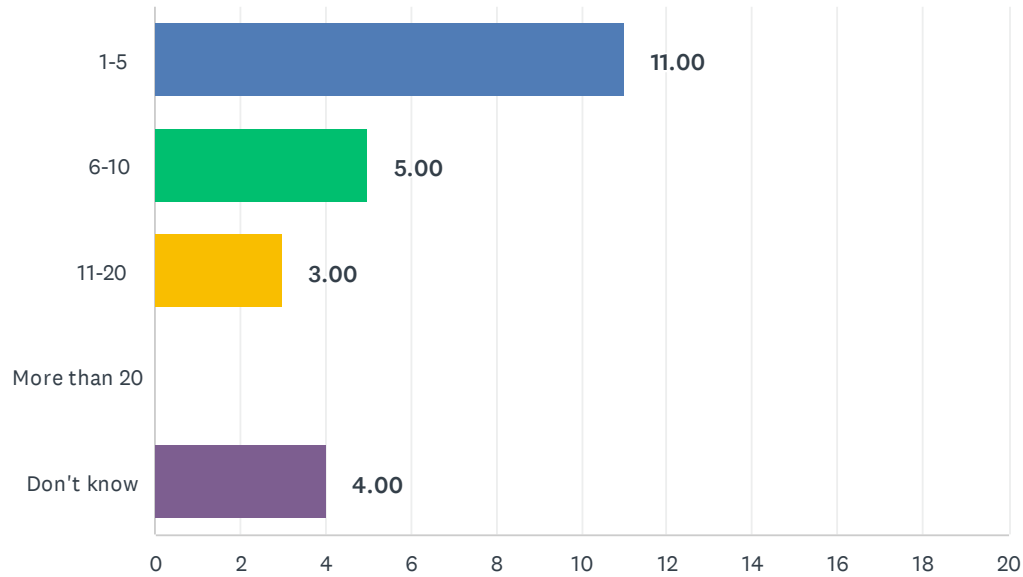
#	CONDITIONS THAT MIGHT MAKE SITE SUITABLE FOR HOUSING DEVELOPMENT.	DATE
1	Exemplar site design PROW well integrated Tree lined Boundaries protected Traffic management on lane and throughout village sorted out	4/30/2026 10:23 PM
2	Low density off lane	4/30/2026 10:15 PM
3	All of above	4/30/2026 8:24 PM
4	A small development, just along the border of Mackley Lane, could be ok. A larger development would affect the visual impact from The George and other vantage points	4/30/2026 8:11 AM
5	Use of this site could be considered if road access and safety were properly addressed from the outset. Any proposal would need to demonstrate clear and effective measures to manage traffic and protect pedestrians. If these issues were resolved, the land could accommodate housing that is more sympathetically designed to sit alongside the newer homes already found in this part of the village. Thoughtful design, appropriate scale and careful layout would help	4/28/2026 7:31 PM

ensure that any development feels integrated rather than intrusive. Effective landscaping or screening to reduce visual impact would be of benefit to the views approaching the village.

6	Maintenance of current village appeal is crucial. Vehicular access needs to be improved.	4/28/2026 10:24 AM
7	Possible access improvement	4/27/2026 8:50 AM
8	If a new access road, which by-passes the High Street, is constructed	4/26/2026 8:40 PM
9	effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.	4/26/2026 8:32 AM
10	Access to road network.	4/19/2026 6:25 PM
11	Considerations for wildlife	4/19/2026 8:03 AM
12	Does not impact Fortescue pond area	4/18/2026 12:09 PM
13	Road access improvements and effective traffic management.	4/13/2026 4:28 PM
14	Small number of houses, improved access.	4/13/2026 10:09 AM
15	Same as those for Site 07, especially if that should go ahead.	4/12/2026 4:58 PM
16	Access via Mackley Lane would require improvement. Consideration of the hedging and the effect of views from the north would need consideration too	4/11/2026 5:18 PM
17	This site 8 is suitable as part of site 7. The farm road to Laverton could be widened.	4/11/2026 4:56 PM
18	In conjunction with Site 07 with the same constraints.	4/8/2026 4:30 PM
19	As previous , access addressed, issues with High St need to be resolved.	4/7/2026 10:52 AM
20	Mackley Lane is a single track road which would not be suitable for a large number of new houses. Effectively there are 3 (or 4?) sites put forward that would be accessed from Mackley Lane. This would not be sustainable. So any of the sites may be ok, just the number of houses would have to be carefully considered. Probably no more than 10 houses in total.	4/4/2026 5:17 PM
21	Access would need to be either restricted or substantially improved. It is served by Mackley Lane - a single track lane bordered by high natural hedgerows.	4/4/2026 5:15 PM
22	Traffic implications to Mackley lane	4/2/2026 7:00 PM

## Q44 If these conditions were met, how many houses do you think the site could accomodate?

Answered: 23 Skipped: 203



ANSWER CHOICES	RESPONSES	
1-5	47.83%	11
6-10	21.74%	5
11-20	13.04%	3
More than 20	0.00%	0
Don't know	17.39%	4
<b>TOTAL</b>		<b>23</b>

## Q45 You have answered that you consider that site 08 (land to the west of Mackley Lane) is not suitable for development. Please give your reasons for this view in the box below.

Answered: 148 Skipped: 78

#	RESPONSES	DATE
1	Bad impact on conservation area. See previous objections to changing the village ethos/ambiance .	5/2/2026 5:14 PM
2	Impact on Conservation area landscape. Highway and traffic concerns. Impact on local ecology, wildlife, amenity of neighbouring residents. Mackey Lane access is single track poor road. Will not take any further traffic. Very poor impact on existing development.	5/2/2026 4:44 PM
3	This site is further down Mackley Lane, a narrow country lane bordered by ancient hedgerows and is a site rich in wildlife. The lane would need to be widened to accommodate extra traffic and these hedgerows would be destroyed. Development would have a detrimental effect on the landscape. The traffic concerns are huge.	5/2/2026 4:15 PM
4	Open hillside visible over wide area to the west. Housing development would break the skyline and greatly increase visual impact of built development viewed from the west.	5/2/2026 3:54 PM
5	I do not support any further housing development in this village	5/2/2026 3:43 PM
6	Impact on: Landscape and important views, Highways and traffic, Local ecology and wildlife. Flood risk. Impact on the amenity of neighbouring residents.	5/2/2026 3:37 PM
7	For very much the same reasons as site seven. Ecological impact, access issues and encroaching on the ponds.	5/1/2026 5:04 PM
8	Will be too damaging to the ecosystem in that area with disruption along Mackley lane	4/30/2026 9:40 PM
9	Mackley Lane is too narrow to safely take any increasd in traffic. Lack of services would require a lot of additional services, water, surage, etc to be put in place further imparting the village.	4/30/2026 8:57 PM
10	See above comments for 7. There would be significant issues with access due to the poor road quality of Mackley lane. It would become incredibly congested and cause issues with entry onto the high street. There are footpaths through the site which are frequently used by locals. There are no pavements on Mackley lane but existing houses and footpaths mean there are frequently pedestrians on the road. A development would have to be accessed by Mackley lane and considerable traffic is likely to cause accidents.	4/30/2026 7:31 PM
11	These fields host essential public rights of way used to reach the ponds, Water Lane, and the school. Converting these to housing would cut off the community from the nature walks that make living here special. Access via Mackley Lane is a non-starter; even with widening, it would funnel more cars toward the Co-Op bottleneck, which is already a problem area for deliveries.	4/30/2026 7:19 PM
12	Mackley Lane is a tiny, poorly maintained single track road with hardly any passing points. Increasing the traffic here is not viable. Entry / exit from the Lane onto the High Street is difficult, with poor visibility both directions. During peak hour traffic, turning left or right onto The High Street / Frome Road is difficult, with traffic needing to mitigate parked cars on both sides of the road. We also cross this road at the junction on foot a few times per day with our young family. Having extra traffic here would make it hugely unsafe. From a nature perspective across these sites, I know that wildlife such as hare, deer, rabbits, pheasants, swallows live across these fields, to destroy this habitat would be incredibly upsetting. In addition, sites 7 and 8 are actively used as public footpaths for villages to access the ponds, walks down to water lane, and to the church and school. This would fundamentally change the way villagers can access and use the green spaces which are so vitally important in communities like ours. We use these fields to walk to and from school, into the village for the amenities and to play	4/30/2026 7:12 PM

in. Site 7's major issue is that access would need to be via Mackley lane which just isn't viable - even if the lane was widened you would be sending traffic back into the village high street which is congested already. Given this locations proximity to the Co-Op and the issues the delivery truck for the co-op causes, this site would be an incredibly poor decision. In addition to this, when approaching the village from the Wells Road, sites 7 - 11, provide a beautiful countryside view, showing the true character of Norton St Philip - the addition of new housing here would fundamentally change this view and the character of the village.

13	This site is not suitable for residential development. Norton St Philip has already been overdeveloped and should not be subject to any further expansion. The land west of Mackley Lane lies too far from the village's densely developed core, which would result in development that is poorly integrated with the existing settlement pattern. This would risk harming the village's key characteristics and would exacerbate existing issues, including traffic congestion and pedestrian safety concerns.	4/30/2026 3:34 PM
14	It doesn't make sense to me to have a development of houses on its own away from the village further down the lane. The edges of the village should stay green and if we can't avoid having more houses built, they should be put in the centre of the village where it already looks built up.	4/30/2026 1:23 PM
15	Further detract from the nucleated rural nature of the village, and adversely impacts bio-diversity.	4/30/2026 11:47 AM
16	Samde reasons as I gave in response to Site 7. Access via Mackley Lane is inappropriate.	4/30/2026 11:45 AM
17	This area is outside the current village built up area and would allow for the village to sprawl.	4/30/2026 11:34 AM
18	Norton St Philip has been overdeveloped and should not be subjected to additional housing development. Land to the West of Mackley Lane would locate development too far from the densely populated centre of the village. This presents a number of issues including; damage to the important characteristics of the village; increasing existing issues of traffic congestion and pedestrian safety.	4/30/2026 10:07 AM
19	very poor/dangerous road access	4/30/2026 9:35 AM
20	Norton st. Philip has been developed enough.	4/30/2026 6:59 AM
21	Traffic and parking are massive issues for our village already.	4/29/2026 10:45 PM
22	Need green space	4/29/2026 10:27 PM
23	Too rural, not close enough to the village centre	4/29/2026 9:59 PM
24	Poor access roads without removing hedgerows.	4/29/2026 8:42 PM
25	Mackley Lane is a lovely country lane	4/29/2026 6:13 PM
26	Would take the development limit too far out into open areas	4/29/2026 5:31 PM
27	Stretching too far out of the village and not big enough to make any meaningful difference.	4/29/2026 3:30 PM
28	The objection to development here is opposed for the same reasons as sites 6 and 7	4/29/2026 3:01 PM
29	It's in the title....Mackley LANE This will cause further traffic havoc, pollution and our village will become gridlocked	4/29/2026 1:50 PM
30	eco-issues	4/29/2026 12:51 PM
31	Loss of green space, increased traffic flow, light pollution, noise and congestion.	4/29/2026 10:53 AM
32	Access along single track Mackley Lane and extra traffic into the High St as described for previous site. Drainage The developer had promised this field in a S102 to be used for a leisure MUGA court. He has never fulfilled this promise which was in relation to the existing Fortescue Brownfield site development. Noise from agricultural machinery	4/29/2026 9:21 AM
33	- Too random a location that would be disconnected from the village and its amenities and would also impact the rural setting.	4/28/2026 9:30 PM
34	Impact on look of village & traffic implications	4/28/2026 12:33 PM
35	Prominent site with natural water issues outside village. There are much better sites.	4/28/2026 10:11 AM

Norton St Philip Community Survey on possible options for future housing development 2029-2045

SurveyMonkey

36	Agriculture land and on the higher point of the village any housing would be dominating the skyline.	4/27/2026 10:46 PM
37	Mackley Lane unsuitable for access	4/27/2026 9:26 PM
38	Access would be a problem as things stand . If 7 is developed sounds like this could be the next , and is just making the village bigger.	4/27/2026 1:48 PM
39	Please see my previous comments about sewage and surface drainage.	4/27/2026 11:19 AM
40	outside development limits subject to a great many failed planning applications	4/27/2026 10:28 AM
41	All the same reasons as plots 5,6,&7 plus Mackey lane is also a narrow rural lane unsuited to substantial increased traffic caused by development of this site	4/27/2026 10:17 AM
42	As for site 7	4/27/2026 7:27 AM
43	This land had been earmarked for allotments and green space, something that the village is not abundant with. The site is too far from the village, would change the fundamentals of the village's shape and has bad access.	4/26/2026 10:26 PM
44	Would require major upgrade of Mackley Lane	4/26/2026 8:15 PM
45	A development here would require Mackley Lane to be widened and improved.	4/26/2026 7:56 PM
46	For all the same reasons that Site 7 is unacceptable.	4/26/2026 5:45 PM
47	There has already been enough development on this area of land in total. It's one thing developing the old chicken factory part which was a brown field site but it's a completely different story when it comes to a greenfield site which should be protected. From memory wasn't it offered to be used as a sport area and or allotments. If it must be used it could be used to create a car parking area for visitors to use.	4/25/2026 7:52 PM
48	Narrow lanes	4/25/2026 11:26 AM
49	just extending the village not improving it	4/25/2026 10:30 AM
50	Poor access	4/25/2026 8:03 AM
51	Part of the Lochailort land, that was supposed to be allotments or other socail use space when FF was originally belt. Very much the same as 06 and 07, looked at alone it isolated, inaccessible unless Mackley Lane is ripped up or widen. We do not know, as part of this consultation, if any collusion has taken place with the owners of the land on the east side of Mackley Road. If developed with a new road access then the pressure to extend into the rest of Mackley Lane may prove telling	4/24/2026 8:16 PM
52	Loss of green space, wildlife and boggy land.	4/24/2026 6:24 PM
53	Vehicle access limited	4/24/2026 5:21 PM
54	See above Nos. 5,6 & 7.	4/24/2026 2:25 PM
55	Prime natural area needs protection	4/23/2026 8:32 PM
56	Narrow access to Mackley Lane. That area needs preserving and nature left undisturbed	4/23/2026 3:04 PM
57	Access(Mackley Lane not suitable)	4/23/2026 2:36 PM
58	flood risk disrupt bio-diversity of nature reserve field regularly used by walkers - any development would disrupt use and views	4/23/2026 11:04 AM
59	Would cause more traffic in the village	4/22/2026 4:43 PM
60	Effect on local ecology. Adverse effects on residents amenity. Poor access to road network. Very visible from wider landscape. Effect on key views.	4/22/2026 11:44 AM
61	Poor access roads Currently a valuable green space Already approved as an area for allotments and games facilities	4/21/2026 2:20 PM
62	This site does not meet my "Very Important" Priorities as indicated in Q1	4/21/2026 11:49 AM
63	No more building	4/21/2026 11:01 AM

64	Too much visual impact on the hill top. Drainage difficulties. And surely this site was previously earmarked for public allotments or some other community use ??	4/20/2026 10:54 PM
65	See reason for plots 5&6. Plots 5-8 belong to the ponds, and building houses on this site would be a mistake, both ecologically and also in keeping with the spirit of the village. There is only the mead and ponds which are feasible open spaced green land for the public, which both are used by the residents frequently	4/20/2026 2:42 PM
66	This site is effectively detached from the village as a whole. Mackley Lane, currently a quiet rural road used by pedestrians, cyclists and horse riders, will be urbanised and changed beyond recognition by the presence of new dwellings and related increase in traffic. Development would necessitate widening the narrow lane, the provision of visibility splays in each direction and destruction of at least 100 metres of ancient hedgerow. The lane, including its junction with Town End is currently defined by its green edge, narrow carriageway, unlit route and tranquillity. All of this would fundamentally change. The ecological damage that would be caused by development on this site would be severe and, in my view, cannot be mitigated. Ancient hedgerows support a diversity of plants and animals and old trees and dead wood provide very valuable habitats for a large number of invertebrate species. According to Buglife UK hedgerows adjacent to roads, green lanes, tracks and wooded ground tend to be particularly species-rich. Any newly created hedge would not have the same value in terms of wildlife, landscape and historical significance as a long-established hedgerow. There is already traffic congestion along the High Street. This creates a health risk for residents within the area due to idling vehicles. Additional traffic will be generated by the development. Development would be highly visible from parts of the village, specifically from the churchyard and the Mead and from the approach to the village from Faulkland.	4/20/2026 10:14 AM
67	Overlooks most of village, poor traffic access along High St and Mackley Lane, loss of green space	4/19/2026 5:08 PM
68	This is much too far out of the village and surrounded by farmland with poor access for a new development.	4/19/2026 12:38 PM
69	Poor access	4/18/2026 10:16 PM
70	Used by walkers	4/18/2026 9:17 PM
71	Ease of access to the site is very limited, it would require improved vehicular access which would create increased traffic on an already busy High Street and impact on the carbon footprint of the village. High Street being already extremely busy.	4/18/2026 9:11 PM
72	Unsuitable road access.	4/18/2026 9:09 PM
73	Same reasons as for previous point - road access not suitable, exacerbating drainage/flooding, removing biodiversity habitat, negative impact on historic nature of lane/hedgerow, too great an impact on the traffic through the village.	4/18/2026 9:04 PM
74	Loss of natural habitat and green space. Increased traffic, flow, light, and noise pollution in a village that is already saturated with vehicle movements and housing.	4/18/2026 12:03 PM
75	See comments at paragraph(s) 2 and/or 3 above.	4/17/2026 4:37 PM
76	It's outside the shape of the village and relates to nothing.	4/17/2026 1:45 PM
77	Another valuable green space which would destroy the character of the village with very limited traffic access	4/17/2026 12:55 PM
78	Not adjacent to the development limit and therefore isolated from the village. Difficult access down a narrow country lane	4/17/2026 11:57 AM
79	Norton St Philip does not need any more houses.	4/17/2026 10:28 AM
80	See answers given to grid questions item 2 and comments made in response to item 3 above.	4/16/2026 3:42 PM
81	Mackley lane unsuitable for access. Highly visible from the west	4/16/2026 12:26 PM
82	Lots of wildlife in this area and hedgerows	4/15/2026 1:12 PM
83	Mackley Lane cannot sustain increased traffic without widening it and thereby destroying ancient hedgerows. Lane used by cyclists, walkers and horse riders.	4/15/2026 12:34 PM
84	Again this is a nonsense suggestion for development. Not only would it mean building on a	4/15/2026 10:54 AM

greenfield site with damage to ancient hedgerows but it would impose impossible traffic demands on Mackley Lane.

85	WOULD CREATE ANOTHER HORIZEN DOMINATED BY DEVELOPMENT. ACCESS	4/14/2026 5:35 PM
86	Loss of green field space Effect on local habitat and wildlife Very poor access and increased volumes of traffic	4/14/2026 11:57 AM
87	Development would be detrimental to the wildlife habitats and ecological systems here and completely destroy the character of our unique medieval village	4/14/2026 9:39 AM
88	defining impact on village character	4/14/2026 8:20 AM
89	Narrow lane and medieval wall farmland sanctuaries for wildlife No access for traffic whole areas would have be destroyed	4/13/2026 9:10 PM
90	This is one of the highest points of the village and any housing here would cause huge harm to the character and look of the village.	4/13/2026 7:03 PM
91	This is also an area of beauty and natural habitat. It forms an area where the built area of the village flows naturally into countryside and farmland. Development here would begin to create an unwelcome extension of buildings and a sprawling boundary to the built area inviting further development and a move towards urbanisation. It would seriously impact the sense of openness to the village. Buildings here would be widely visible from several directions of approach to Norton St Philip and lessen its attractiveness as an important medieval village.	4/13/2026 2:53 PM
92	See answer above.	4/13/2026 12:45 PM
93	See answer to previous site.	4/13/2026 10:11 AM
94	Access road, visual impact	4/12/2026 6:38 PM
95	There would be issues for access to this site.	4/12/2026 5:43 PM
96	Would encourage more proposals for infill sites like the previous sites. Poor access on a busy farming route	4/12/2026 5:43 PM
97	Need open spaces and no further development	4/12/2026 5:34 PM
98	Probably not as looks to be adjacent to Watery Lane at the bottom of the hills. Very wet! Hard to tell exactly the .location	4/12/2026 3:46 PM
99	It extends the village curtilage beyond what is reasonable.	4/12/2026 3:28 PM
100	Road around this are is single track and unsuitable for additional traffic	4/12/2026 2:50 PM
101	Still visible from the Mead	4/12/2026 2:46 PM
102	Taking away countryside which is too far outside the village.	4/12/2026 2:05 PM
103	As reply to 18	4/12/2026 2:04 PM
104	major road and traffic issue as they would come out onto a single lane road	4/12/2026 1:58 PM
105	Limited access onto already congested roads.	4/12/2026 1:08 PM
106	Impact on character of Mackley Lane. Poor road access.	4/12/2026 1:07 PM
107	Damaging to the skyline of this historic village.	4/12/2026 9:36 AM
108	This area is a nature reserve for birds and animals. It should not be built on.	4/12/2026 9:13 AM
109	Same reasoning as mentioned before. Flooding/drainage and too much pressure on an already struggling infrastructure.	4/12/2026 12:02 AM
110	It is too far outside the core of the village	4/11/2026 6:55 PM
111	No outside the village and Mackley lane would have to be redeveloped with the loss of hedgerow & agricultural land	4/11/2026 5:02 PM
112	Totally unsuitable	4/11/2026 2:28 PM
113	Extends footprint of village out into green space. Access would be via High Street which is	4/11/2026 7:28 AM

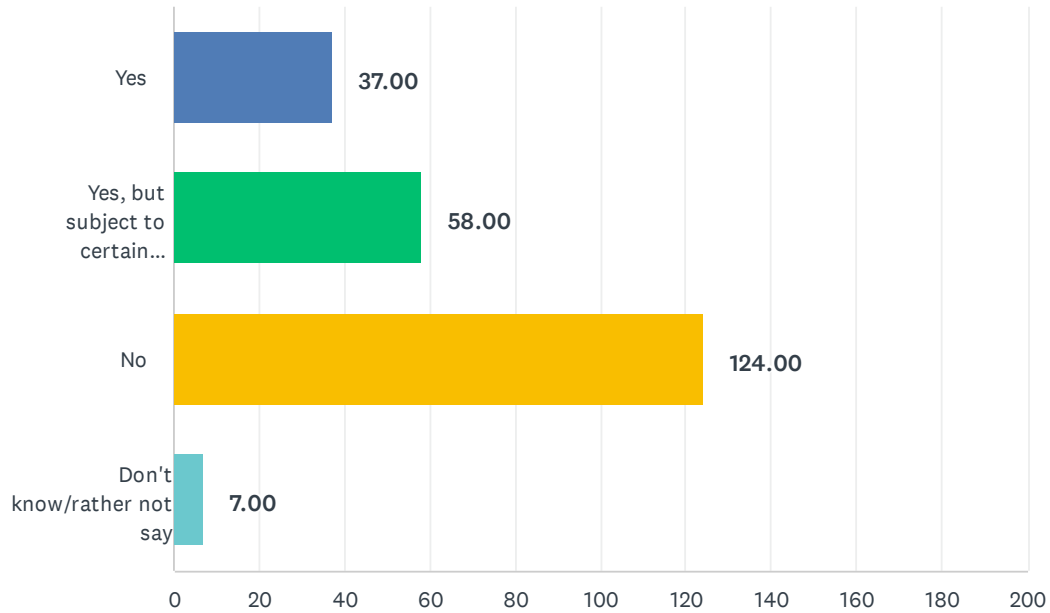
already congested, and Mackley Lane which is not suitable for large traffic volumes. Site is at top of hill so would be visible from large parts of village.

114	Rural lane with limited access. Loss of biodiversity.	4/10/2026 2:48 PM
115	This would be disconnected from the village and take away the rural nature of the village.	4/9/2026 10:53 AM
116	Feels we are spreading on the wrong direction for access etc	4/9/2026 10:08 AM
117	Site 7, 8, 9, 10 and 11 all pose major problems. Mackley Lane is a tiny, poorly maintained single track road. Entry / exit from the Lane onto the High Street is difficult, with poor visibility both directions. During peak hour traffic, turning left or right onto The High Street / Frome Road is difficult, with traffic needing to mitigate parked cars on both sides of the road. The idea that 20+ houses could be built at any of these sites is hugely concerning from a traffic congestion perspective. And ultimately should also be a pollution consideration. From a nature perspective across these sites, I know that wildlife such as Hares, deer and numerous birds live across these fields, to destroy this habitat would be incredibly upsetting. In addition, sites 7 and 8 are actively used as public footpaths for villagers to access the ponds, walks down to water lane, and to the church and school. This would fundamentally change the way villagers can access and use the green spaces which are so vitally important in communities like ours. Site 8's major issues again relate to access via Mackley Lane as mentioned in my previous answer.	4/9/2026 9:50 AM
118	As with the previous it would create road problems and is less logical expansion of the village than other options	4/7/2026 2:43 PM
119	There has been more than enough development in this area of the village. Any further development would impact views into, and from within, the village. The access along Mackley Lane is totally unsuitable, being a narrow country lane and the junction with the Frome Road would be dangerous. It would have a big impact on the biodiversity and drainage here	4/7/2026 11:35 AM
120	Vehicle access is extremely limited due to single track road along Mackley Lane. Space is valuable area for recreation/walking and development would significantly impact the visual amenity of existing residents. Increased tarmac surfaces are likely to affect water run-off and could potentially cause increased flood risk for residents living lower down in the village.	4/6/2026 6:29 PM
121	Vehicle access is extremely limited along Mackley Lane which is a single track road. The space is regularly used by walkers / dog walkers. Building in this space will impact on the visual amenity of nearby residents, plus it will also increase the risk of flooding for existing properties lower down.	4/6/2026 6:28 PM
122	No more houses	4/6/2026 2:53 PM
123	Access difficulties as entry and exit is by single track.	4/6/2026 12:17 PM
124	Used heavily by residents for dog walking etc	4/5/2026 5:33 PM
125	Valuable space for nature, walkers and families	4/4/2026 1:36 PM
126	Too much impact on the historic centre, wildlife and recreation. Roads not suitable for extra traffic.	4/4/2026 9:35 AM
127	Access for further vehicles along the already busy Mackley Lane is untenable given its width, restricted at the junction with Frome Road by the tree screening that is part of the planning permission for Fortescue Fields.	4/3/2026 5:36 PM
128	Local green space. Flood risk	4/3/2026 1:45 PM
129	Access	4/3/2026 12:42 PM
130	too prominent, traffic issues, presumably drains into ponds designed only for earlier development, raising capacity issues	4/3/2026 12:18 PM
131	High on village and visible. Traffic impact on congested narrow high street too great. Access via rural lane with historic hedgerows supporting wildlife. Lane should not be widened to accommodate. Once lost cannot be regained.	4/3/2026 11:08 AM
132	This is at the start of open countryside and down a narrow single track lane. The site is currently designated a MUGA for village recreation purposes. Its elevated position means any development would dominate the skyline when viewed from the western approach to the village.	4/3/2026 10:56 AM
133	Same comments as the previous site in terms of unsuitable access from Mackley lane	4/3/2026 10:52 AM

134	Mackley Lane is unsuitable for access as single track lane bordered by hedges removal of which would destroy wildlife habitat. Used by tractors ,walkers and cyclists any increased usage would be dangerous.	4/3/2026 10:19 AM
135	Creep of village buildings boy one existing. Adverse impact of traffic through high street.	4/3/2026 8:03 AM
136	Valued green space originally offered to village in Fortescue Fields development . Access from Mackley Lane would require destruction of hedge valued in bat commuting	4/2/2026 8:42 PM
137	To far out of village	4/2/2026 8:04 PM
138	A step too far in breaking the historic sweep of the village that shelters away from northerly winds and has a SW aspect. It extends housing further down a rural lane that is almost on the skyline. Presevering this view to and from the village is part of its character.	4/2/2026 5:50 PM
139	Too far away from village pubs/shops	4/2/2026 4:24 PM
140	The lane is unsuitable for further traffic from an extensive development.	4/2/2026 4:13 PM
141	Access issues and potential flooding issues for bottom end of village	4/2/2026 12:54 PM
142	Same developer as Fortescue, render, lack off parking, hedgerows removed	4/2/2026 12:17 PM
143	This land was promised to the village for allotments and a games area by the developers of Fortescue Estate. There would be no suitable vehicular access.	4/2/2026 11:42 AM
144	Subject to numerous planning refusals	4/2/2026 10:02 AM
145	Impossibe access	4/2/2026 8:28 AM
146	Loss of field, wildlife habitat Encroaching on the countryside	4/1/2026 5:41 PM
147	Mackey lane not suitable for traffic generated	4/1/2026 5:15 PM
148	Too small	4/1/2026 5:09 PM

### Q46 Do you think site 09 (land to the east of Fortescue Fields (known as the Mackley or Laverton Triangle) is suitable for housing development?

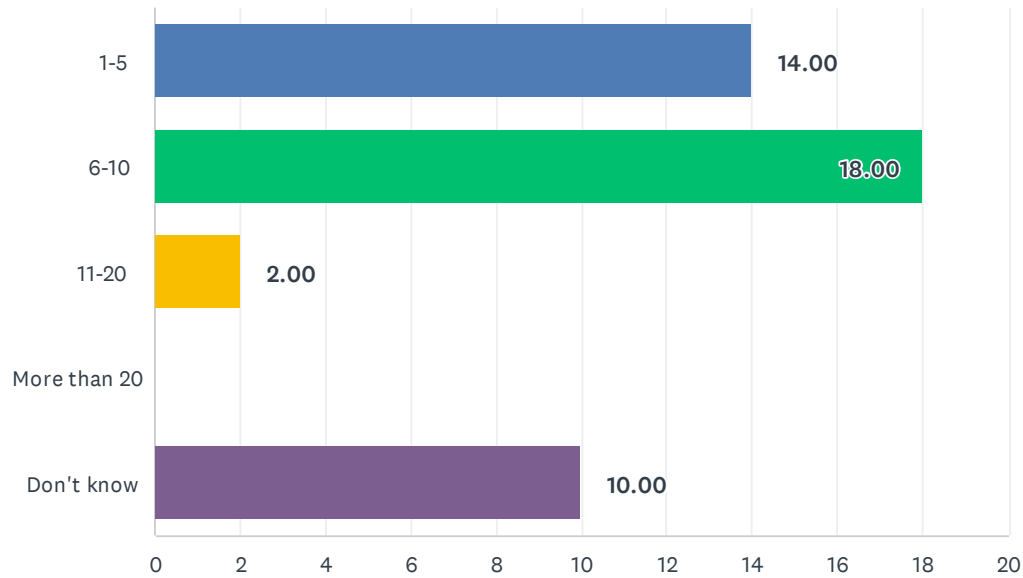
Answered: 226 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	16.37% 37
Yes, but subject to certain conditions being met	25.66% 58
No	54.87% 124
Don't know/rather not say	3.10% 7
<b>TOTAL</b>	<b>226</b>

**Q47 You consider that land to the east of Fortescue Fields known as the Mackley or Laverton Triangle (site 09) might be suitable for future housing development. How many houses do you think it might accommodate?**

Answered: 44 Skipped: 182



ANSWER CHOICES	RESPONSES	
1-5	31.82%	14
6-10	40.91%	18
11-20	4.55%	2
More than 20	0.00%	0
Don't know	22.73%	10
<b>TOTAL</b>		<b>44</b>

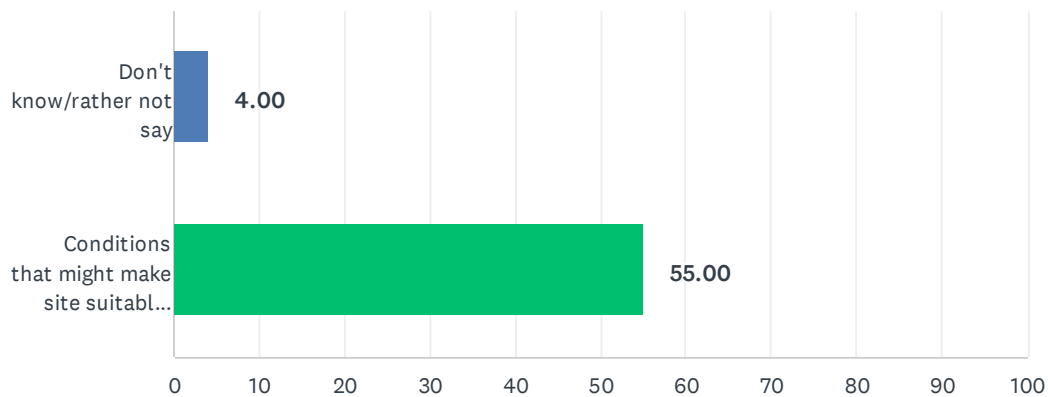
## Q48 If you wish to make a site specific comment please use this box

Answered: 12 Skipped: 214

#	RESPONSES	DATE
1	Could be regarded as infilling. Little landscape impact.	5/2/2026 3:55 PM
2	I don't understand why this hasn't already been developed as part of the Fortescue estate. It is in the middle of the village, on the main road and used to be a chicken factory. No-one uses the land now, building on it wouldn't fundamentally change the nature of the immediate area as it is already a mixture of houses and the road and lane. It is crazy to develop important green land and farm land before places like this.	4/30/2026 1:27 PM
3	This is a logical site to develop and sits close to existing development and forms a natural extension of development	4/29/2026 5:31 PM
4	This area is closed off and development here would not adversely affect the majority of the rest of the village	4/29/2026 3:06 PM
5	Subject to improvements to the road junction and retention of trees bordering the site.	4/20/2026 10:54 PM
6	Design should be in keeping with the rest of Fortescue.	4/17/2026 1:45 PM
7	As this is "at the back of" the existing Fortescue Fields development it is the least undesirable option of those proposed.	4/13/2026 7:04 PM
8	Although this takes away a green space in an already developed area, it may not have such a big impact as an "in fill" development	4/13/2026 10:10 AM
9	Should reflect the design layout and quality of the Fortescue Fields development.	4/12/2026 3:30 PM
10	A natural extension to Fortescue Fields.	4/8/2026 4:32 PM
11	Need to address access ect	4/7/2026 10:54 AM
12	It's right next to existing settlement and connections and would be infill rather than new green space	4/1/2026 5:10 PM

**Q49 You consider that Site 09 (Land to east of Fortescue Fields known as Mackley or Laverton Triangle) could be suitable, but only if certain conditions are met. Please describe what those conditions would be. (Examples of conditions might include: effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.)**

Answered: 59 Skipped: 167



ANSWER CHOICES	RESPONSES
Don't know/rather not say	6.78% 4
Conditions that might make site suitable for housing development.	93.22% 55
<b>TOTAL</b>	<b>59</b>

#	CONDITIONS THAT MIGHT MAKE SITE SUITABLE FOR HOUSING DEVELOPMENT.	DATE
1	Limited height. Bungalows good idea. Drainage problems.	5/2/2026 4:27 PM
2	I don't know this site well, but it looks quite small in size. Only for very limited housing as small area but would have some similar positives to Fortescue field site. Access I assume via Fortescue with easy connection to sewage etc.	5/1/2026 5:06 PM
3	Retain tree/ green corridor through site Exemplar site design Vehicle manage here and on high street	4/30/2026 10:25 PM
4	All of above	4/30/2026 8:25 PM
5	Norton St Philip has been overdeveloped and, ideally, should not be subject to further development, certainly not before 2029. If additional housing is unavoidable, the Mackley/Laverton Triangle, together with Fortescue Fields, forms part of a brownfield site	4/30/2026 3:34 PM

(former chicken processing factory) and should be prioritised in accordance with the National Planning Policy Framework over greenfield or agricultural land. The site lies within an area of existing and historically dense development and therefore represents a logical extension to Fortescue Fields, helping to maintain the established settlement pattern and preserve the village's distinctive character. Its proximity to Fortescue Fields allows for the use of existing infrastructure, enabling safe vehicular and pedestrian links without adding pressure to other parts of the village. Traffic would be likely to access the A36 via the safer Woolverton junction, reducing flows through the High Street. The close proximity to the Co-op also reduces the need for car-based local trips, easing congestion and parking demand. The site is currently unused and its development would not result in the loss of an active use. It is also largely enclosed by existing hedgerows and trees and does not form part of key open or historic views, allowing impacts to be effectively mitigated through sensitive design. Any development would need to be carefully conditioned in terms of layout, design, landscaping and materials to ensure protection of residential amenity, appropriate integration with the village and provision of suitable pedestrian permeability, while maintaining a high standard of architectural quality consistent with the local character.

6	If it was well screened and access could be from Fortescue Street and not straight into the already congested High Street or into Mackley Lane which is very narrow.	4/30/2026 11:34 AM
7	Norton St Philip has been overdeveloped and ideally would not be subject to any further development, and certainly not before 2029. If further development of the village for housing is absolutely unavoidable this site, along with the existing development at Fortescue Fields is part of a brownfield site, a former chicken processing factory. In line with National Planning Policy Framework, brownfield sites should be strongly prioritised for development ahead of greenfield or agricultural land. The development of the Mackley/Laverton Triangle makes contextual sense as it would locate new housing within the already and historically dense areas of the village. This is an important consideration in maintaining the distinctive character of the village. The Mackley/Laverton Triangle is adjacent to the Fortescue Fields development and makes coherent sense as an extension to that site. Infrastructure already in existence can be utilised to provide safe vehicular and pedestrian links to the village without compounding current traffic and pedestrian safety issues. Traffic from this site would naturally be inclined to access the A36 from the safer Woolverton junction and this would reduce congestion through the historic High St. Residents of this site would be unlikely to drive to the Co-op living so close to it which would again reduce some of the impact on congestion and parking difficulties. The site is not in use currently and therefore it's development would not cause a loss of original purpose. The site is largely enclosed and screen by hedges and trees and is not part of or adjacent too any key views of open or historic land that would be be negatively impacted by its development if done sensitively. Planning would need to be carefully conditioned to ensure that the site was developed sensitively in terms of design and layout to ensure there was no significant loss of amenity to existing residents or the rest of the village. Consideration would need to be given to the appearance of the site from outside it; the provision of pedestrian access through the site and design elements of the houses themselves to ensure that they were appropriate in style terms for the village.	4/30/2026 10:09 AM
8	road access needs to be good	4/30/2026 9:41 AM
9	Access to be only from the existing Fortescue development. Adequate screening maintained on all sides.	4/30/2026 8:14 AM
10	It's got potential to extension of Fortescue fields	4/29/2026 3:41 PM
11	Limited number of housing with green spaces and architecture that blends into the existing environment. Provision for at least 2-3 car parking spaces per house kept within the development. Access through Fortescue Fields and not on to Mackley Lane,.	4/29/2026 10:56 AM
12	small number close to close to village side	4/28/2026 8:30 PM
13	Development should not facilitate further development along Mackley Lane by allowing widening of road junction. Use development to reach final development agreement on land owners holdings in village .	4/28/2026 10:14 AM
14	Access would need to be improved on both Mackley Lane and Chatley Furlong.	4/27/2026 1:50 PM
15	Access from Fortescue fields only	4/27/2026 10:49 AM
16	Screening. Sensitive development.	4/27/2026 7:28 AM

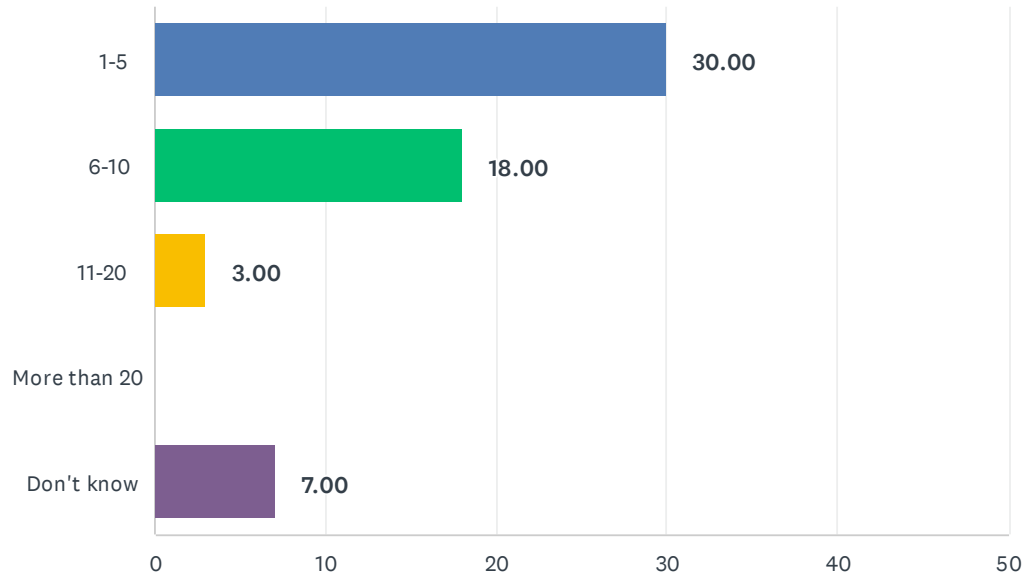
17	If a new access road, which by-passes the High Street, is constructed	4/26/2026 8:41 PM
18	effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.	4/26/2026 8:32 AM
19	Road access from Fortescue Fields only, no access from Mackley Lane	4/25/2026 1:21 PM
20	as above and is eventually inevitable once the adjoining development was approved	4/25/2026 10:32 AM
21	2or3 low level houses only	4/25/2026 8:04 AM
22	Save the trees	4/25/2026 7:51 AM
23	Few houses of high quality	4/23/2026 8:33 PM
24	In the development hub of the village. Close to shop. Access via Fortescue or/and Frome Road	4/23/2026 3:07 PM
25	flood risk mitigation protection of trees and enhance biodiversity measures to protect amenity of neighbouring residents walking and cycling improvements contributions to local infrastructure improved access to road network	4/23/2026 11:07 AM
26	In keeping with the village and access from Mackley Lane and not Fortescue street	4/19/2026 8:03 AM
27	More attention paid to sensitive design in respect of the vernacular architecture than was given to the rest of Fortescue Fields! Moderate sized housing with some affordable housing.	4/18/2026 9:09 PM
28	Landscaping with trees and green spaces. Architecture that uses materials and proportions that is sympathetic to the existing environment. Only 1-5 houses because the village does not have the infrastructure to cope with additional large volumes of traffic.	4/18/2026 12:03 PM
29	Access via Fortescue not from Mackley Lane. No more than 3-4 houses, set far enough away from existing Fortescue houses. This lane is higher than Fortescue and houses built too close would have too great a negative impact on existing residents. No higher than 2 stories but preferably 1.5 stories.	4/15/2026 2:51 PM
30	low cost housing	4/14/2026 8:20 AM
31	Provision for affordable housing	4/13/2026 4:35 PM
32	access from Fortescue and not Mackley lane. Limited number of houses	4/12/2026 6:39 PM
33	All of the examples of provision apply here: effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing. All houses should have solar panels and air source heat pumps and provision for charging electric cars.	4/12/2026 5:46 PM
34	effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing. Must have Solar and heat pumps. Also must be built to a higher standard than this developer has so far provided	4/12/2026 5:45 PM
35	This would be an 'in-fill' development, and an obvious extension of Fortescue Fields estate. The access road is already built.	4/12/2026 4:58 PM
36	Suitable access.	4/12/2026 2:05 PM
37	Very small number of affordable housing that are suitably screened by the existing trees that would be retained.	4/12/2026 12:04 AM
38	There is existing access from Fortescue Fields, but the number of houses would need to be	4/11/2026 5:19 PM

kept low to make it acceptable.

39	Access through Fortescue, not Mackley Lane	4/11/2026 5:04 PM
40	Access is available and designed in. Additional access could be on to the main road. Screen off with a wood/trees the existing properties to the left (west) so to retain some privacy.	4/11/2026 5:00 PM
41	Traffic safety	4/10/2026 3:59 PM
42	As it is high ground it would need to be low level, discreet housing that blended with existing Fortescue Fields	4/9/2026 10:55 AM
43	Just be sparing of the number of houses	4/9/2026 10:10 AM
44	Either in keeping with Fortescue or with the character of the village.	4/8/2026 6:58 PM
45	It is one of the highest parts of the village. Any development should be restricted in height to respect the existing sky line.	4/4/2026 5:20 PM
46	See my response to Site 8	4/4/2026 5:18 PM
47	Better road access	4/3/2026 1:46 PM
48	Very limited number of houses. No three story houses. Must have solar panels. Must be a good distance from boundary with Fortescue Fields as site higher than existing houses.	4/3/2026 11:09 AM
49	This could be a suitable infill site so long as it has minimal impact on existing houses and has suitable road access	4/3/2026 10:52 AM
50	Suitable for a limited number if it could be done to protect the amenity of existing residents.	4/3/2026 10:21 AM
51	Screening, sensitive design, adequate parking. Still concerned about additional traffic along high street.	4/3/2026 8:04 AM
52	It is an opportunity to provide additional parking to free the high street of cars so the pavements could be widened and better traffic calming measures than parked cars introduced. Lost trees must be replaced .. another Lyde Green.	4/2/2026 5:50 PM
53	Yes, if access is from Fortescue Fields and all screening and tree conditions from that earlier development are maintained.	4/2/2026 4:14 PM
54	Immediate residents impact statements	4/2/2026 2:30 PM
55	Access to road needs looking at	4/1/2026 5:41 PM

## Q50 If these conditions were met, how many houses do you think the site could accomodate?

Answered: 58 Skipped: 168



ANSWER CHOICES	RESPONSES	
1-5	51.72%	30
6-10	31.03%	18
11-20	5.17%	3
More than 20	0.00%	0
Don't know	12.07%	7
<b>TOTAL</b>		<b>58</b>

**Q51 You have answered that you consider that site 09 (land to the east of Fortescue Fields known as the Mackley or Laverton Triangle) is not suitable for development. Please give your reasons for this view in the box below.**

Answered: 105 Skipped: 121

#	RESPONSES	DATE
1	See previous responses to Conservation area impact.	5/2/2026 5:14 PM
2	Impact on Conservation area landscape. Highway and traffic concerns. Impact on local ecology, wildlife, amenity of neighbouring residents. Mackley Lane access is single track poor road. Will not take any further traffic. Very poor impact on existing development. Development would be at 2m higher level than existing neighbouring Fortescue so visual impact on existing development would be dreadful! Noise also as directly above existing! Access to High Street via co-op is very difficult now so would be impossible after any development. Bottleneck!	5/2/2026 4:45 PM
3	Effect on landscape and views	5/2/2026 4:34 PM
4	This site sits high in the landscape and will be visible from several approaches to the village. This site was rejected for development in the 2001 appeal. The inspector said development would seriously harm the setting, character and appearance of this part of the village. This is still the case.	5/2/2026 4:16 PM
5	I do not support any further housing development in this village	5/2/2026 3:43 PM
6	Impact on: Conservation area and listed buildings, Landscape and important views, Highways and traffic, Local ecology and wildlife. Flood risk. Impact on the amenity of neighbouring residents. Unacceptable impact on the present dwellings. Mackley Lane not suitable for traffic. Properties would be at higher level than village at entrance to village.	5/2/2026 3:37 PM
7	Too small an area to develop, will damage th existing hedgerows, will put too much pressure on Mackley lane	4/30/2026 9:41 PM
8	Mackley Lane is too narrow to safely take any increasd in traffic. Lack of services would require a lot of additional services, water, surage, etc to be put in place further imparting the village.	4/30/2026 8:57 PM
9	This site has been repeatedly rejected as suitable for development by the courts, including the court of appeal. It is a small package of land so would be unable to accommodate many houses. The Fortescue fields development has little green space (driveways and very small gardens) and so this land acts as an ecological buffer for wildlife.	4/30/2026 7:35 PM
10	Planning has been rightfully denied here before, and the reasons remain the same. The logistics of providing access through the village lanes are poorly thought out and would be highly disruptive to current residents. It is time to permanently take this site off the table.	4/30/2026 7:20 PM
11	Mackley Lane is a tiny, poorly maintained single track road with hardly any passing points. Increasing the traffic here is not viable. Entry / exit from the Lane onto the High Street is difficult, with poor visibility both directions. During peak hour traffic, turning left or right onto The High Street / Frome Road is difficult, with traffic needing to mitigate parked cars on both sides of the road. We also cross this road at the junction on foot a few times per day with our young family. Having extra traffic here would make it hugely unsafe. From a nature perspective across these sites, I know that wildlife such as hare, deer, rabbits, pheasants, swallows live across these fields, to destroy this habitat would be incredibly upsetting. In addition, sites 7 and 8 are actively used as public footpaths for villages to access the ponds, walks down to water lane, and to the church and school. This would fundamentally change the way villagers can access and use the green spaces which are so vitally important in communities like ours. We use these fields to walk to and from school, into the village for the amenities and to play in. The major issue is that access would need to be via Mackley lane which just isn't viable -	4/30/2026 7:13 PM

even if the lane was widened you would be sending traffic back into the village high street which is congested already. Given this locations proximity to the Co-Op and the issues the delivery truck for the co-op causes, this site would be an incredibly poor decision. In addition to this, when approaching the village from the Wells Road, sites 7 - 11, provide a beautiful countryside view, showing the true character of Norton St Philip - the addition of new housing here would fundamentally change this view and the character of the village. As already known planning on this site has been rejected multiple times. It would cause huge traffic implications for those living in the surrounding lanes and for traffic into the high street. The idea that you could even develop this land while still providing access via the village is disruptive and not well considered. Again, access via either Mackley Lane (single track and poor visibility) or via the High Street (busy and congested) make this site an inappropriate choice. It would be unsafe for both vehicles and pedestrians.

12	Village benefits from interspersed green-space, and would adversely impact bio-diversity. As is, Mackley Lane provides quick access to surrounding countryside, only a couple of minutes walk from the village centre.	4/30/2026 11:52 AM
13	It is adjacent to the existing (brownfield) Fortescue site, which should not be developed further in my opinion.	4/30/2026 11:48 AM
14	As previous	4/30/2026 6:59 AM
15	Traffic and parking are massive issues for our village already.	4/29/2026 10:46 PM
16	Need green space	4/29/2026 10:27 PM
17	That part of the village is already overdeveloped and this development will create an ugly approach to the village.	4/29/2026 10:00 PM
18	Poor access on a tight junction	4/29/2026 8:43 PM
19	Mackley Lane is a lovely country lane	4/29/2026 6:13 PM
20	No suitable access	4/29/2026 5:52 PM
21	This is much needed green space.	4/29/2026 3:32 PM
22	An intrusion on a small green area of land There is lots of natural habitation here as another example of not building here	4/29/2026 1:51 PM
23	eco-issues and coherence of village	4/29/2026 12:52 PM
24	Access - from an already congested area in Fortescue. As mentioned before - extra traffic at a bottleneck in the High St. drainage	4/29/2026 9:24 AM
25	- In danger of making the village feel too congested. - Its important to preserve some green spaces throughout the village for biodiversity reasons. - There is also a risk that this will increase congestion as there is already a lot of on the road parking on this stretch before you get to the choke point of the Co-op / High Street which can already be bad a busy times.	4/28/2026 9:34 PM
26	This site sits at a junction that is already tight, heavily used and known for creating difficult and sometimes dangerous conditions for drivers and pedestrians. The road layout leaves very little room for manoeuvre, and visibility is limited at peak times when traffic builds up. Introducing additional vehicle movements linked to new housing would place even more pressure on an area that is already struggling to cope.	4/28/2026 7:33 PM
27	traffic implications	4/28/2026 12:34 PM
28	Too small to make a meaningful development. Inappropriate access. Extra road building will negatively impact village; roads are already too congested.	4/28/2026 10:28 AM
29	Poor access onto Macklemore lane and then the adjacent B road	4/27/2026 10:48 PM
30	Green corridor and forms part of the heart of the village	4/27/2026 9:27 PM
31	Please see my previous observations on sewage and surface drainage. The visual impact of still more houses on this level are yet more disfiguring to the skyline of Norton st Philip.	4/27/2026 11:21 AM
32	outside development limits subject to a great many failed planning applications	4/27/2026 10:29 AM
33	Comments As with sites 5& 7 and accessibility via Mackley lane as problematic as plots 7 or	4/27/2026 10:20 AM

8

34	Too small	4/27/2026 10:06 AM
35	Parcel to small to make any real positive difference	4/27/2026 8:50 AM
36	This land is the green space that separates the Fortescue development and shields it from the rest of the medieval village and its structure. Its height and disposition would be such that it would dominate the vicinity and lose the amenity. This space had been planned to be a public space/garden area to block the development and to date it hasn't been in any shape. it should be developed as a green/public garden area.	4/26/2026 10:28 PM
37	Need to maintain green space	4/26/2026 8:16 PM
38	Numerous planning applications have already been turned down here.	4/26/2026 7:57 PM
39	For all the same reasons that Sites 7 and 8 are unacceptable. In addition, this land forms a vital gateway to the High Street, defining it as a green corridor at the end of the rural southern approach to the village.	4/26/2026 5:50 PM
40	Due to its position and the impact of it being developed it should be left alone. I think it was intended and planted to from a tree belt but Lochailort's track record on planting and maintaining anything leases a great deal to be desired.	4/25/2026 7:58 PM
41	Would probably have to remove a wall that has been there since the beginning of the village in the earlier centuries Don't forget this is a listed village and needs to be kept that way for centuries to come otherwise England will be come a town/city!	4/25/2026 11:28 AM
42	We have had over a decade of attempts to build on the Laverton Triangle, often linked to the other Lochailort plots surrounding FF, serially rejected. Like the Orchard Field site, the Triangle is the rural, gentle phased entry to the village. Traffis flows through FF would worsen and ther case for the drainage entring the FF SuDs without exceeding its design capacity has never been made.	4/24/2026 8:20 PM
43	Too close to existing road network which is already too busy particularly at peak times.	4/24/2026 7:49 PM
44	Loss of wildlife and green space. Loss of character to village.	4/24/2026 6:24 PM
45	Vehicle access limited	4/24/2026 5:21 PM
46	Too close to junction and main road through the village.	4/24/2026 2:26 PM
47	Access issues. Neither Mackley Lane or Fortescue (CoOp) suitable. Houses would be much higher than High street.	4/23/2026 2:40 PM
48	Effect on local ecology. Adverse effects on residents amenity. Poor access to road network. Very visible from wider landscape. Effect on key views.	4/22/2026 11:47 AM
49	This site does not meet my "Very Important" Priorities as indicated in Q1	4/21/2026 11:50 AM
50	No more building.	4/21/2026 11:02 AM
51	2 applications have been dismissed at appeal. The site is at the south-west entrance to the village and is lined with tall continuous rubble wall, dense greenery, trees and shrubs that enclose the road and screen the development at Fortesque Fields. Any development would lead to loss and diminishing of a substantial undeveloped section of this green corridor within the Conservation Area. The harmful change will be plainly obvious due to the site's prominent elevated location on the junction of Frome Road, Mackey Lane and Tellisford Lane. Mackley Lane, currently a quiet rural road used by pedestrians, cyclists and horse riders, will be urbanised and changed beyond recognition by the presence of new dwellings and related increase in traffic. Development would necessitate widening the narrow lane, the provision of visibility splays in each direction and destruction of at least 100 metres of ancient hedgerow. The lane, including its junction with Town End is currently defined by its green edge, narrow carriageway, unlit route and tranquillity. All of this would fundamentally change. The ecological damage that would be caused by development on this site would be severe and, in my view, cannot be mitigated. Ancient hedgerows support a diversity of plants and animals and old trees and dead wood provide very valuable habitats for a large number of invertebrate species. According to Buglife UK hedgerows adjacent to roads, green lanes, tracks and wooded ground tend to be particularly species-rich. Any newly created hedge would not have the same value in terms of wildlife, landscape and historical significance as a long-established hedgerow.	4/20/2026 10:15 AM

There is already traffic congestion along the High Street. This creates a health risk for residents within the area due to idling vehicles. Additional traffic will be generated by the development.

52	Poor traffic access down High St and Mackley Lane. Impact to neighbouring properties	4/19/2026 5:09 PM
53	Need to keep pockets of green within the village	4/19/2026 7:49 AM
54	Too imposing as you enter the village	4/18/2026 10:18 PM
55	See comments at paragraph(s) 2 and/or 3 above.	4/17/2026 4:38 PM
56	Again this would destroy another green area in the village and would produce another cluster of housing in the Center of the village with a huge impact on surroundings.	4/17/2026 12:57 PM
57	Already rejected from previous dismissed appeals. Identified by Planning Inspectors as bringing the countryside into the village. Categorised as important green space by MDC SPD	4/17/2026 11:59 AM
58	This area has already been developed with new build houses. It doesn't need any more especially given such poor and dangerous road access.	4/17/2026 10:29 AM
59	See answers given to grid questions item 2 and comments made in response to item 3 above.	4/16/2026 3:42 PM
60	A characterful green space that sits at the junction of the High St and Mackley Lane and is important to the start of the historic centre	4/16/2026 12:27 PM
61	Terrain is totally unsuitable for development	4/15/2026 1:13 PM
62	Houses will dominate the area because of the height of this ground.	4/15/2026 12:35 PM
63	Many reasons but foremost among these would be the detrimental and dangerous consequences of increases in traffic down this lane - a vital access point for walkers, cyclists, dog walkers and runners - as well of course as making life far more difficult for the local farmers and the businesses located in the lane.	4/14/2026 6:24 PM
64	Keep for recreation	4/14/2026 5:46 PM
65	Loss of green field space Effect on local habitat and wildlife	4/14/2026 11:58 AM
66	Potential to erode ecological life /wildlife habitats . Erosion of the unique historical character of our peaceful medieval village	4/14/2026 9:41 AM
67	Once again same as plot 6 and 5	4/13/2026 9:11 PM
68	This area was intended as a buffer connecting Fortescue to surrounding farmland. Developments in the village have already had an impact and every measure to preserve the village identity should rightly be maintained.	4/13/2026 2:59 PM
69	Another important 'Lung' of the village, access either through Fortescue Fields or the narrow Mackley Lane unacceptable	4/13/2026 12:45 PM
70	This site is another of the 'lungs' set aside by the Inspector at a previous Planning Application. Access from both Mackley Land and Fortiscue Fields would be dangerous and problematic.	4/13/2026 10:15 AM
71	No further development	4/12/2026 5:35 PM
72	Several planning applications have already been refused and I see no reason the reconsider. As an entry point to NSP any new development would be very much out of character with the village and housing opposite which date back to 17th and 18th C. Again this is a prominent site on high ground. Access would be via a narrow lane and require removal of ancient hedging, not to say major disruption on a lane already busy and with a risky exit point	4/12/2026 3:50 PM
73	Roads around this area are either already busy or single track with limited ability to pass - and people have larger cars now that need wider facilities	4/12/2026 2:52 PM
74	Too close to the high street	4/12/2026 2:48 PM
75	Historic and important green space within our community	4/12/2026 2:05 PM
76	taking away another green area from the village. yet more traffic issue for the village	4/12/2026 2:00 PM
77	Limited access onto already existing roads.	4/12/2026 1:09 PM

Norton St Philip Community Survey on possible options for future housing development 2029-2045

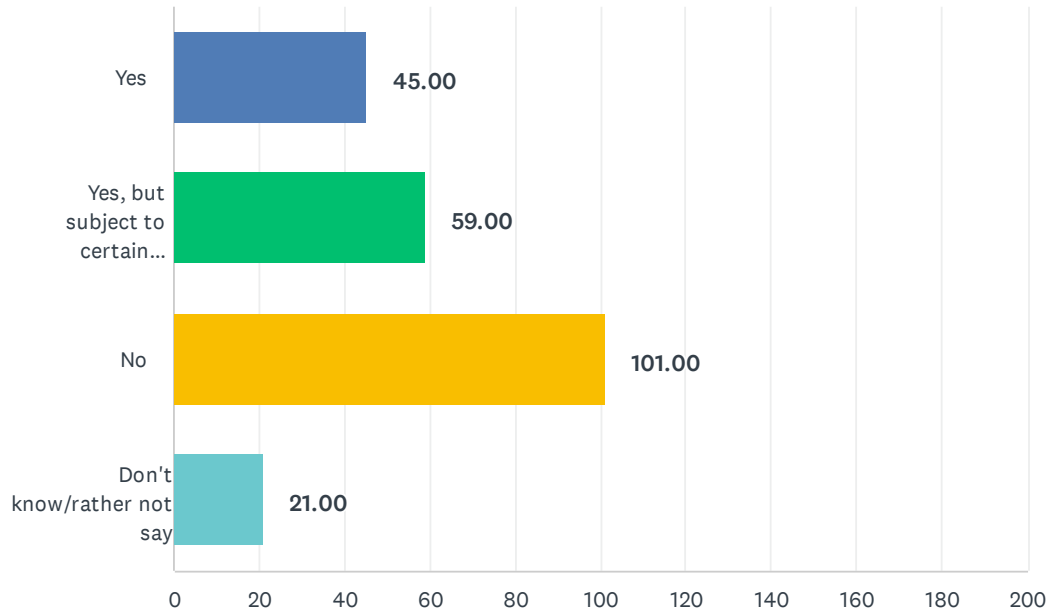
SurveyMonkey

78	damage to character of Mackley Lane. Traffic congestion at the junction with the Main Street through the village.	4/12/2026 1:08 PM
79	Impact on wildlife. Too close to other dwellings. Limited access/egress.	4/12/2026 10:15 AM
80	Poor access. Would add to the pressures on the High Street which is already congested.	4/12/2026 9:37 AM
81	This area is a nature reserve for birds and animals. It should not be built on.	4/12/2026 9:13 AM
82	Raised above the Frome Road. Planning refused several times	4/11/2026 2:29 PM
83	Access would be via High Street which is already congested, and possibly via Mackley Lane, which is not suitable for large traffic volumes.	4/11/2026 7:29 AM
84	This was protected under the original Fortescue Fields Planning permissions and should remain protected.	4/10/2026 2:49 PM
85	As already known planning on this site has been rejected multiple times. It would cause huge traffic implications for those living in the surrounding lanes and for traffic into the high street. The idea that you could even develop this land while still providing access via the village is disruptive and not well considered. This land should once and for all be rejected for planning. Again, access via either Mackley Lane (single track and poor visibility) or via the High Street (busy and congested) make this site an inappropriate choice.	4/9/2026 9:53 AM
86	There are problems with the junction at the crossroads already building would exacerbate them	4/7/2026 2:44 PM
87	This is another much needed area of green open space, as noted by the planning inspectors at two appeals, especially when approaching the village from the Frome direction. It would be very harmful to the biodiversity in this part of the village, which is a connecting corridor to the fields along Mackley Lane and down to the ponds area. It is also higher than the Frome Road and the houses surrounding it, making it very dominant	4/7/2026 11:35 AM
88	This small piece of green space is right by a busy road junction and next to a densely populated area where houses are crammed in very close to each other. I do not see any benefit in adding further housing to this space, as it would affect the already limited visual amenity of surrounding dwellings, add to noise pollution and increase the risk of traffic accidents.	4/6/2026 6:33 PM
89	This small piece of green space acts as an important buffer on the east of Fortescue Fields. Planning permission has already been refused for further building in this area. This space is also adjacent to the staggered junction of Mackley Lane with the High Street and Tellisford Lane. Adding further houses in this area would increase the risk of traffic accidents in the area of this road junction.	4/6/2026 6:33 PM
90	No more houses	4/6/2026 2:53 PM
91	Access problems	4/6/2026 12:18 PM
92	Looks to be putting houses into a small area and squishing them in	4/5/2026 10:27 PM
93	Need to retain some green space.	4/5/2026 12:18 PM
94	Too much impact on the historic centre, wildlife and recreation. Roads not suitable for extra traffic. Too much of a visible impact.	4/4/2026 9:36 AM
95	Visual intrusion on the historic approach to the village. If traffic is allowed onto Mackley Lane: access for further vehicles along the already busy Mackley Lane is untenable given its width, restricted at the junction with Frome Road by the tree screening that is part of the planning permission for Fortescue Fields.	4/3/2026 5:38 PM
96	Access	4/3/2026 12:43 PM
97	Road access is too constrained	4/3/2026 12:27 PM
98	This the "Laverton Triangle" and notorious in the village due to the number of failed planning applications. It contains a tree belt to screen off the existing development impact fom traffic entering the village from the south. This was a condition imposed under the original application for Fortescue Fields. The site is at increased elevation and any development would dominate its position, adjacent dwellings and the skline. Restricted access means traffic would exit through the adjacent development, past the village shop, and exit onto the congested high street junction.	4/3/2026 11:06 AM

99	This is a field at the point the Frome Road enters the village : this is partly in the conservation area and the land is elevated above the road and any development would urbanise this village portal	4/2/2026 8:45 PM
100	Impact on conservation area. Damage to protected wall and trees as part of conservation area. Traffic implications to Mackley lane.	4/2/2026 7:01 PM
101	Same developer as Fortescue, render, lack of parking, small gardens, hedgerows removed	4/2/2026 12:18 PM
102	This is quite a small area of land and road access is poor	4/2/2026 11:44 AM
103	Numerous planning refusals	4/2/2026 10:02 AM
104	Part of a conservation area. Tree belt, drainage. Refer to historic planing applications - objections - result.	4/2/2026 8:30 AM
105	Mackey lane not suitable and Fortescue fields cannot accommodate additional traffic especially junction with main road	4/1/2026 5:16 PM

## Q52 Do you think site 10 (land south of Chatley Furlong) is suitable for housing development?

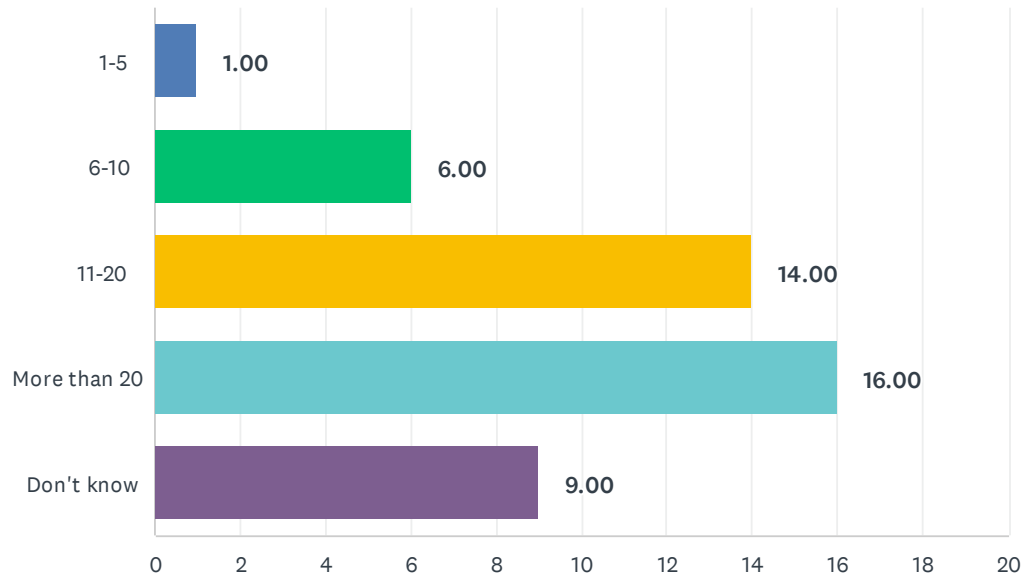
Answered: 226 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	19.91%	45
Yes, but subject to certain conditions being met	26.11%	59
No	44.69%	101
Don't know/rather not say	9.29%	21
<b>TOTAL</b>		<b>226</b>

### Q53 You consider that the land south of Chatley Furlong (site 10) might be suitable for future housing development. How many houses do you think it might accommodate?

Answered: 46 Skipped: 180



ANSWER CHOICES	RESPONSES
1-5	2.17% 1
6-10	13.04% 6
11-20	30.43% 14
More than 20	34.78% 16
Don't know	19.57% 9
<b>TOTAL</b>	<b>46</b>

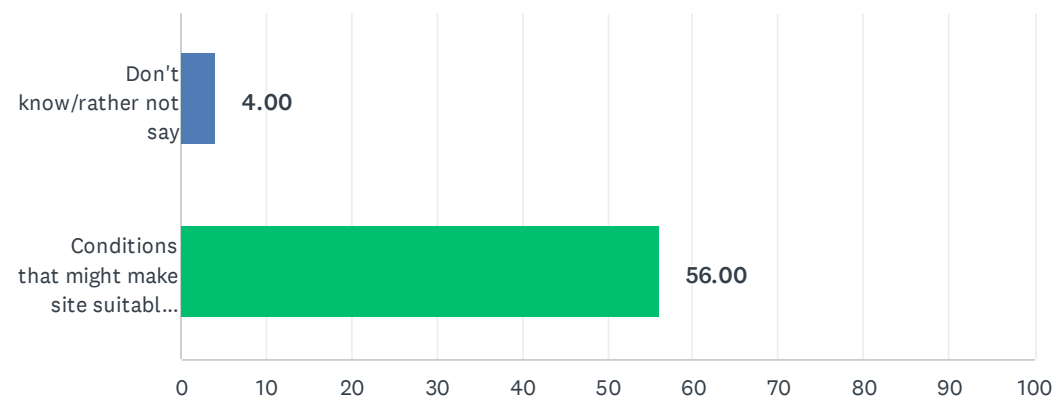
## Q54 If you wish to make a site specific comment please use this box

Answered: 16 Skipped: 210

#	RESPONSES	DATE
1	Significant encroachment into open countryside, but only limited landscape impact. A possible candidate for development if we are having difficulty meeting housing targets.	5/2/2026 3:56 PM
2	Close to new development	4/30/2026 10:17 PM
3	suitable if the only vehicle access is onto Frome Road not along Mackley Lane.	4/29/2026 6:41 PM
4	Part development would probably be keep it in proportion to the village	4/29/2026 3:44 PM
5	Seems a good site with access to the road and pavement to the village and all amenities. With that in mind, it would also seem suitable for some affordable housing.	4/28/2026 9:21 AM
6	Near to the main road, near to new builds, so doesn't feel like it would have a huge negative impact on the feel or accessibility in the village.	4/27/2026 10:23 AM
7	Good access to B3110	4/25/2026 8:05 AM
8	Good access	4/22/2026 9:51 AM
9	This site is big enough to have its own character. The design should reflect this and NOT just provide rows of 3,4 or 5 bedroom houses. It should provide a settled clustering of homes with paths and small open spaces. Garaging for all properties.	4/17/2026 1:45 PM
10	affordable housing for young families / council houses	4/14/2026 5:47 PM
11	No more high density development please. the village cannot cope with what it already has!	4/13/2026 10:11 AM
12	Direct access on to the Frome Road. Secondary access on to Laverton Lane. Minimal disruption to other properties. Some screening to Laverton Lane would maintain the privacy of existing three dwellings.	4/11/2026 5:05 PM
13	This development would not negatively impact the Conservation area and Heritage assets of the village and has good road connectivity.	4/8/2026 4:37 PM
14	It would be better to allow vehicle access via the B3110 (Frome Road) as Mackley Lane is single track with limited visibility at the junction opposite Tellisford Lane. It is a large area that could help fulfill a substantial proportion of the required housing quota without adversely affecting the existing historic heart of the village.	4/6/2026 6:37 PM
15	It would be better to allow vehicle access via the Frome Road (B3110) as Mackley Lane is single track with limited visibility at the staggered junction with Tellisford Lane. It is a large area that could help fulfil a substantial proportion of the required housing quota, without adversely impacting on the historic heart of the village.	4/6/2026 6:37 PM
16	Good road access with traffic calming already in place. Easily walkable into NSP centre and amenities. Minimal Impact to existing housing if existing tree lines and screening are kept or enhanced.	4/2/2026 4:16 PM

Q55 You consider that Site 10 (Land south of Chatley Furlong) could be suitable, but only if certain conditions are met. Please describe what those conditions would be. (Examples of conditions might include: effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.)

Answered: 60 Skipped: 166



ANSWER CHOICES	RESPONSES
Don't know/rather not say	6.67% 4
Conditions that might make site suitable for housing development.	93.33% 56
<b>TOTAL</b>	<b>60</b>

#	CONDITIONS THAT MIGHT MAKE SITE SUITABLE FOR HOUSING DEVELOPMENT.	DATE
1	Exemplar design- not another bog standard housing estate tha gives nothing back to village. PROW carefully integrated Wildlife corridors Visual impact Higher density and not land hungry 'executive' homes Amenity spaces Increased woodland edges to increase buffer and wildlife corridors Traffic management here and throughout village sorted	4/30/2026 10:29 PM
2	All if above	4/30/2026 8:25 PM
3	A few houses along the Frome Road or on Mackley Lane.	4/30/2026 11:44 AM
4	This site could hold a whole new estate, but perhaps better to restrict new houses to smaller string-settlements along Mackley Lane and Frome Rd (leaving the centre of the field as field/green-space).	4/30/2026 8:22 AM
5	Potentially a better site as it's not in the middle of the village, houses could be built in keeping with other local homes styles. This site could also include a village car park to reduce parking	4/29/2026 8:44 PM

on the high street and bell hill. Parking on pavements here has increased since the pud reduced parking. This makes access and pedestrian spaces dangerous.

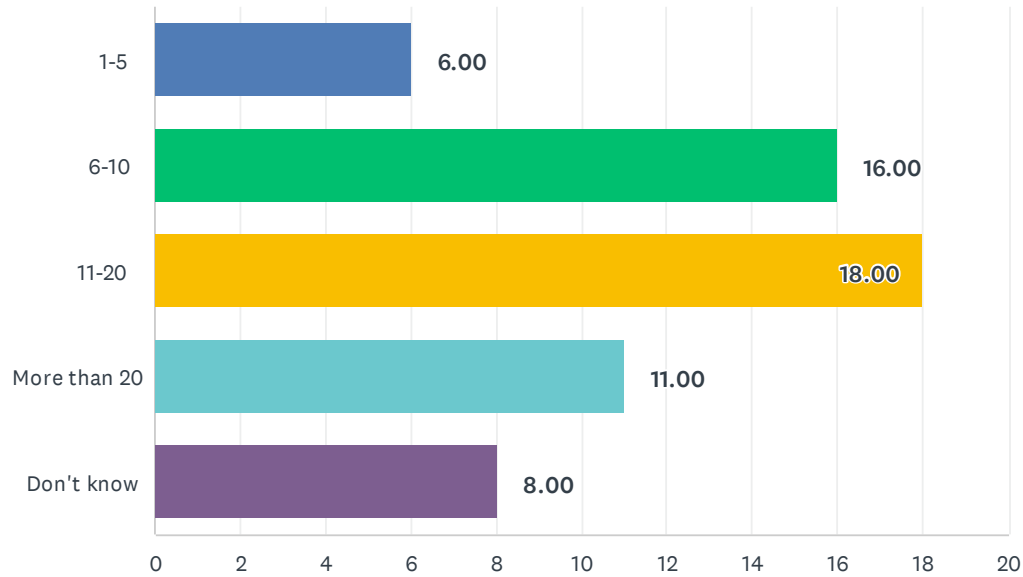
6	Screening on the red line where site 11 sits. It's next to the existing developments and in the centre of the village. Would need connecting footpaths to enable access to local amenities avoiding the High Street. Low level lighting essential	4/29/2026 5:34 PM
7	maintain ecology	4/29/2026 12:53 PM
8	- Similar conditions to those listed elsewhere. - Ensure sympathetic development to the character of the village, ensuring lots of green space / landscaping and walking and cycling routes are maintained both for lifestyle and biodiversity reasons. - Mix of affordable housing and ensuring suitable access/traffic management and parking to avoid congestion, although its position on the edge of the existing village boundary probably makes it best suited for development (similar to site 3). - As this is a larger site, I would also recommend that includes some new amenities / utilities or something that would add to the overall life of the village (eg. playground, cafe etc).	4/28/2026 9:38 PM
9	I am opposed to the proposed development on this narrow lane. The lane is already constrained in width and was never designed to accommodate the level of traffic that a new housing scheme would generate. Vehicles struggle to pass safely as it is, and there are limited places to pull in. Any increase in traffic would heighten the risk of congestion, damage to verges, and conflict between vehicles and pedestrians.	4/28/2026 7:45 PM
10	effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; provision of affordable housing	4/28/2026 12:36 PM
11	Gateway to village so varied design and density important. access must be onto main road to east and not Mackley Lane - to avoid further development along Mackley Lane.	4/28/2026 10:16 AM
12	This could be a big development , therefore could impact traffic and amenities which would need to be improved.	4/27/2026 1:52 PM
13	Access from the main road, not Mackley Lane	4/27/2026 10:50 AM
14	Access required via a new road.	4/27/2026 8:51 AM
15	L	4/26/2026 7:58 PM
16	Possible but still agricultural land but would be a site that doesn't further ruin the main village character.	4/24/2026 6:27 PM
17	Adequate access.	4/24/2026 2:29 PM
18	Small number of high quality homes	4/23/2026 8:34 PM
19	A few bungalows along the road would not be out of keeping	4/23/2026 2:41 PM
20	flood risk mitigation protection of trees and enhance biodiversity measures to protect amenity of neighbouring residents walking and cycling improvements contributions to local infrastructure improved access to road network	4/23/2026 11:08 AM
21	All conditions listed in 24.	4/19/2026 12:44 PM
22	Access critical	4/19/2026 6:41 AM
23	Low level housing with screening	4/18/2026 10:19 PM
24	It would require improved vehicular access which would divert traffic away from the village centre, and an already busy High Street	4/18/2026 9:12 PM
25	Improved access to the road network, sensitive design for the area and affordable housing for local residents	4/17/2026 1:00 PM
26	A few bungalows along Chatley Furlong to match those on the other side of the road would be acceptable.	4/16/2026 12:28 PM
27	Access not via Mackley Lane for reasons outlined in previous entries. No greater than 2 stories high. Solar panels or other environmental heating systems.	4/15/2026 2:53 PM

28	Design and appropriate building material. Safety of traffic joining the main road.	4/15/2026 12:37 PM
29	ACCESS ROADS AND LINKS TO FOOTPATHS	4/14/2026 5:38 PM
30	low cost housing. impact on traffic through high street	4/14/2026 8:21 AM
31	Would need massive road works to allow extra traffic Woolverton corner A36 would require major changes	4/13/2026 9:13 PM
32	Limited to off main road and not sprawling into the field all the way to Mackley Lane	4/12/2026 6:43 PM
33	All of the examples apply: effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing. Plus solar panels, air source heat pumps and provision for charging electric cars.	4/12/2026 5:48 PM
34	effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing. Must have Solar and heat pumps, charging points....	4/12/2026 5:47 PM
35	If access is from Mackley Lane, the road would need widening. Access from Chatley Furlong may be possible, but surveys may show this isn't safe.	4/12/2026 5:01 PM
36	First view of village from certain direction; area of the village that is prone to flooding and housing would make more rain run from the fields	4/12/2026 2:55 PM
37	Effective land water management & flood mitigation, provision of affordable housing, biodiversity net gain, sympathetic landscaping	4/12/2026 2:08 PM
38	This is on the edge of the village and has reasonable access, while also not affecting the medieval village and historical views. It would however require care when providing vehicular access.	4/11/2026 5:24 PM
39	A few bungalows along the road to match those on the other side of the road	4/11/2026 2:29 PM
40	Maybe a house or two but not the concentration of fortisque	4/9/2026 10:12 AM
41	Address issues on the high street, parking etc	4/7/2026 10:55 AM
42	Traffic management	4/5/2026 5:34 PM
43	Improved road access, contributions to local infrastructure, sensitive design.	4/5/2026 12:18 PM
44	Previously designated a Local Green Space. This is one of the highest locations in the village. Any development on this site should be sensitive to its location and should respect the existing skyline.	4/4/2026 5:23 PM
45	See my response to Site 8.	4/4/2026 5:23 PM
46	Development must be sympathetic (not modern). Marshfield has housing that is more appropriate to the setting than the development at Fortescue. Plus all the above suggestions. More affordable. Make high street one way?	4/4/2026 9:44 AM
47	Access for further vehicles along the already busy Mackley Lane is untenable given its width, restricted at the junction with Frome Road by the tree screening that is part of the planning permission for Fortescue Fields. Therefore this site would only be suitable if a new and safe access were formed onto Frome Road.	4/3/2026 5:40 PM
48	No three story houses. Only if not visible from historic centre. Solar panels on all houses. Access not from Mackley Lane.	4/3/2026 11:11 AM
49	Access would need to be from Frome Road and not Mackley Lane. Pedestrian access to the village could be created by a footpath crossing Mackley lane which would then provide appropriate pedestrian access to village facilities without new residents making additional car journeys	4/3/2026 10:54 AM

50	Access should be from the main road. Consideration would need to be given to the footpath access to the village.	4/3/2026 10:24 AM
51	If the houses were set well back from the road and if access was from the Frome Road but not Mackley Lane	4/2/2026 8:48 PM
52	Traffic implications to Mackley lane or High Street.	4/2/2026 7:01 PM
53	This site has a much better aspect but as big site the density should be spread with plenty of public green space. Endeavouring to keep rural corridors to link into the village and not be closed in on itself. Landscaping and energy provision are important considerations.	4/2/2026 5:50 PM
54	Immediate residents impact statements	4/2/2026 2:30 PM
55	As listed above	4/2/2026 8:32 AM
56	Fair site for limited development but additional traffic would exacerbate traffic conditions in high street.	4/1/2026 5:18 PM

## Q56 If these conditions were met, how many houses do you think the site could accomodate?

Answered: 59 Skipped: 167



ANSWER CHOICES	RESPONSES	
1-5	10.17%	6
6-10	27.12%	16
11-20	30.51%	18
More than 20	18.64%	11
Don't know	13.56%	8
<b>TOTAL</b>		<b>59</b>

## Q57 You have answered that you consider that the land south of Chatley Furlong (site 10) is not suitable for development. Please give your reasons for this view in the box below.

Answered: 95 Skipped: 131

#	RESPONSES	DATE
1	Impact on Conservation area landscape. Highway and traffic concerns. Impact on local ecology, wildlife, amenity of neighbouring residents. Access to Mackley Lane poor. Mackley Lane is a single track road. Would not take any more traffic.	5/2/2026 4:46 PM
2	Prominent on skyline	5/2/2026 4:35 PM
3	This site is outside of the village. It's its high in the landscape and would be visible from at least three approaches into the village. This is agricultural land.	5/2/2026 4:18 PM
4	No more housing in Norton St Philip	5/2/2026 3:44 PM
5	Impact on: Conservation area and listed buildings, Landscape and important views, Highways and traffic, Local ecology and wildlife. Flood risk. Impact on the amenity of neighbouring residents. Mackey Lane not suitable for increased traffic.	5/2/2026 3:37 PM
6	It looks a huge plot of land to build on. Mackley wouldn't be good access. Such a large development would impact on the village. Traffic in the village might be impacted especially in the High Street.	5/1/2026 5:07 PM
7	Prime agricultural land in constant use growing crops annually. Not enough infrastructure to support development there, and would negatively impact adjacent housing	4/30/2026 9:42 PM
8	Mackley Lane is too narrow to safely take any increasd in traffic. Lack of services would require a lot of additional services, water, surage, etc to be put in place further imparting the village.	4/30/2026 8:57 PM
9	This is prime agricultural land and to develop it would impact local food production. It is a wildlife haven with deer and hares regularly sited there in addition to numerous birds and other small animals. It creates a beautiful countryside vista as you enter the village and allows for views over the countryside all of which would be blighted by development.	4/30/2026 7:38 PM
10	I am most strongly opposed to this site. The access points on the Frome Road side are inadequate, and the lack of a pavement on the field side creates a genuine safety risk for pedestrians. Developing this site would destroy a beautiful entrance to the village and displace the diverse wildlife that lives here. The approach to Norton St Philip from Wells Road offers a classic countryside vista. Obstructing this view with a modern housing estate would fundamentally ruin the rural "feel" of the village entrance.	4/30/2026 7:21 PM
11	We most strongly oppose this site given how fundamentally it will change the character of the village, how inappropriate access is and the destruction of wildlife habitat. It is prime agricultural land both in terms of the shape and size of the field. We watch the hare, deer, swallows and pheasant in this field every day and destroying their habitat would be immoral. As mentioned in previous answers, access via Mackley Lane is impossible - given how limited the access is on the Frome Road side and given there is housing opposite, traffic would face the same issues as through the village - needing to wait for passing traffic on either side. Adding traffic to the very congested Highstreet would be very damaging to the village and traffic cannot go down Mackley Lane as it is a very narrow single track with very limited passing places. In addition to this, there is no footpath on the field side of the road which could pose a safety issue, given how many cars come in and out of the village around there. This view as you enter the village from both Frome and Falkland direction would fundamentally change, changing the character and beauty of the village. In addition to this, many villages use Mackley Lane to walk down to public footpaths in side 7/8 to access the ponds, introducing housing here would fundamentally change how villagers use the Green spaces. We chose our house because of the countryside views and if this site was built on we would leave	4/30/2026 7:19 PM

12	Similarly to the land west of Mackley Lane, the land south of Chatley Furlong lies too far from the village's densely developed core. Its development would therefore risk undermining key characteristics of the settlement and exacerbating existing issues, including traffic congestion and pedestrian safety. In addition, the site comprises actively used agricultural land and should be retained for that purpose, in line with planning policy and the need to preserve the village's predominantly rural character and its agricultural landscape setting.	4/30/2026 3:34 PM
13	This is farmland which I think should be kept for farming and not built on especially as there has already been too much development in Norton St Philip already.	4/30/2026 1:27 PM
14	Further detracts from the nucleated rural nature of the village, and adversely impacts bio-diversity. Would likely entail a new road junction on Frome Road, which I object to given the high volume of speeding traffic alone Frome Road, which is a major short-cut for those working in Frome, Bath, and Bristol. New housing would also destroy the rural views currently enjoyed by those living on Frome Road.	4/30/2026 11:58 AM
15	This is in rainy times very wet land, and should remain as farmland.	4/30/2026 11:53 AM
16	This site is not suitable for development for housing. Similarly to Land to the West of Mackley Lane, Land South of Chatley Furlong would locate development too far from the densely populated centre of the village. This presents a number of issues including; damage to the important characteristics of the village; increasing existing issues of traffic congestion and pedestrian safety. This site is not suitable for development for housing. Similarly to Land to the West of Mackley Lane and Land South of Chatley Furlong, Land East of Mackley Lane would locate development too far from the densely populated centre of the village. This presents a number of issues including; damage to the important characteristics of the village; increasing existing issues of traffic congestion and pedestrian safety. Additionally this site is agricultural land in use and as such should be preserved for that purpose both from a planning policy perspective and to ensure the important context and characterisation of the village as largely rural in an agricultural setting is protected.	4/30/2026 10:14 AM
17	this massive site is inappropriate	4/30/2026 9:42 AM
18	Enabling more traffic on an already dangerous busy road. Taking up green space. Schools, etc.	4/30/2026 7:03 AM
19	Traffic and parking are massive issues for our village already.	4/29/2026 10:46 PM
20	Enough traffic and new houses	4/29/2026 10:28 PM
21	This area is too rural, and impacts on the countryside, any new housing should be kept within the village boundary, ideally on brownfield sites.	4/29/2026 10:01 PM
22	Would ruin the views into and out of the village	4/29/2026 6:14 PM
23	No suitable access	4/29/2026 5:56 PM
24	This appears to be an unlikely extension to the	4/29/2026 5:29 PM
25	A Green field site which must be preserved! This has always been in use as high quality agricultural land and should stay that way. No building here.	4/29/2026 3:44 PM
26	it would represent an undesirable expansion of the village into adjoining countryside	4/29/2026 3:09 PM
27	Overdevelopment of village with significant loss of green space .	4/29/2026 10:57 AM
28	Agricultural land **Extra traffic into the high street - the village cannot cope with more traffic safely **drainage	4/29/2026 9:27 AM
29	too far removed from the village. encroaching on prime farmland. find and fill land in the village centre	4/28/2026 8:31 PM
30	I am opposed to the proposed development on this narrow lane. The lane is already constrained in width and was never designed to accommodate the level of traffic that a new housing scheme would generate. Vehicles struggle to pass safely as it is, and there are limited places to pull in. Any increase in traffic would heighten the risk of congestion, damage to verges, and conflict between vehicles and pedestrians.	4/28/2026 7:45 PM
31	Agriculturally too much impact.	4/28/2026 10:30 AM
32	Agricultural land and any housing would dominate the skyline as it's on the higher point point of	4/27/2026 10:49 PM

the village.

33	This is good agricultural land and is well outside the village boundary. All the previous comments about drainage and sewage apply here.	4/27/2026 11:24 AM
34	outside development limits, too far from village amenities	4/27/2026 10:30 AM
35	This field provides a highly visible green/rural landscape element enveloping the approach to the village as seen from the Northwest and Southeast. The character of this medieval village scape would be irreparably damaged, and the road as well as water disposal infrastructure would not cope	4/27/2026 10:26 AM
36	Loss of agricultural land	4/27/2026 7:29 AM
37	This would change the fundamentals of the village in its shape and nature and increase the boundary of the village.	4/26/2026 10:33 PM
38	Expanding the cartilage of the village into prime agricultural lands is not necessary or desirable	4/26/2026 8:43 PM
39	This land is well outside the village development area.	4/26/2026 5:53 PM
40	High value agricultural land.	4/26/2026 8:34 AM
41	It's a prime piece of agricultural land and should be used for that purpose rather than it being seen by an opportunistic land owner who is only interested in making money.	4/25/2026 8:03 PM
42	Mackley Lane is too narrow to allow any access from this site.	4/25/2026 1:24 PM
43	Narrow lane on one side Frome road on other Would needed major road works to open o Up and Woolverton corner would become inundated with traffic and accidenta	4/25/2026 11:30 AM
44	just an enlargement of the village not an improvement	4/25/2026 10:35 AM
45	This new: who owns it? Are they acting in cahoots with Lochailort on the west side of Mackley Lane? Will we be faced with a massive new combined bid to build on this land and all the FF adjacent plots? Who would fund the access road of the Frome Road? Would Somerset Council adopt? Too many unanswered questions and until we know more, it has to be a no	4/24/2026 8:23 PM
46	Unacceptable loss of viable agricultural land.	4/24/2026 7:50 PM
47	Would cause more traffic in the village	4/22/2026 4:44 PM
48	Effect on local ecology. Very visible from wider landscape. Effect on key views. Loss of good agricultural land.	4/22/2026 11:49 AM
49	This site does not meet my "Very Important" Priorities as indicated in Q1	4/21/2026 11:50 AM
50	No more building	4/21/2026 11:03 AM
51	Loss of agricultural land. Avoid more housing on the hilltop.	4/20/2026 10:54 PM
52	This site is effectively detached from the village as a whole. Mackley Lane, currently a quiet rural road used by pedestrians, cyclists and horse riders, will be urbanised and changed beyond recognition by the presence of new dwellings and related increase in traffic. Development would necessitate widening the narrow lane, the provision of visibility splays in each direction and destruction of at least 100 metres of ancient hedgerow. The lane, including its junction with Town End is currently defined by its green edge, narrow carriageway, unlit route and tranquillity. All of this would fundamentally change. The ecological damage that would be caused by development on this site would be severe and, in my view, cannot be mitigated. Ancient hedgerows support a diversity of plants and animals and old trees and dead wood provide very valuable habitats for a large number of invertebrate species. According to Buglife UK hedgerows adjacent to roads, green lanes, tracks and wooded ground tend to be particularly species-rich. Any newly created hedge would not have the same value in terms of wildlife, landscape and historical significance as a long-established hedgerow. There is already traffic congestion along the High Street. This creates a health risk for residents within the area due to idling vehicles. Additional traffic will be generated by the development.	4/20/2026 10:16 AM
53	Too far from heart of village	4/19/2026 6:25 PM
54	Highly visible site, loss of farming land, poor traffic access via B3110 / High Street	4/19/2026 5:10 PM
55	Loss of a large natural habitat, green space and valuable agricultural land. Increased traffic,	4/18/2026 12:04 PM

flow, light, and noise pollution in a village that is already saturated with vehicle movements and housing. A development on this scale would alter the whole nature and character of the village and effectively turn it into a town.

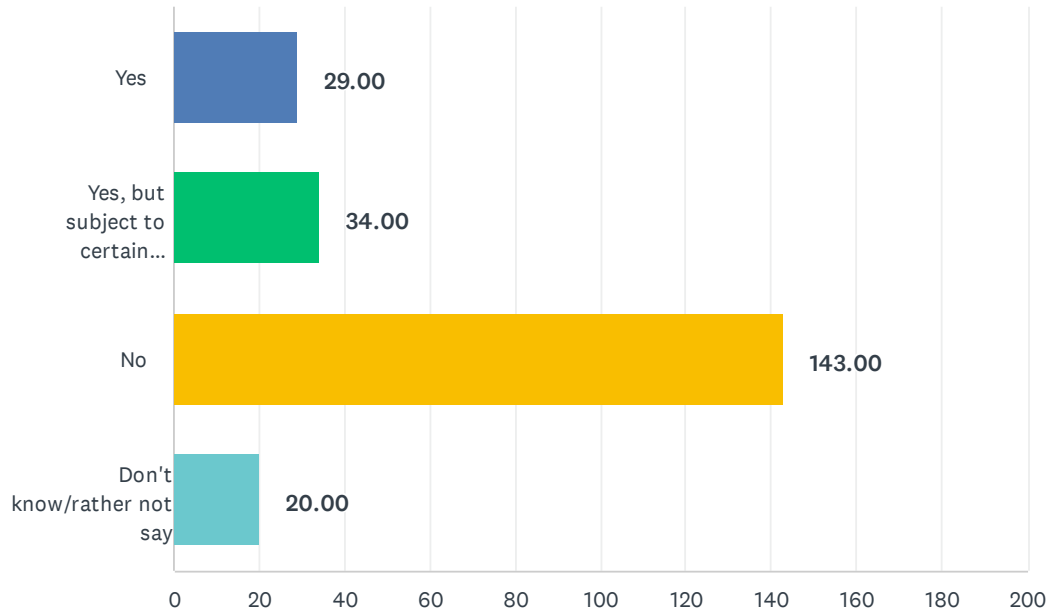
56	See comments at paragraph(s) 2 and/or 3 above.	4/17/2026 4:38 PM
57	Site very prominent on the skyline	4/17/2026 12:00 PM
58	I want Norton St Philip to remain a village not become a small town.	4/17/2026 10:30 AM
59	See answers given to grid questions item 2 and comments made in response to item 3 above.	4/16/2026 3:43 PM
60	Agricultural land that needs to be preserved	4/15/2026 1:13 PM
61	Huge damage to valuable farmland and would result in intolerable traffic demands on the village.	4/15/2026 10:58 AM
62	Loss of green field space Effect on local habitat and wildlife Loss of agricultural land	4/14/2026 12:01 PM
63	Same objections as already stated. At the highest point of the village.	4/13/2026 7:07 PM
64	To much development	4/13/2026 4:36 PM
65	The size of the area means that if planning permission is granted it will be for a large estate which will unbalance the village and it's facilities and spoil it's character.	4/13/2026 3:37 PM
66	I strongly disapprove of turning farmland over to building developments as shortsighted and panic driven on the part of councils and profit driven by vendors and developers. For the village it would extend the appearance of built up area and invite further future developments within the village boundaries. For the country it detracts from a status of self sufficiency in the long term. There are plenty of brown field sites that could be developed albeit with lower profits. Our young people cannot get onto the housing ladder. Watch out for them please.	4/13/2026 3:16 PM
67	Outside Planning envelope. Create urban sprawl. Access to Mackley Lane would be unacceptable	4/13/2026 12:45 PM
68	Outside development limit. Creeping extension to the village both on Mackley Lane and B1130 Added traffic	4/13/2026 10:22 AM
69	No further development	4/12/2026 5:35 PM
70	Loss of agricultural land/ biodiversity.	4/12/2026 3:56 PM
71	Hard to say. If this green belt then no.	4/12/2026 3:52 PM
72	another green area could be lost to the village. traffic and road issues along with no infrastructure.	4/12/2026 2:02 PM
73	Damaging to rural aspects as the village is approached.	4/12/2026 1:09 PM
74	Should be kept reserved for agriculture.	4/12/2026 10:16 AM
75	This area is a nature reserve for birds and animals. It should not be built on.	4/12/2026 9:14 AM
76	All the same reasons mentioned before.	4/12/2026 12:06 AM
77	It is away from the core of the village and create traffic congestion in an already busy area.	4/11/2026 6:56 PM
78	Outside the village and loss of Agricultural land, would create excess traffic on to Frome Road, making traffic through the village & Wolverton even worse	4/11/2026 5:08 PM
79	Site is close to top of hill so would be very visible. Car access is via High Street / B3110 which is already congested. Significantly extends footprint of village into green space.	4/11/2026 7:30 AM
80	Increased pressure on B3110 High Street traffic. Loss of green space	4/10/2026 2:50 PM
81	I most strongly appose this site given how fundamentally it will change the character of the village, how inappropriate access is and the destruction of wildlife habitat. As mentioned in previous answers, access via Mackley Lane is impossible - given how limited the access is on the Frome Road side and given there is housing opposite, traffic would face the same issues as through the village - needing to wait for passing traffic on either side. In addition to this, there is no footpath on the field side of the road which could pose a safety issue, given how	4/9/2026 10:02 AM

many cars come in and out of the village around there. This view as you enter the village from both Frome and Falkland direction would fundamentally change, changing the character and beauty of the village. My major concern is ensure that traffic has space to move freely, otherwise the central heart of the village will constantly feel like a rat-run and polluted. Site 10 is not an advisable choice. In addition to this, many villages use Mackley Lane to walk down to public footpaths in side 7/8 to access the ponds, introducing housing here would fundamentally change how villagers use the Green spaces. Lastly, I know that these fields are home to deers, Hares and an array of bird life, which is so integral to the countryside feel and nature of this village.

82	I feel the site on the other side of the road is a better option	4/7/2026 2:46 PM
83	This would have a big impact on the views of the countryside as well as of the village when approaching along the Frome Road. It would impact the people living opposite and alongside. Access on to Mackley Lane is not suitable as this is a narrow lane, not suitable for further vehicle use	4/7/2026 11:35 AM
84	No more houses	4/6/2026 2:53 PM
85	Access problems	4/6/2026 12:19 PM
86	Area of natural beauty and would spoil the village	4/5/2026 10:28 PM
87	Valuable space for nature, walkers and families	4/4/2026 1:37 PM
88	Agricultural land and road access	4/3/2026 1:46 PM
89	This is open farmland on the approach to the village with a boundary on Mackley Lane (single track) and on the B3110 at Chatley Furlong. This "urbanisation" would visually destroy the approach to the village with a modern development and impact on the open rural aspect from Mackley Lane.	4/3/2026 11:12 AM
90	Outside village built boundary. Creep. Increase of traffic along high street.	4/3/2026 8:05 AM
91	Farm land	4/2/2026 8:06 PM
92	This appears to be good agricultural land and is currently used for arable production	4/2/2026 11:46 AM
93	Outside development limits	4/2/2026 10:02 AM
94	Loss of field Encroaching on the countryside	4/1/2026 5:42 PM
95	Loss of green space, not near connections	4/1/2026 5:11 PM

## Q58 Do you think the land to the east of Mackley Lane (site 11) is suitable for housing development?

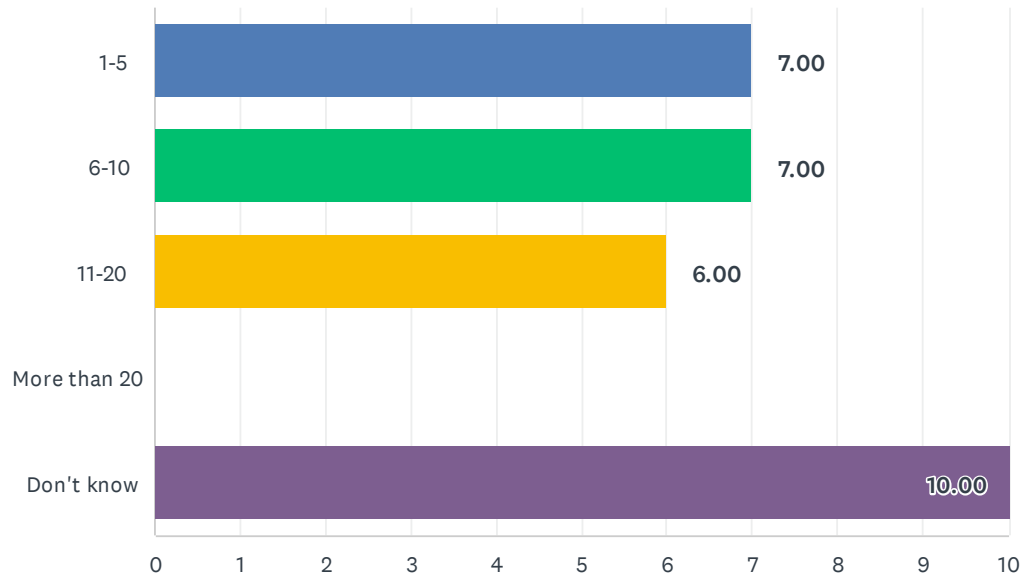
Answered: 226 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	12.83%	29
Yes, but subject to certain conditions being met	15.04%	34
No	63.27%	143
Don't know/rather not say	8.85%	20
<b>TOTAL</b>		<b>226</b>

### Q59 You consider that land to the east of Mackley Lane (site 11) might be suitable for future housing development. How many houses do you think it might accommodate?

Answered: 30 Skipped: 196



ANSWER CHOICES	RESPONSES
1-5	23.33% 7
6-10	23.33% 7
11-20	20.00% 6
More than 20	0.00% 0
Don't know	33.33% 10
<b>TOTAL</b>	<b>30</b>

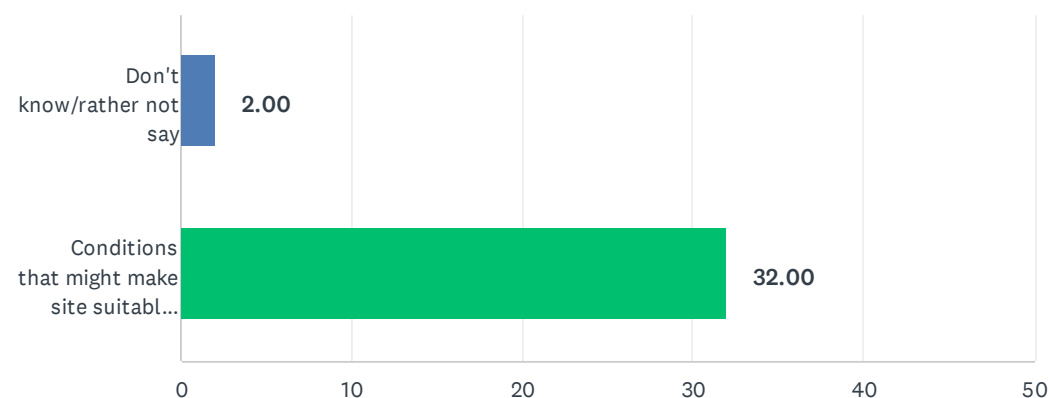
## Q60 If you wish to make a site specific comment please use this box

Answered: 2 Skipped: 224

#	RESPONSES	DATE
1	Further from amenities	4/30/2026 10:18 PM
2	flood risk mitigation protection of trees and enhance biodiversity measures to protect amenity of neighbouring residents walking and cycling improvements contributions to local infrastructure improved access to road network	4/23/2026 11:09 AM

**Q61** You consider that Site 11 (Land east of Mackley Lane) could be suitable, but only if certain conditions are met. Please describe what those conditions would be. (Examples of conditions might include: effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.)

Answered: 34 Skipped: 192



ANSWER CHOICES	RESPONSES
Don't know/rather not say	5.88% 2
Conditions that might make site suitable for housing development.	94.12% 32
<b>TOTAL</b>	<b>34</b>

#	CONDITIONS THAT MIGHT MAKE SITE SUITABLE FOR HOUSING DEVELOPMENT.	DATE
1	As per site 10	4/30/2026 10:30 PM
2	All of above	4/30/2026 8:26 PM
3	Just a couple of houses on Mackley Lane edge.	4/30/2026 8:23 AM
4	eco-concerns	4/29/2026 12:54 PM
5	Traffic management. School places. Protect neighbouring residents.	4/28/2026 10:33 AM
6	Quiet country lane so access would need to be improved while retaining the character of the area.	4/28/2026 9:22 AM
7	Access is currently a problem aside, but assume this would be a bolt on to 10. Again my reservations are due to the growth of the village , amenities and losing its core.	4/27/2026 1:54 PM
8	Should only come forward if attached to the lager parcel that is being promoted to make a	4/27/2026 8:52 AM

sensible size contribution

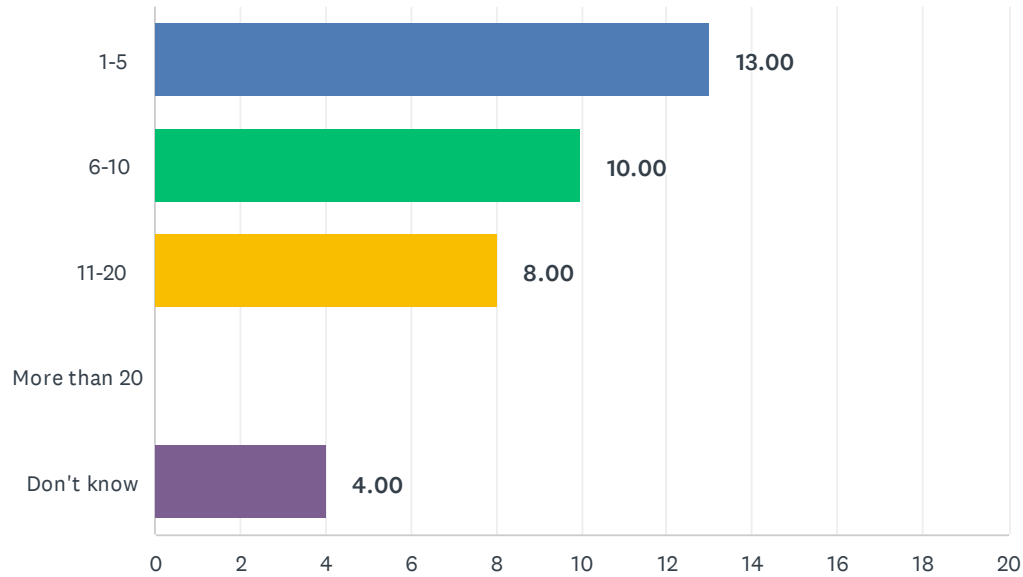
9	If a new access road, which by-passes the High Street, is constructed	4/26/2026 8:44 PM
10	It is agricultural again. But if the site was accessed from Frome road and not mackley lane it could be joined with the previous plot.	4/24/2026 6:29 PM
11	See above for 10.	4/24/2026 2:30 PM
12	Small number of high quality homes	4/23/2026 8:35 PM
13	If access could be made via Frome Road	4/23/2026 3:08 PM
14	It depends on site 10. If site is built then 11 could be used. Otherwise no as access would be a problem	4/19/2026 6:29 AM
15	It would require improved vehicular access which would divert traffic away from the village centre, and an already busy High Street	4/18/2026 9:12 PM
16	ACCESS FOOTPATHS PARKING	4/14/2026 5:40 PM
17	low cost housing and impact on traffic through high street	4/14/2026 8:21 AM
18	All examples apply: effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing. Plus solar panels, air source heat pumps and provision for charging electric cars.	4/12/2026 5:49 PM
19	effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing. Must have Solar and heat pumps, electric car charging points	4/12/2026 5:49 PM
20	This could reasonably be incorporated into the Chatley Furlong, although both are existing agricultural land	4/11/2026 5:25 PM
21	Must be linked to Site 10.	4/11/2026 5:06 PM
22	Address issues of traffic on the high street.	4/7/2026 10:56 AM
23	It would be suitable for development if vehicle access could be constructed via the B3110 (Frome Road) as Mackley Lane is single track with limited visibility at the junction opposite Tellisford Lane. It is a fairly large area that could help fulfill a substantial proportion of the required housing quota without adversely affecting the existing historic heart of the village.	4/6/2026 6:39 PM
24	This would be suitable for housing development if access could be provided to the Frome Road (B3110), as Mackley Lane is single track with limited visibility at the staggered junction with Tellisford Lane. This is a sizeable area that could help fulfil a substantial proportion of the required housing quota, without adversely impacting on the historic heart of the village.	4/6/2026 6:39 PM
25	Good drainage and landscaping	4/5/2026 10:28 PM
26	Improved road access, contributions to local infrastructure, sensitive design.	4/5/2026 12:19 PM
27	Access would need to be either restricted or substantially improved. It is served by Mackley Lane - a single track lane bordered by high natural hedgerows.	4/4/2026 5:25 PM
28	See my response to Site 8	4/4/2026 5:24 PM
29	Access for further vehicles along the already busy Mackley Lane is untenable given its width, restricted at the junction with Frome Road by the tree screening that is part of the planning permission for Fortescue Fields. Therefore this site is only suitable if an access can be formed over other land to a new safe junction with Frome Road.	4/3/2026 5:42 PM
30	Only if site 10 is already developed. Access via Site 10 and not to Mackley lane. Solar panels. No three story houses . Avoid Mackley Lane end of the site to minimise impact on historic	4/3/2026 11:12 AM

centre.

31	Traffic implications to Mackley lane	4/2/2026 7:01 PM
32	Potentially, but only as an extension of the previous site.	4/2/2026 4:17 PM

## Q62 If these conditions were met, how many houses do you think the site could accomodate?

Answered: 35 Skipped: 191



ANSWER CHOICES	RESPONSES	
1-5	37.14%	13
6-10	28.57%	10
11-20	22.86%	8
More than 20	0.00%	0
Don't know	11.43%	4
<b>TOTAL</b>		<b>35</b>

## Q63 You have answered that you consider that the land to the east of Mackley Lane (site 11) is not suitable for development. Please give your reasons for this view in the box below.

Answered: 132 Skipped: 94

#	RESPONSES	DATE
1	See previous Conservation area intrusion objections.	5/2/2026 5:14 PM
2	Impact on Conservation area landscape. Highway and traffic concerns. Impact on local ecology, wildlife, amenity of neighbouring residents. Mackley Lane only access is single track. Unsuitable for more traffic.	5/2/2026 4:47 PM
3	Effect on landscape and views	5/2/2026 4:35 PM
4	This is yet another green site down Mackley Lane. A completely unsuitable area to have development. This is a very rural location and good agricultural land.	5/2/2026 4:18 PM
5	Premature pending development of site 10	5/2/2026 3:57 PM
6	I do not support any further housing development in this village	5/2/2026 3:44 PM
7	Access to the road network. Impact on: Conservation area and listed buildings, Landscape and important views, Highways and traffic, Local ecology and wildlife. Flood risk. Impact on the amenity of neighbouring residents. Mackley Lane unsuitable for traffic.	5/2/2026 3:37 PM
8	Although a smaller plot than 10 access seems only via Mackley Lane. Aren't both 10 and 11 agricultural land at present?	5/1/2026 5:07 PM
9	Agricultural land in current use	4/30/2026 9:42 PM
10	Mackley Lane is too narrow to safely take any increase in traffic. Lack of services would require a lot of additional services, water, sewage, etc to be put in place further impacting the village.	4/30/2026 8:57 PM
11	Mackley lane is a poorly maintained single track road that could not accommodate regular traffic. There would be congestion and risk to pedestrians due to the lack of footpath. It is prime agricultural land which should not be taken out of production. There is also a lot of wildlife, especially hares that live in the fields, which would be impacted. Development would spoil the natural countryside views.	4/30/2026 7:43 PM
12	As with the other Mackley Lane sites, the infrastructure simply cannot support it. Forcing more traffic into the already congested High Street near the Co-Op is a recipe for gridlock.	4/30/2026 7:21 PM
13	We most strongly oppose this site given how fundamentally it will change the character of the village, how inappropriate access is and the destruction of wildlife habitat. It is prime agricultural land both in terms of the shape and size of the field. We watch the hare, deer, swallows and pheasant in this field every day and destroying their habitat would be immoral. As mentioned in previous answers, access via Mackley Lane is impossible - given how limited the access is on the Frome Road side and given there is housing opposite, traffic would face the same issues as through the village - needing to wait for passing traffic on either side. Adding traffic to the very congested High Street would be very damaging to the village and traffic cannot go down Mackley Lane as it is a very narrow single track with very limited passing places. In addition to this, there is no footpath on the field side of the road which could pose a safety issue, given how many cars come in and out of the village around there. This view as you enter the village from both Frome and Falkland direction would fundamentally change, changing the character and beauty of the village. In addition to this, many villages use Mackley Lane to walk down to public footpaths in side 7/8 to access the ponds, introducing housing here would fundamentally change how villagers use the Green spaces. We chose our house because of the countryside views and if this site was built on we would leave	4/30/2026 7:19 PM
14	Similarly to the land west of Mackley Lane and south of Chatley Furlong, the land east of	4/30/2026 3:34 PM

Mackley Lane lies too far from the village's densely developed core. Its development would therefore risk harming key characteristics of the settlement and exacerbating existing issues, including traffic congestion and pedestrian safety. In addition, the site is actively used agricultural land and should be retained for that purpose, both in accordance with planning policy and to preserve the village's predominantly rural character and agricultural landscape setting.

15	Farm land - as per my previous answer	4/30/2026 1:28 PM
16	Further detracts from the nucleated rural nature of the village, and adversely impacts bio-diversity. Would likely entail widening of Mackley Lane and its junction with Frome Road, and/or a new road junction on Frome Road particularly if site 10 is developed (See comment for site 10 on speed and volume of traffic on Frome Road.).	4/30/2026 12:03 PM
17	As stated in response to site 10, this is potentially rain-soaked and in my opinion not suitable for housing development.	4/30/2026 11:55 AM
18	This area is outside the current village built up area and would mean pocket development rather than keeping the village as a whole. I feel preserving as much of the rural area around the village as possible is essential.	4/30/2026 11:45 AM
19	This site is not suitable for development for housing. Similarly to Land to the West of Mackley Lane and Land South of Chatley Furlong, Land East of Mackley Lane would locate development too far from the densely populated centre of the village. This presents a number of issues including; damage to the important characteristics of the village; increasing existing issues of traffic congestion and pedestrian safety. Additionally this site is agricultural land in use and as such should be preserved for that purpose both from a planning policy perspective and to ensure the important context and characterisation of the village as largely rural in an agricultural setting is protected.	4/30/2026 10:15 AM
20	distant from village	4/30/2026 9:42 AM
21	As comments mentioned previously.	4/30/2026 7:04 AM
22	Traffic and parking are massive issues for our village already.	4/29/2026 10:46 PM
23	Not needed	4/29/2026 10:29 PM
24	Too rural and poor links to the village centre	4/29/2026 10:02 PM
25	Potentially poor access.	4/29/2026 8:45 PM
26	Access along Mackley lane is unsuitable the only way it could work if Site 10 was allowed and the access was onto Frome Road.	4/29/2026 6:42 PM
27	Mackley Lane is a lovely country lane	4/29/2026 6:14 PM
28	No suitable access	4/29/2026 5:58 PM
29	A step too far if site 10 is developed	4/29/2026 5:34 PM
30	As with site 10, this is green field which must be preserved.	4/29/2026 3:44 PM
31	similar to site 10 objection	4/29/2026 3:10 PM
32	Unnecessary over development of village with significant loss of green space.	4/29/2026 10:58 AM
33	Access from a single rural track of Mackley Lane would destroy the agricultural feel at the top of the village looking across. More traffic into the High St which cannot cope. Noise from agricultural machinery Drainage	4/29/2026 9:30 AM
34	- Too random and disconnected from the flow of the village for development.	4/28/2026 9:38 PM
35	crazy idea. separate field not close to village	4/28/2026 8:31 PM
36	I am strongly opposed to the proposed development on this narrow lane. The lane is already constrained in width and was never designed to accommodate the level of traffic that a new housing scheme would generate. Vehicles struggle to pass safely as it is, and there are limited places to pull in. Any increase in traffic would heighten the risk of congestion, damage to verges, and conflict between vehicles and pedestrians.	4/28/2026 7:45 PM
37	Traffic implications & impact on village	4/28/2026 12:36 PM

38	A visible site which can only have access via Mackley Lane which is unsuitable and would encourage further development. If site could be access only through site 10 then that might make it acceptable.	4/28/2026 10:18 AM
39	Agricultural land.	4/27/2026 10:50 PM
40	Agricultural land should not be sacrificed for housing.	4/27/2026 11:26 AM
41	Access from Mackley Lane would destroy its rural character	4/27/2026 10:51 AM
42	poor vehicle access, outside development limits	4/27/2026 10:32 AM
43	Same as 10 and access via Mackley lane would carry the same problems as plots 7&8	4/27/2026 10:27 AM
44	Too far away from amenities	4/27/2026 10:07 AM
45	Loss of agricultural land.	4/27/2026 7:29 AM
46	This land is further from the village and has limited access to the village via a single track road. it is loss of agricultural land in the vicinity of the village.	4/26/2026 10:34 PM
47	Would require major upgrade to Mackley Lane	4/26/2026 8:19 PM
48	Mackley Lane would need to be substantially widened and upgraded. The sit3 is out on a limb.	4/26/2026 8:01 PM
49	This land is effectively in open countryside, well away from the village development area and is badly served by footways or vehicular access.	4/26/2026 5:55 PM
50	High value agricultural land.	4/26/2026 8:34 AM
51	Any development on this site would stick out like a sore thumb on the landscape	4/25/2026 8:05 PM
52	Access would be from Mackley Lane which is too narrow to allow for any additional traffic	4/25/2026 1:25 PM
53	Can't see any road system	4/25/2026 11:31 AM
54	Poor access	4/25/2026 8:05 AM
55	Similar to plot 10, who owns it who are they working with? Isolated and could only be used if the neighbouring land is built on and Mackley Lane bypassed. Cui bono?	4/24/2026 8:27 PM
56	Unacceptable loss of viable agricultural land.	4/24/2026 7:51 PM
57	Access	4/23/2026 2:41 PM
58	Would cause more traffic in the village	4/22/2026 4:45 PM
59	Effect on local ecology. Very visible from wider landscape. Effect on key views. Loss of good agricultural land.	4/22/2026 11:49 AM
60	Poor access Outside current development limits and will impact on surrounding countryside	4/21/2026 2:22 PM
61	This site does not meet my "Very Important" Priorities as indicated in Q1	4/21/2026 11:51 AM
62	No more building	4/21/2026 11:04 AM
63	Loss of agricultural land. Too far from existing built up area of the village. Poor road access. Avoid more development on the hilltop on this side of the village.	4/20/2026 10:54 PM
64	This site is effectively detached from the village as a whole. Mackley Lane, currently a quiet rural road used by pedestrians, cyclists and horse riders, will be urbanised and changed beyond recognition by the presence of new dwellings and related increase in traffic. Development would necessitate widening the narrow lane, the provision of visibility splays in each direction and destruction of at least 100 metres of ancient hedgerow. The lane, including its junction with Town End is currently defined by its green edge, narrow carriageway, unlit route and tranquillity. All of this would fundamentally change. The ecological damage that would be caused by development on this site would be severe and, in my view, cannot be mitigated. Ancient hedgerows support a diversity of plants and animals and old trees and dead wood provide very valuable habitats for a large number of invertebrate species. According to Buglife UK hedgerows adjacent to roads, green lanes, tracks and wooded ground tend to be particularly species-rich. Any newly created hedge would not have the same value in terms of wildlife, landscape and historical significance as a long-established hedgerow. There is already	4/20/2026 10:16 AM

traffic congestion along the High Street. This creates a health risk for residents within the area due to idling vehicles. Additional traffic will be generated by the development.

65	Too far from heart of the village.	4/19/2026 6:25 PM
66	Poor traffic access down Mackley Lane, highly visible site, loss of farming land	4/19/2026 5:11 PM
67	Too far from centre of village and restricted access.	4/19/2026 12:44 PM
68	Poor access	4/18/2026 10:20 PM
69	Loss of a large natural habitat, green space and valuable agricultural land. Increased traffic, flow, light, and noise pollution in a village that is already saturated with vehicle movements and housing. A development on this scale would alter the whole nature and character of the village and effectively turn it into a town. Eleven could end up being an extension of ten!!	4/18/2026 12:04 PM
70	See comments at paragraph(s) 2 and/or 3 above.	4/17/2026 4:38 PM
71	Outside the natural shape of the village. Too isolated.	4/17/2026 1:45 PM
72	Very limited access for traffic, again building on a green area with significant wildlife with a negative effect on the surrounding countryside	4/17/2026 1:02 PM
73	Not adjacent to the village development limit. Very difficult access down narrow country lane	4/17/2026 12:01 PM
74	I do not want Norton St Philip to become a small town.	4/17/2026 10:30 AM
75	See answers given to grid questions item 2 and comments made in response to item 3 above.	4/16/2026 3:43 PM
76	Mackley Lane unsuitable for access. Highly visible from the west	4/16/2026 12:29 PM
77	Access not possible except via Mackley Lane unless previous site already developed.	4/15/2026 2:54 PM
78	Agricultural land that needs to be preserved	4/15/2026 1:14 PM
79	Mackley Lane is unsuitable for more traffic. It is narrow and the junction with the main road is already dangerous .Any attempt to widen this junction would create an eyesore in this part of the old village.	4/15/2026 12:40 PM
80	Same comments as on the previous suggested development.	4/15/2026 10:59 AM
81	Negative traffic impact on local farmers and businesses.	4/14/2026 6:26 PM
82	Loss of green field space Effect on local habitat and wildlife Loss of agricultural land	4/14/2026 12:01 PM
83	Destruction. Of wildlife and destruction of the historical character of this unique medieval village	4/14/2026 9:42 AM
84	My objections fall around too much traffic in an ancient village Same age to too many listed buildings in the High Street The village is becoming one large car park!	4/13/2026 9:16 PM
85	Same as stated for option 10	4/13/2026 7:08 PM
86	Again to much development	4/13/2026 4:37 PM
87	Unsuitable road access.	4/13/2026 3:37 PM
88	As previously: I strongly disapprove of turning farmland over to building developments as shortsighted and panic driven on the part of councils and profit driven by vendors and developers. For the village it would extend the appearance of built up area and invite further future developments within the village boundaries. For the country it detracts from a status of self sufficiency in the long term. There are plenty of brown field sites that could be developed albeit with lower profits. Our young people cannot get onto the housing ladder. Watch out for them please.	4/13/2026 3:16 PM
89	See answers to sites 7, 8. & 10	4/13/2026 12:45 PM
90	& 8See answers to sites 7 & 8	4/13/2026 10:24 AM
91	No suitable access for large number of houses	4/12/2026 6:43 PM
92	No further development as insufficient infrastructure	4/12/2026 5:36 PM

Norton St Philip Community Survey on possible options for future housing development 2029-2045

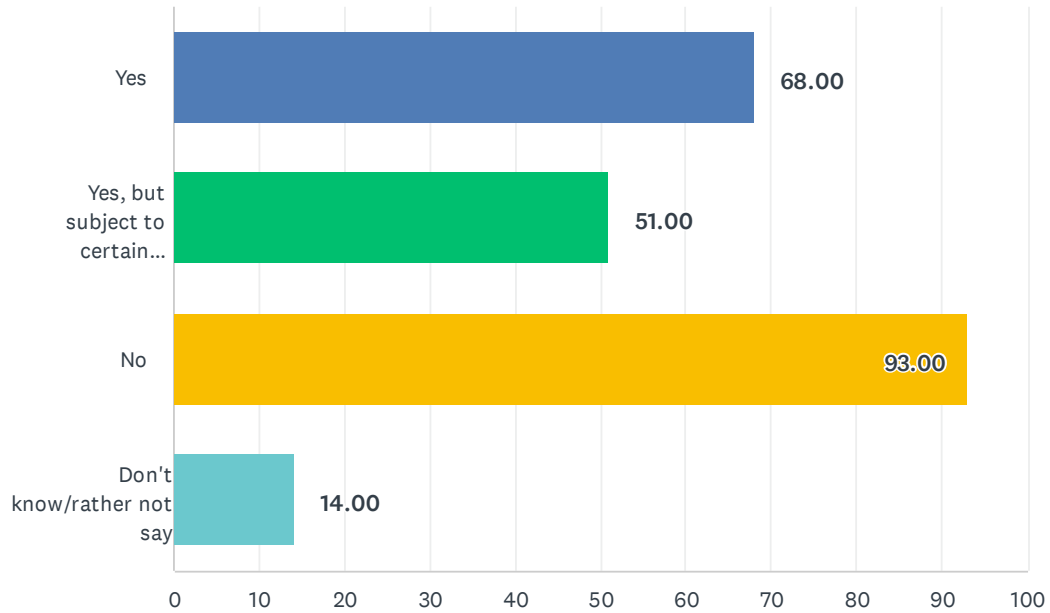
SurveyMonkey

93	This area is too far outside the village at the moment, but may be reconsidered if Site 10 is approved.	4/12/2026 5:02 PM
94	Loss of agricultural land/biodiversity	4/12/2026 3:56 PM
95	Access roads unsuitable	4/12/2026 2:56 PM
96	It's too far outside the current borders	4/12/2026 2:37 PM
97	Too far outside the village.	4/12/2026 2:05 PM
98	road and traffic issues, more green space lost	4/12/2026 2:03 PM
99	Should be retained for agriculture.	4/12/2026 10:17 AM
100	This area is a nature reserve for birds and animals. It should not be built on.	4/12/2026 9:14 AM
101	Same reasons given for most other sites. This village cannot keep expanding on huge parcels of land without affecting the delicate infrastructure. Also, I am dead against losing the green spaces we have in this village. Ecologically the world is fighting a losing battle and building multiple huge housing estates isn't the answer.	4/12/2026 12:12 AM
102	It is too far from the core of the village.	4/11/2026 6:57 PM
103	Traffic onto High Street is already at maximum. Mackley Lane is single lane.	4/11/2026 5:22 PM
104	Same as before Mackley Lane would have to be widened	4/11/2026 5:10 PM
105	Totally unsuitable	4/11/2026 2:30 PM
106	Site is close to top of hill so would be very visible. Car access would be via High Street B3110 which is already congested. Extends village into green space	4/11/2026 7:31 AM
107	Road safety, character	4/10/2026 4:00 PM
108	Useful agricultural land - why build here? Increased pressure on B3110 High Street traffic. Loss of green space	4/10/2026 2:50 PM
109	Too disconnected from the village	4/9/2026 10:56 AM
110	In addition to all of my previous answers on sites 7 - 11, Site 11's major issue is that access would need to be via Mackley lane which just isn't viable - even if the lane was widened you would be sending traffic back into the village high street which is congested already. Given this locations proximity to the Co-Op and the issues the delivery truck for the co-op causes, this site would be an incredibly poor decision.	4/9/2026 10:03 AM
111	Not suitable at all. Just a landowner leaving the door open for further development on adjacent land. Much better alternatives available	4/8/2026 7:00 PM
112	Not in isolation and this is a rural location detached from the main village.	4/8/2026 4:38 PM
113	This has no decent road access	4/7/2026 2:46 PM
114	This would have a big impact on the views of the countryside as well as of the village when approaching along the Frome Road. It would impact the people living opposite and alongside. Access on to Mackley Lane is not suitable as this is a narrow lane, not suitable for further vehicle use	4/7/2026 11:35 AM
115	No more houses	4/6/2026 2:53 PM
116	Access problems	4/6/2026 12:19 PM
117	Mackley Lane not suitable for extra traffic.	4/4/2026 9:45 AM
118	Access	4/3/2026 12:43 PM
119	This farmland site is in open country and has restricted access onto a single track lane.	4/3/2026 11:16 AM
120	Access is on Mackley Lane which is not suitable for additional traffic movements	4/3/2026 10:55 AM
121	No reasonable access without destroying local wildlife habitat to widen road by removal of hedges. Single track road.	4/3/2026 10:25 AM

122	Least suitable of all as outside village and would lead to pressure for infill.	4/3/2026 8:06 AM
123	Too remote with no access	4/2/2026 8:50 PM
124	Farm land	4/2/2026 8:06 PM
125	as for site ... however it might be a good site for a solar car park... covered parking with solar panels on top.	4/2/2026 5:50 PM
126	Too far away from village shops/pubs. Loss of countryside	4/2/2026 4:26 PM
127	Access issues	4/2/2026 12:55 PM
128	Same comments as for site 10 land important for agriculture.	4/2/2026 11:48 AM
129	Access	4/2/2026 8:32 AM
130	Loss of field Encroaching on the countryside	4/1/2026 5:43 PM
131	Mackey lane traffic problems exacerbated by development in this location	4/1/2026 5:20 PM
132	Loss of green space	4/1/2026 5:11 PM

### Q64 Do you think the land to the north of Frome Road (site 12) is suitable for housing development?

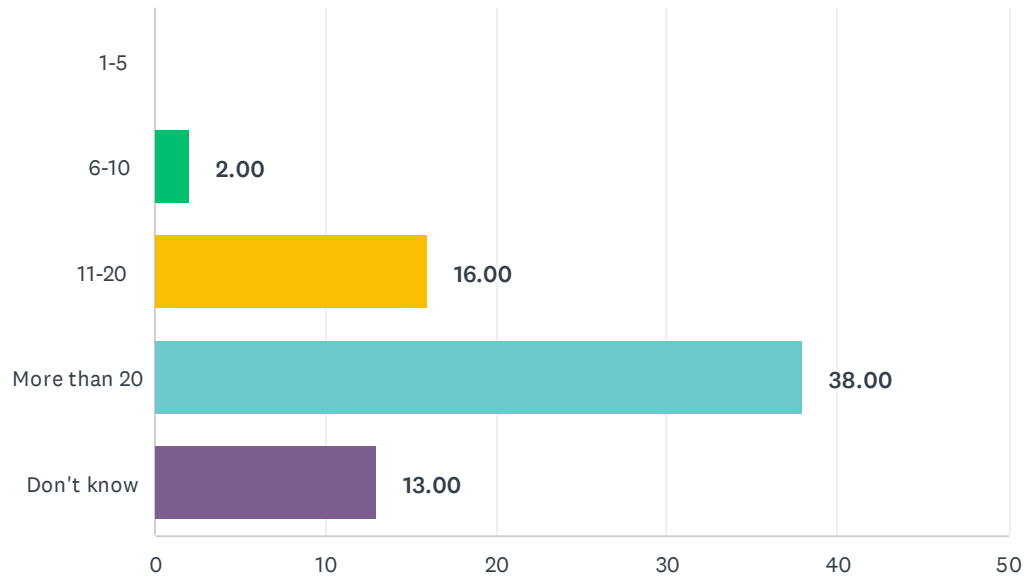
Answered: 226 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	30.09%	68
Yes, but subject to certain conditions being met	22.57%	51
No	41.15%	93
Don't know/rather not say	6.19%	14
<b>TOTAL</b>		<b>226</b>

### Q65 You consider that land to the north of Frome Road (site 12) might be suitable for future housing development. How many houses do you think it might accommodate?

Answered: 69 Skipped: 157



ANSWER CHOICES	RESPONSES	
1-5	0.00%	0
6-10	2.90%	2
11-20	23.19%	16
More than 20	55.07%	38
Don't know	18.84%	13
<b>TOTAL</b>		<b>69</b>

## Q66 If you wish to make a site specific comment please use this box

Answered: 33 Skipped: 193

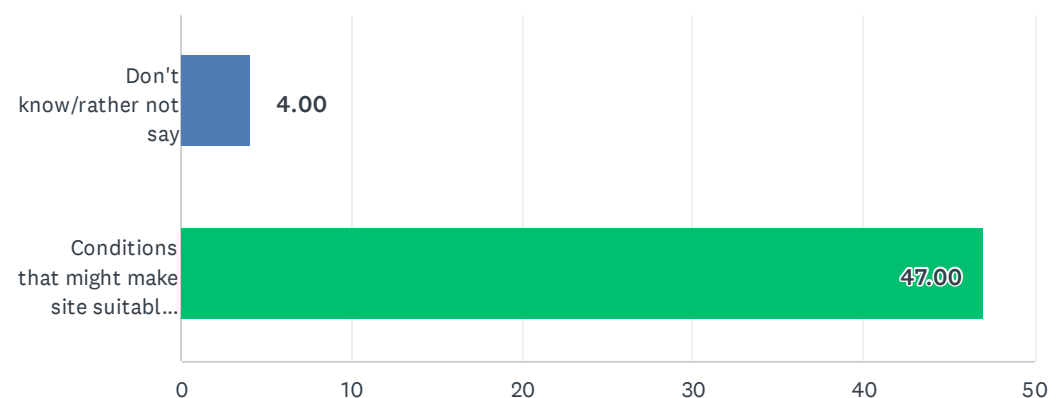
#	RESPONSES	DATE
1	Along with site 03 this appears to offer substantial development opportunities without poor effects on village ambience/ethos!	5/2/2026 5:14 PM
2	Of all of the sites it is the most suitable as it is large and good access to Frome Road. As large site affordable housing in a section would be good.	5/2/2026 4:48 PM
3	A large yes. Should be affordable costs	5/2/2026 4:28 PM
4	I think that this, site 3 and 4 are most suitable due to access to these sites being possible from the A36 directly without increasing traffic through the centre of the village	4/30/2026 8:27 PM
5	Along with 3 and 4, this is a top-tier option. The site has an excellent road-facing boundary, making access much simpler than the "back-lane" sites. It sits on the edge of the village, meaning it can accommodate a larger number of units with minimal disruption to the historic center. Residents could walk to local shops, yet their vehicles could easily head toward the A36 via the Frome Road or Tellisford Lane.	4/30/2026 7:21 PM
6	Access would need to be carefully placed but again out of the village so access is easier from A36	4/29/2026 6:42 PM
7	Traffic would not have to use High Street	4/29/2026 6:15 PM
8	this site is furthest from the rest of the village and would have least adverse impact	4/29/2026 3:12 PM
9	Good location with access to roads and pavements to the village and amenities and also of a size able to accommodate affordable housing.	4/28/2026 9:24 AM
10	This site has good access to the Frome road.	4/27/2026 11:30 AM
11	Good access	4/25/2026 8:06 AM
12	This is the most obvious area to develop as it is away from the village	4/23/2026 8:35 PM
13	Edge of village with good access to A36. More visible than Norton Farm but could have substantial tree planting to reduce visibility.	4/23/2026 2:43 PM
14	flood risk mitigation protection of trees and enhance biodiversity measures to protect amenity of neighbouring residents walking and cycling improvements contributions to local infrastructure improved access to road network	4/23/2026 11:09 AM
15	Keeps traffic out of the village	4/21/2026 11:07 AM
16	This location makes the most sense for a new development in/around the village. Given its and location this would have less impact on the village than other locations proposed.	4/19/2026 8:03 AM
17	This is a good site if necessary- will take a lot of houses whilst being on the edge of the village. Close to A36- less traffic in High Street than other sites.	4/19/2026 6:43 AM
18	Good access	4/18/2026 10:20 PM
19	This is a very large site and must have a reason for being there - NOT just a site for large houses. It should be attractive and enhance its setting, provide paths to the village, provide small spaces for public open areas, ponds etc.	4/17/2026 1:46 PM
20	Limited effect on the centre of the village. Should only be pedestrian access from Tellisford Lane.	4/16/2026 12:30 PM
21	This site requires adequate safe access to the road.	4/12/2026 5:51 PM
22	A site of considerable size that could on its own meet a significant number of properties and avoid using other sites closer to the village. it is adjacent to the B3310 a significant sized road	4/12/2026 3:37 PM

with access to the A36 saving the need to travel through Norton St Philip. It is on an existing bus route between Frome and Bath.

23	This seems sensible, with good access and no impingement of the village and to views within it.	4/11/2026 5:26 PM
24	Design and screening most important.	4/11/2026 2:31 PM
25	This, alongside sites 3 and 4 are the best sites for development in the village. Access to site 12 is very strong, with a long stretch of road facing boundary, where roads could feed in and out of the development. This site boundaries existing development and could also have access via Tellisford Lane (albeit this too is single track). This large site could house more than 20 houses and would mean development could be limited to sites 3, 4 and 12. Views into the village would not be impacted, nor would the overall character as there is space enough to build a site in keeping with the character of the village. This site would allow walking access to the shops and amenities but traffic could still depart via tellisford lane of the Frome Road, down to the A36. This site would have the least visual impacts on the greenspaces villagers enjoy most, access is good and the site can house a large number of the required housing. It would also mean that development is done on the extremities of the village, ensuring disruption to normal village life is limited. There is also a footpath in existence on this side of the road, where there isn't at site 10.	4/9/2026 10:14 AM
26	Seems to me this would be the place to gradually develop where houses could added over time to fulfil the plan quota	4/8/2026 7:01 PM
27	I would not support development of the entire site as the scale would be excessive for such a large development which does not wrap into the existing developments. However, a part development with green space and parking assets for the village could be considered.	4/8/2026 4:41 PM
28	Good access to the A36 without going through the village. Limited visual impact. Little impact on neighbours. Good for construction traffic. It wouldn't effect the density of the village	4/7/2026 11:35 AM
29	Suitable as not visible from historic conservation centre. Access to A36 possible without going through narrow high street.	4/3/2026 11:13 AM
30	Access could be via Frome Road or the A36 although current speed limits would need to be reduced for safe access. Pedestrian access into the village would need to be created to minimise the amount of car journeys to facilities such as the co-op/ This site could also integrate additional recreational facilities such as a sports pitch or tennis courts that are urgently needed by the village if there is to be an expansion of the population	4/3/2026 10:57 AM
31	Good access to roads and to get out to a36	4/2/2026 12:56 PM
32	Perfect	4/2/2026 8:34 AM
33	Best option. Traffic issues in village could be limited by traffic forced to turn left on exit from the site unless visiting village . Perimeter road could form phase 1 of village bypass	4/1/2026 5:24 PM

Q67 You consider that Site 12 (land to north of Frome Road) could be suitable, but only if certain conditions are met. Please describe what those conditions would be. (Examples of conditions might include: effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; contributions to local infrastructure such as schools, health services or utilities; biodiversity net gain; flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; or provision of affordable housing.)

Answered: 51 Skipped: 175



ANSWER CHOICES	RESPONSES
Don't know/rather not say	7.84% 4
Conditions that might make site suitable for housing development.	92.16% 47
<b>TOTAL</b>	<b>51</b>

#	CONDITIONS THAT MIGHT MAKE SITE SUITABLE FOR HOUSING DEVELOPMENT.	DATE
1	As per comments on site 10	4/30/2026 10:30 PM
2	Away from historic parts of village but would add to high st traffic	4/30/2026 10:20 PM
3	As long as sufficient infrastructure is provided this could be a good site	4/30/2026 9:42 PM
4	Proper access could be difficult as it would probable have to be by the 'main' road is on bend and on a hill. Access via Tellisford Lane,	4/30/2026 9:15 PM
5	This is a substantial site that would be able to accommodate many houses. A GP surgery or pharmacy might be possible which would be welcome in the village. Although it is also farmland it has good access. Considerable effort should be made to place houses back from the road and plant trees and shrubs to create an ecological/ wildlife site to mitigate the destruction to the natural environment and increased pollution from considerably more houses. There should be appropriate housing such as terraced to make the best use of space rather than multiple detached houses.	4/30/2026 7:56 PM

6	Access to site 12 is very strong, with a long stretch of road facing boundary, where roads could feed in and out of the development. This site boundaries existing development This large site could house more than 20 houses and would mean development could be limited to sites 3, 4 and 12. Views into the village would not be impacted, nor would the overall character as there is space enough to build a site in keeping with the character of the village. This site would allow walking access to the shops and amenities but traffic could still depart via Tellisford Lane of the Frome Road, down to the A36. This site would have the least visual impacts on the greenspaces villagers enjoy most, access is good and the site can house a large number of the required housing. It would also mean that development is done on the extremities of the village, ensuring disruption to normal village life is limited. The problem is that it would still increase traffic down the high street.	4/30/2026 7:21 PM
7	If further expansion of the village is required, this is a potentially feasible site, along the road, giving access to the A36 without the necessity of vehicles going through the village along the congested High Street. I do not consider that the whole field should be developed; just a strip of housing with access to the B3110 road.	4/30/2026 12:00 PM
8	Just a few houses along the Frome Road but not using the whole field.	4/30/2026 11:45 AM
9	No big new development, but perhaps a few houses alongside Frome Rd.	4/30/2026 8:25 AM
10	Potentially the best site as it's not in the middle of the village, houses could be built in keeping with other local homes styles. Access would be better and safer. This site could also include a village car park to reduce parking on the high street and bell hill. Parking on pavements here has increased since the pub reduced parking. This makes access and pedestrian spaces dangerous. This site would not overcrowd the centre of the village.	4/29/2026 8:45 PM
11	Main access going out to A36 rather than into the congested high St.	4/29/2026 9:32 AM
12	While I still have some reservations, this site remains my preferred option for development. Its position away from the historic centre helps protect the character and setting of the older part of the village, and it offers the best opportunity for sensible road access and adequate parking provision. The land also allows for housing that is more in keeping with the scale and appearance of the neighbouring homes, which is important for maintaining the overall feel of the area. A major reason for favouring this site is the opportunity it provides for a developer to make a genuine and lasting contribution to the quality of life in the village. Any development here should not be limited to new housing alone. It should also address long standing issues that affect residents daily. The creation of a properly designed village car park would be a practical and valuable improvement. Examples in places such as Wedmore and Nunney show how a well-planned car park can ease pressure on central streets, support local businesses, and improve safety for pedestrians. Our village faces similar challenges, particularly since pavement parking has increased following the reduction of parking at the pub. A village car park on this site would help relieve this pressure, reduce obstruction on narrow pavements, and create a safer and more pleasant environment for residents and visitors. It would also demonstrate that the development is being carried out with the wider needs of the community in mind.	4/28/2026 7:46 PM
13	effective landscaping or screening to reduce visual impact; sensitive design that respects the Conservation Area and listed buildings; improved access to the road network; traffic management measures; CIL contributions for village amenities; biodiversity net gain, provision of affordable housing	4/28/2026 12:37 PM
14	if this site opened opportunity to take away through traffic from High Street - linking to site 3 - it is worth considering. it give opportunity for significant house numbers by one development - rather than by multiple smaller sites.	4/28/2026 10:21 AM
15	If needed to meet the demand for housing but landscaping would be critical	4/27/2026 9:28 PM
16	This could be huge and therefore there would need to be amenity improvements . The tranquility of Tellisford Lane could be seriously compromised. Again we lose the village feel.	4/27/2026 1:56 PM
17	Access road would need to be created and good pedestrian access to the current village	4/27/2026 8:53 AM
18	If it was to be developed in a natural layout as from memorial I think a scheme was put forward with a dwelling layout that looked more like an army camp	4/25/2026 8:09 PM
19	I think this has come up before, for a smaller area. This looks bigger by far. If NSP has to have 60+ houses, this may be the only flatish, relatively discrete area not impacting the village	4/24/2026 8:34 PM

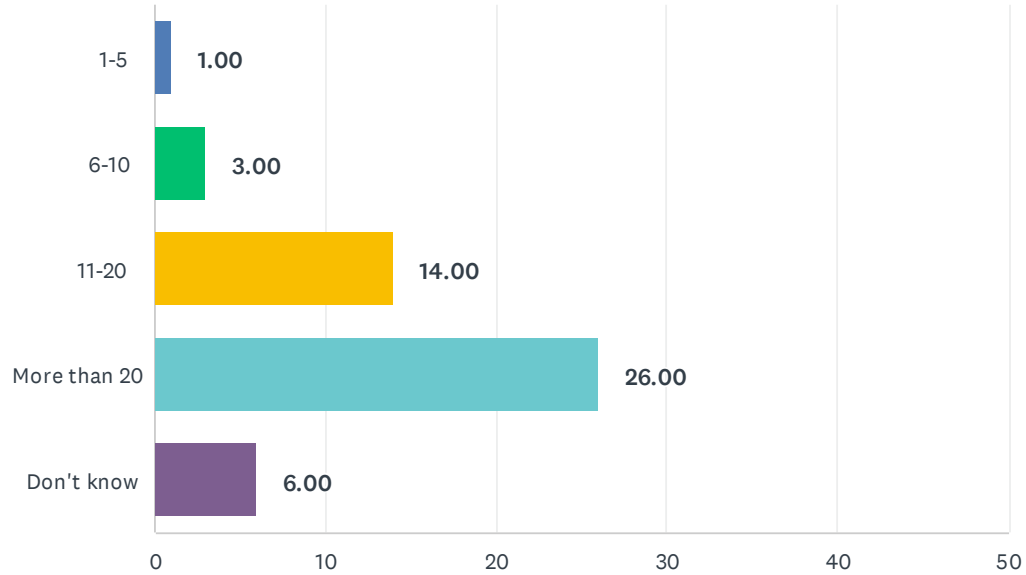
heart and conservation area. It might feasibly the start of an eastern NSP High Street Bypass, it linked to the Shepherd Mead and Farleigh Road Farm sites. New locatin for School? Footpaths to rest of village? Impact on A36/Frome Road junction at Woolverton? Any prospect of any public money to facilitate any of this?

20	Would need to be seen as part of the village-not dumped in the field	4/22/2026 9:52 AM
21	Effective landscaping and sensitive design, flood risk mitigation and sustainable drainage; measures to protect the amenity of neighbouring residents; walking and cycling improvements; provision of affordable housing	4/21/2026 11:58 AM
22	It would require improved vehicular access which would divert traffic away from the village centre, and an already busy High Street. Due to the size of this site, it would require improved civic amenities, availability of Doctor's surgery and additional schooling, and recreational areas for young people.	4/18/2026 9:12 PM
23	Building with regard to neighbouring properties, flood mitigation measures, contributions to village amenities and affordable housing.	4/17/2026 1:04 PM
24	This is too great a site. Too many houses and it would change the nature of Norton St Philip entirely. It would stop being a village and start to urbanise it. So limit number of houses. Have to provide more amenities for residents. Impact on the high street would be enormous from a site this large.	4/15/2026 2:56 PM
25	Design and materials used. Pedestrian and vehicular safety on this busy road.	4/15/2026 12:42 PM
26	low cost housing. impact on traffic through high street	4/14/2026 8:21 AM
27	My reasons for plot 10 are relevant to this plot I muddled up the plots Not surprised as it us too much to pile into one country village	4/13/2026 9:19 PM
28	Improvements to the already dangerous Frome Road/A36 junction to deal with the increased traffic. Screening along Frome Road to reduce visual impact.	4/13/2026 7:11 PM
29	Local infrastructure would be key to support this development. And it would radically change the village if a large number of houses were permitted.	4/13/2026 10:12 AM
30	Som ehouses off the main road but not a huge development	4/12/2026 6:44 PM
31	Smaller low cost affordable houses - not luxury homes	4/10/2026 11:40 AM
32	An innovative self sustaining plot that had considerable thought put into eco friendly designs, and good cycle and footpaths were included.	4/9/2026 10:57 AM
33	Large space, easy access and feels the less impactful extension to the village	4/9/2026 10:15 AM
34	Usual infrastructure improvements and creation of a good road junction for new residents to get down to the A36 plus a walking route to Tellisford Lane along the old farm track that used to go south of Mayfield and emerge where the three bungalows on the private drive have been built - there could be say 40 houses built here and then 20 others on other good sites or as natural infill like the conversions behind the garage - there would be little impingement on views and the character of the village would be enhanced if the new builds were of a Cotswolds style rather than like the mid c20th bungalows on Tellisford Lane or the out of character houses of chatterly furlong	4/7/2026 2:52 PM
35	Address issues of traffic on the high street.	4/7/2026 10:56 AM
36	It would be better to allow vehicle access via the B3110 (Frome Road) as Tellisford Lane is single track. It is a large area that could help fulfill a substantial proportion of the required housing quota without adversely affecting the existing historic heart of the village.	4/6/2026 6:41 PM
37	It would be better to allow vehicle access via the Frome Road (B3110) as Tellisford Lane is single track. It is a large area that could help fulfil a substantial proportion of the required housing quota, without adversely impacting on the historic heart of the village.	4/6/2026 6:41 PM
38	Access issues would have to be addressed, especially if an access via Teliford Lane was proposed. This is a possible large site which would extend the village Development Limit towards better transport routes (the A36). It would also leave the lungs of the village untouched. It could meet most, if not all, the houses required (as yet unclear). A new bus stop close by would be good and a contribution to local infrastructure a must.	4/4/2026 5:30 PM

39	This is a huge site. If major development is to take place here, access should be carefully designed to ensure that it is suitable for the volume of traffic that the development will generate.	4/4/2026 5:29 PM
40	All the above conditions. Make the High Street one way. A good mix of varied affordable housing.	4/4/2026 9:49 AM
41	Better access to village. Not whole space as too big	4/3/2026 1:47 PM
42	Would need a footpath to connect to the existing pathway into the village. This should be within the perimeter of the development to avoid the removal of hedging and maintain a green barrier between the development and the road.	4/3/2026 10:28 AM
43	Houses set back from Frome Road to minimise impact on the rural feel of the area: minimal impact on neighbouring properties	4/2/2026 8:53 PM
44	Traffic implications to Tellisford lane - cannot take any further traffic on the lane without severe increase in accident risk. Must ensure access onto Tellisford Lane is not vehicular, but pedestrian only	4/2/2026 7:02 PM
45	Large area. Feels detached from village at first view but no more than Ringwell or Springfield in reality. Would need pathway inside the hedgerow to link to existing Chatley Furlong pavement. Road access would need to be carefully considered for safety and 30mph limit extended past the entrance to Chatley House/Estate.	4/2/2026 4:19 PM
46	The immediate residents impact statements	4/2/2026 2:31 PM
47	This seems an option although outside the settlement boundary, not impacting too many houses visually, good size plot but design would have to be sympathetic to the surroundings and not too many houses	4/2/2026 12:20 PM

## Q68 If these conditions were met, how many houses do you think the site could accomodate?

Answered: 50 Skipped: 176



ANSWER CHOICES	RESPONSES	
1-5	2.00%	1
6-10	6.00%	3
11-20	28.00%	14
More than 20	52.00%	26
Don't know	12.00%	6
TOTAL		50

## Q69 You have answered that you consider that the land to the north of Frome Road (site 12) is not suitable for development. Please give your reasons for this view in the box below.

Answered: 88 Skipped: 138

#	RESPONSES	DATE
1	This site is outside of the village. It sits high in the landscape and would be most visible. This meadow is grazed by animals and is rich in wildlife.	5/2/2026 4:19 PM
2	Substantial encroachment into open countryside	5/2/2026 3:57 PM
3	I do not support any further housing development in this village	5/2/2026 3:44 PM
4	This site is enormous; too far from the village and has been agricultural land. Amenities far and the sewage system would be heavily impacted. It would be like building another whole village creating excess traffic on Frome Road and through the High Street.	5/1/2026 5:08 PM
5	Ecology Using good agricultural land Site is on the edge of the village, so more car use is required Location increases size of village Views would be impacted	4/30/2026 11:15 PM
6	Sprawling of the village, loss of agricultural land, other sites closer to amenities	4/30/2026 9:42 PM
7	Would be such a shame to intrude on countryside and impact the view on approach into village and to increase the sprawl. Also would impact on the local ecology massively.	4/30/2026 9:21 PM
8	Development of this site would significantly alter the village's defining characteristics as a predominantly rural settlement surrounded by agricultural land and dispersed farmsteads, with clearly defined areas of dense development centred around the historic core. Safe vehicular access to the site via either the B3110 Frome Road or Tellisford Lane would be difficult to achieve. Improved pedestrian connectivity to the village would also be required. In addition, the location of family housing at this distance from the village is likely to increase reliance on private vehicles for access to local services, including the shop, school and pre-school, thereby exacerbating existing issues of congestion, parking pressure and speeding.	4/30/2026 3:35 PM
9	This is farm land and also is on the edge of the village so makes no sense to develop for houses.	4/30/2026 1:28 PM
10	Further detract from the nucleated rural nature of the village, and adversely impacts bio-diversity. Access from Frome Road likely to be dangerous, given speed of traffic and/or road curvature. The Frome Road junction with the A36 is already dangerous for those emerging on to the A36, particularly is turning right toward Frome, as the corner is blind and traffic on the A36 typically exceeds the 30 mph speed limit!	4/30/2026 12:07 PM
11	Development on this site would fundamentally alter the important defining characteristics of the village as predominantly rural, surrounded by agricultural land and sporadic farms with clearly defined pockets of dense development in and around the historic centre. It is hard to see how safe traffic access could be provided to this site onto either the B3110 Frome Road or Tellisford Lane. Pedestrian access to the village from this site would need to be improved. Locating family housing at this distance from the village would likely exacerbate existing issues with congestion, parking and speeding due to increased traffic into the village with residents accessing the shop, school and pre-school.	4/30/2026 10:15 AM
12	massive, inappropriate site	4/30/2026 9:42 AM
13	As previous	4/30/2026 7:05 AM
14	Traffic and parking are massive issues for our village already.	4/29/2026 10:46 PM
15	Need green space	4/29/2026 10:29 PM
16	This land is not suitable, access from the Frome road on the bend is not safe, the biodiversity and wildlife on this land need to be protected and developing on this site will create an	4/29/2026 10:04 PM

unsightly entrance to the village when approaching from that end of the village. The Frome Road is already a rat run from the A36 through to Bath and additional housing here will place further traffic at the pinch point in the village.

17	The housing in this area is linear with lots of green space at the back of them and the surrounding area. This would take the development limit too far out of the centre of the village in order to access facilities. Anything other than linear development would look out of place	4/29/2026 5:36 PM
18	This is once again a green field site and often has sheep or cattle grazing here. Too far out of the village and faces onto a fast road on a dangerous bend.	4/29/2026 3:46 PM
19	Massive over development of village with significant loss of green space and valuable agricultural land. Major increase in traffic congestion to a road network that already is over-stretched and cannot cope.	4/29/2026 11:00 AM
20	- Too big an area that would significantly extend and change the feel of the village. - However, if it did go ahead as I recognise that there is some logic in picking a large area on the outskirts of the village, it would need to incorporate a lot of green areas, walking / cycling routes as well as additional amenities/value add to the village to justify / make it worthwhile. Again, it would also be important that the development was really sympathetically done to maintain the village's character rather than cramming too many houses in the area which unfortunately would be the temptation.	4/28/2026 9:42 PM
21	this would be a travesty. bleeding out into open countryside with no thought for keeping the hub of the village the growth area. This would be hideous for the village which has such historical importance.	4/28/2026 8:33 PM
22	Not suitable due to site drainage issues, both rainwater and sewerage.	4/27/2026 10:54 AM
23	outside development limits subject to a great many failed planning applications, too far from village amenities	4/27/2026 10:33 AM
24	Loss of agricultural land.	4/27/2026 7:30 AM
25	This would fundamentally change the shape and nature of the village and its surroundings. it would create a housing estate on the edge of the village that is disproportionate to the size of the village.	4/26/2026 10:39 PM
26	Expanding the curtilage of the village into prime agricultural land is not necessary or desirable	4/26/2026 8:45 PM
27	1 It is well outside the village development limit. 2 It is highly visible on the high ridge. 3 it would encourage ribbon development south on the Frome Road. 4 Traffic emerging onto the B3110 could not do so safely because of the bend in the road and the speed of the traffic.	4/26/2026 6:01 PM
28	High value agricultural land. Detached from all facilities. Too detached to be part of the village.	4/26/2026 8:36 AM
29	Too far from the centre of the village, Tellisford Lane is too narrow and without pavements to allow safe walking access to the village shop/school. No pavement on Frome Road. This development expands the village too far south.	4/25/2026 1:29 PM
30	Once again road access all roads seem to be narrow lanes Are we taking into account the ancient Victorian sewage system on the village I believe it us already up to or even over capacity	4/25/2026 11:32 AM
31	just an extension of thevillage not an improvement	4/25/2026 10:37 AM
32	More farm land gone	4/25/2026 7:53 AM
33	Unacceptable loss of viable agricultural land.	4/24/2026 7:52 PM
34	Would say that building on both sides of Frome road would change the character coming into the village from that side. It would look like multiple housing estates.	4/24/2026 6:31 PM
35	Vehicle access	4/24/2026 5:22 PM
36	Keep it green	4/23/2026 3:09 PM
37	Would cause more traffic in the village	4/22/2026 4:46 PM
38	Effect on local ecology. Very visible from wider landscape. Effect on key views. Loss of good agricultural land.	4/22/2026 11:50 AM

39	Avoid creating ribbon development !	4/20/2026 10:55 PM
40	This site is in the open countryside and is some distance from the village centre and its amenities. There are no paths for pedestrians or cyclists to access the centre of the village. Walking or cycling along the already busy Frome Road would not be safe. It would encourage ribbon development from the village along Frome Road. Additional traffic through the village will be generated by the development. There is already traffic congestion along the High Street. This creates a health risk for residents within the area due to idling vehicles.	4/20/2026 10:17 AM
41	Too far from the heart of the village.	4/19/2026 6:25 PM
42	Highly visible, loss of farming land, considerably beyond existing village boundary	4/19/2026 5:12 PM
43	In order to protect the countryside surrounding the village and avoid it sprawling.	4/18/2026 9:21 PM
44	Seems to extend the boundary of the village	4/18/2026 9:17 PM
45	It extends the boundary of the current built up part of the village. This is not easy walking distance to the village amenities, therefore would result in more vehicles trying to park, in already over used space, or residents would drive to the surrounding areas to shop etc. This would give no benefit to the village.	4/18/2026 12:12 PM
46	Most definitely no. This would be such a large unnecessary loss of a natural habitat, green space and valuable agricultural land. It would promote an unsustainable increase in traffic, flow, light, and noise pollution in a village that is already saturated with vehicle movements and housing. A development on this scale would alter the whole nature and character of the village and effectively turn it into a town with a linear development spreading towards the A36.	4/18/2026 12:04 PM
47	See comments at paragraph(s) 2 and/or 3 above.	4/17/2026 4:39 PM
48	Very prominent site from the south. A long way from the village centre. Already dismissed at appeal.	4/17/2026 12:03 PM
49	Norton St Philip doesn't need more houses.	4/17/2026 10:31 AM
50	See answers given to grid questions item 2 and comments made in response to item 3 above.	4/16/2026 3:43 PM
51	Agricultural land	4/15/2026 1:14 PM
52	This would again represent huge loss of valuable farmland and loss of natural habitat via damage to hedgerows.	4/15/2026 11:01 AM
53	TO REMOTE FROM VILLAGE	4/14/2026 5:42 PM
54	Loss of green field space Effect on local habitat and wildlife Loss of agricultural land	4/14/2026 12:02 PM
55	Development would be completely disproportionate to this very small medieval village overwhelming and eroding its unique medieval village character and community	4/14/2026 9:44 AM
56	Don't want the village turned into a town	4/13/2026 4:38 PM
57	Too far from village centre. Will increase traffic movement and congestion.	4/13/2026 4:32 PM
58	The size of the area means that if planning permission is granted it will be for a large estate which will unbalance the village and its facilities and spoil its character.	4/13/2026 3:38 PM
59	As previously: I strongly disapprove of turning farmland over to building developments as shortsighted and panic driven on the part of councils and profit driven by vendors and developers. For the village it would extend the appearance of built up area and invite further future developments within the village boundaries. For the country it detracts from a status of self sufficiency in the long term. There are plenty of brown field sites that could be developed albeit with lower profits. Our young people cannot get onto the housing ladder. Watch out for them please.	4/13/2026 3:17 PM
60	Far outside planning limits. Access onto Tellisford Lane would be unacceptable as this is a narrow lane, with a dangerous bend leading onto a pinch point on the B1130 that is already choked at peak times.	4/13/2026 12:45 PM
61	Far outside the planning envelope. Unacceptable extension outside the village. If it were to be developed there should be no vehicular access permitted to Tellisford Lane which is too narrow and too busy with farm machinery.	4/13/2026 10:30 AM

Norton St Philip Community Survey on possible options for future housing development 2029-2045

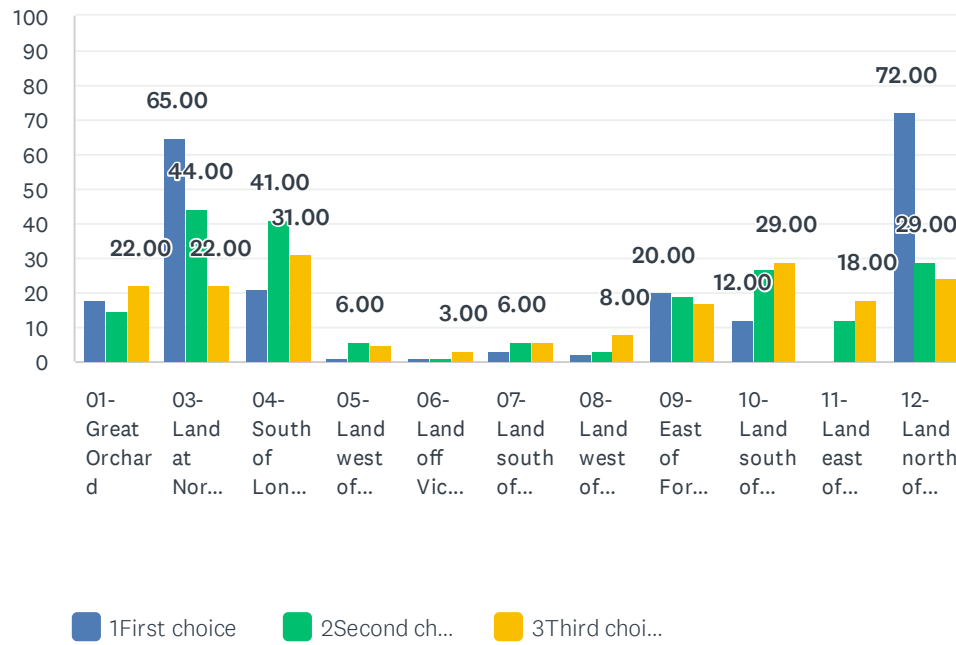
SurveyMonkey

62	Access to the road is really bad here. This site would also contribute to a feeling of sprawl	4/12/2026 5:51 PM
63	It's a village with limited infrastructure.	4/12/2026 5:36 PM
64	This area has been put forward for planning before and rejected twice. Vehicle access from Chatley Furlong/ Frome Road was shown to be dangerous and access to Tellisford Lane is impossible as it is a narrow farm track. There is no footpath to the village. It is on the edge of the village boundary and is a very large plot, still being used as farmland, with the danger of future building of more properties than the village can deal with. There are better plots to choose from.	4/12/2026 5:09 PM
65	Currently green field? Surely this would turn NSP into a town, merging with Woolverton and risk overdevelopment. Real potential to cause additional traffic, already a key issue here	4/12/2026 4:01 PM
66	Loss of biodiversity/agricultural land.	4/12/2026 3:57 PM
67	Too far outside current boundaries	4/12/2026 2:38 PM
68	Alot of houses could be built here, and again major issue with the road and level of traffic. which would cause massive congestion either trying to drive through the village or trying to get onto the A36. based on 2 cars per household. and some could have 3+ per house hold. And where is the local infrastructure (Doctors, Dentist, schools) needed for this many houses.	4/12/2026 2:12 PM
69	This area is a nature reserve for birds and animals. It should not be built on.	4/12/2026 9:14 AM
70	Same reasoning as before. Whilst one side is linked to B3110 the other is to Tellisford Lane a one vehicle width lane leading out onto a fast A36 with limited vision either way - potentially an accident spot for the extra traffic. If the B3110 is used then it will put an undue strain on the infrastructure on the High Street especially.	4/12/2026 12:21 AM
71	No, definitely not here. it is way outside the village, and would ruin the natural ribbon development of the Frome Road and Tellisford Lane. This is prime agricultural land, regularly grazed, is home to nesting birds (skylarks), and is not in any way suitable for development. No amount of offsetting would make this a goof place to build.	4/11/2026 7:00 PM
72	Outside the village boundary , but would create extra traffic on Frome Road. You would need to put a roundabout in at Wolverton	4/11/2026 5:12 PM
73	This is farm land and has been rejected due a access problems in the past. Too far outside the village footprint with no easily provided pedestrian access. Access on to Tellisford Lane is very limited. The area is too large and would be disproportionate.	4/11/2026 5:12 PM
74	Site is close to top of hill which would make it very visible. Significantly extends village footprint into green space. Access would be via B3110/High Street which is already congested, or via Tellisford Lane which is not suitable for large traffic volumes.	4/11/2026 7:33 AM
75	Useful agricultural land - why build here? Increased pressure on B3110 High Street traffic. Loss of green space	4/10/2026 2:50 PM
76	No more houses	4/6/2026 2:53 PM
77	It's a natural site and putting houses here would spoil the area	4/5/2026 10:29 PM
78	Too far from centre of village. Will create uneven spread/shape of village.	4/5/2026 12:20 PM
79	Valuable space for nature, walkers and families Too big	4/4/2026 1:39 PM
80	This is "ribbon development" into open farmland and further urbanisation of the village. This is a highly visible site on a major approach road to the village	4/3/2026 11:21 AM
81	Creep of boundary. Traffic along high street.	4/3/2026 8:06 AM
82	Farm land	4/2/2026 8:07 PM
83	An extension of the village in wrong direction. Any potential E -W by-pass would probably take this route.	4/2/2026 5:50 PM
84	Too far away from village shops and pubs. Loss of argricultral land and beyond village boundary	4/2/2026 4:27 PM
85	This site would extend the village boundaries significantly. Access off the Frome road would be dangerous	4/2/2026 11:53 AM

86	Previous planning refusals outside development limits	4/2/2026 10:04 AM
87	Loss of field Encroaching on the countryside	4/1/2026 5:43 PM
88	Loss of green space	4/1/2026 5:11 PM

Q70 Please rank up to 3 sites in your order of preference, with 1 being the most preferred. Tick box 1 for your first choice, box 2 for your second choice and box 3 for your third choice.

Answered: 219 Skipped: 7



	1FIRST CHOICE	2SECOND CHOICE	3THIRD CHOICE	TOTAL	WEIGHTED AVERAGE
 01- Great Orchard	32.73% 18	27.27% 15	40.00% 22	55	0.00
 03- Land at Norton Farm	49.62% 65	33.59% 44	16.79% 22	131	0.00
 04- South of Longmead(Shepherds Mead)	22.58% 21	44.09% 41	33.33% 31	93	0.00
 05- Land west of Fortescue Fields	8.33% 1	50.00% 6	41.67% 5	12	0.00
 06- Land off Vicarage Lane	20.00% 1	20.00% 1	60.00% 3	5	0.00
 07- Land south of Fortescue Fields	20.00% 3	40.00% 6	40.00% 6	15	0.00
 08- Land west of Mackley Lane	15.38% 2	23.08% 3	61.54% 8	13	0.00
 09- East of Fortescue Fields (Mackley Triangle)	35.71% 20	33.93% 19	30.36% 17	56	0.00
 10- Land south of Chatley Furlong	17.65% 12	39.71% 27	42.65% 29	68	0.00
 11- Land east of Mackley Lane	0.00% 0	40.00% 12	60.00% 18	30	0.00
 12- Land north of Frome Road	57.60% 72	23.20% 29	19.20% 24	125	0.00

#	PLEASE ENTER ANY COMMENT ON THIS QUESTION IN THE BOX BELOW.	DATE
1	Reiterate that pedestrian safety in the waiting high street needs to be resolved before any of these come along. Ideally a traffic by pass to reduce traffic moving through high street or	4/30/2026 10:37 PM

traffic light system and proper speed cameras. It is only a matter of time before a serious accident occurs.

2	The sites in the centre of the village around the Mead/ Ponds / Mackley lane would have an irreparable negative impact on the character of the village. They would significantly reduce the views and enjoyment of green spaces, which is a key part of what makes the countryside attractive. Traffic issues around Mackley lane are not compatible with development. The three sites proposed above do not experience these issues or to not the same degree .	4/30/2026 8:02 PM
3	The most sustainable strategy for the village is to focus development on Sites 12, 3, and 4. These locations are on the outskirts, which minimizes construction disruption and ensures traffic can exit via major roads rather than the narrow High Street. We must avoid any development around Mackley Lane or the Mead. These areas suffer from poor visibility, narrow access, and are home to vital community footpaths and wildlife habitats. Prioritizing sites with strong existing road links will protect the heart of the village from becoming a polluted "rat-run" while still meeting housing requirements.	4/30/2026 7:22 PM
4	NSP has been overdeveloped and should not be subjected to any further development	4/30/2026 3:35 PM
5	I question the merit of asking villagers to identify three sites where further expansion would be acceptable, given they are likely to want it as far away from their own homes as possible and, were responses not to stay confidential, might serve to divide the community rather than unite us in our efforts to resist inappropriate proposals going forward.	4/30/2026 12:10 PM
6	Norton St Philip has been overdeveloped and should not be subjected to any further development.	4/30/2026 10:19 AM
7	None suitable as previous comments	4/30/2026 7:06 AM
8	This is an ideal time to look at a village car park or two smaller ones. Since the pub has reduced parking for example but increased promotions and marketing, Bell Hill and the High Street now regularly have cars parked on the pavements and in dangerous spots. This would be an ideal time to look at creating parking.	4/29/2026 8:47 PM
9	I have worked hard to judge these sites fairly. I feel that the land which formed part of the overall chicken factory site could be considered relevant for development. It sits in the centre of the village and with carefully considered conditions could fit within the village and be less impactful than all of the sites put forward. Farleigh Road is not located centrally and would cause further harm to the area.	4/29/2026 5:42 PM
10	Would prefer no further building at all	4/29/2026 1:53 PM
11	Developers have already messed up Shepherds Mead so you might as well start there first and finish the job off!	4/29/2026 11:09 AM
12	please be thoughtful about this decision. I support a few houses in gaps close to the village. But mass building doesn't help the village, just makes landowners wealthy with not regard for the future.	4/28/2026 8:35 PM
13	When assessing any potential new development sites, two points must be given significant weight. The first is the impact on traffic, parking, and pedestrian safety. Many of the existing problems in the village stem from limited parking and narrow roads, and these issues cannot be ignored when considering further growth. It is my strong view that any new site must include a village car park as a required element of the scheme. A well planned car park would ease pressure on central streets, reduce pavement parking, and improve safety for residents and visitors. Without this, new development would simply add to the existing strain on local infrastructure. The second point is the need for sympathetic building design. New homes should be placed where they sit comfortably within the existing pattern of development. This means locating new builds near other recent housing rather than alongside historic buildings, where they risk undermining the character and appearance of the older parts of the village. Thoughtful placement and design can ensure that new development supports the village's identity rather than eroding it.	4/28/2026 7:49 PM
14	These three sites would give substantial housing potential rather than multiple infill sites.	4/28/2026 10:23 AM
15	Light pollution & denudation of tree & hedges will adversely affect biodiversity and the population of rare bats which commute from Iford. The road system is medieval and narrow and ill-suited to existing traffic volumes and public transport is minimal. Every new house brings 2 more cars with it, and gridlock is likely	4/27/2026 10:36 AM

16	the great orchard site stands out as the most viable site	4/27/2026 10:35 AM
17	I am much more comfortable with small, discreet and sensitive development that sits naturally within the character and rhythm of the village. Large bolt on schemes change the feel of a place and risk creating something that does not belong. Sites 10, 11 and 12 all feel too big and too detached from the existing pattern of the village to be suitable. My preference is always for modest, well considered growth that strengthens the village rather than reshapes it.	4/26/2026 8:54 AM
18	The drive by SCC to push rural villages to accept more and more new development is wrong. All new developments should only be built on brownfield sites but developers only want the break green spaces rather than salvaging disused brown sites on which there are many typically in towns where the jobs are.	4/25/2026 8:23 PM
19	We really do not know enough of what is likely to end up on each of these sites and how they are likely to interlock. We should at least know who owns them to understand the conflict of interests	4/24/2026 8:37 PM
20	Site 12 is the best site by some distance	4/20/2026 2:45 PM
21	The land at Fortescue is all brown field so should be first to build on	4/19/2026 6:20 PM
22	I don't want any of them so am not going to rank them.	4/19/2026 5:13 PM
23	3&12 could take whatever growth is required without unwelcome change to the village	4/19/2026 8:29 AM
24	Sites 3 and 12 close to A36 so less effect on High St traffic	4/19/2026 6:44 AM
25	9, 7, 3	4/18/2026 9:18 PM
26	These in my opinion would impact the heart of the village least as these are extensions of already new housing developments	4/18/2026 9:13 PM
27	I really don't see why we need any more housing.	4/18/2026 5:01 PM
28	I don't support any future development in the village however I do appreciate that some will have to happen over the next few years to meet housing demands. I therefore, think infill in selected areas would be better than building on wide open green spaces outside of the village.	4/18/2026 12:04 PM
29	Do not wish to select any sites as considered "least unsuitable" at this time.	4/17/2026 4:40 PM
30	See answers given to grid questions item 2 and comments made in response to item 3 above.	4/16/2026 3:44 PM
31	Please don't give permission to develop the historic centre of the village. Its nature is of a 'loose' village with open spaces, key views and historic buildings only. Once lost it can never be regained.	4/15/2026 2:58 PM
32	Starter homes/ homes for young families should be a priority otherwise the school will close	4/14/2026 5:49 PM
33	None	4/14/2026 9:44 AM
34	The road is already at its limits through the village. Any development should be genuinely affordable housing. 60 houses sounds disproportionate to the size of the village.	4/14/2026 8:24 AM
35	What about the ancient Victorian sewage Destroy the village life Try building in towns on brown sites Not important farmland Somerset areas have plenty of these around the area	4/13/2026 9:22 PM
36	These three sites would offer sufficient housing without impacting too much on the integrity of this existing historic village.	4/13/2026 3:41 PM
37	Of all these sites, the one that should not be developed is Great Orchard. This has huge historical and ecological implications as well as major access issues.	4/13/2026 10:14 AM
38	We are desparately in need of affordable housing for young families, either to buy or to rent. We also need safe affordable accessible housing for older people. Some should be built with special needs, physical / wheelchairs etc. Low kitchen fittings for independent living	4/12/2026 5:55 PM
39	Would be less intrusive for parking	4/12/2026 5:38 PM
40	These 3 choices would be an obvious extension of the Fortescue estate, and has already been planned with access to utilities, roads etc.	4/12/2026 5:14 PM
41	Note that very limited numbers on each of these sites.	4/12/2026 4:02 PM

42	All these sites are extensions of existing developments with planned or easily developed safe and suitable access on to good roads. Each has space for a sensible number of dwellings that avoid over crowding. Their locations present a balanced layout to the village without disturbing its character.	4/11/2026 5:19 PM
43	The village is already over crowded with traffic, with very few parking places & extra development would destroy a village. The roads are already too narrow	4/11/2026 5:16 PM
44	I don't like any of them	4/11/2026 7:33 AM
45	Please do not be the Parish Council that allows our village to be ruined by developers.	4/10/2026 4:01 PM
46	Norton St Philip has already grown in size far faster than most of our neighbouring communities here in NE Somerset. If more houses must be built here in our village, please consider the harm to the character of our Grade 1 listed heritage assets and views across rural landscapes from high vantage points. Increased traffic is likely to cause yet further congestion on the narrow ancient B3110 High street, so any potential developments should have immediate egress onto the A366 if possible. Evidence of need: there is no need for more high value luxury houses. There is a possible need in our village for more low-cost affordable housing for local people and starter homes.	4/10/2026 3:00 PM
47	The options that are most viable are 12, 3 and 4. They would allow development across limited sites, that sit on the extremities of the village, meaning that development disruption would be limited. These three sites have good access, and access that would allow traffic to leave via Frome Road or the A336. Any sites that surround Mackley Lane or inside the village are hugely concerning from a traffic perspective. The high street is already congested and turning in and out of Mackley lane is very difficult, with poor visibility in both directions. Choosing a site that provides good access is crucial and that limits development in multiple locations across the village. Choosing sites that don't impact how Greenspaces are used is also vital - all those on Mackley Lane and down around the Mead would impact footpaths and play areas readily used by villagers. This must not happen. Sites 12, 3 and 4 are the key sites for consideration, all others pose major issues from a traffic management, greenspace usage or character of the village perspective.	4/9/2026 10:16 AM
48	Thank you for the opportunity to comment on this crucial issue, this was a very well-written survey and we hope the results will help protect our valuable green spaces.	4/6/2026 6:47 PM
49	Thank you for the opportunity to comment via this well-written survey.	4/6/2026 6:47 PM
50	Development of smaller infill sites within the village would create a 'rat-maze' for traffic and increase damage to the historic centre. Serious consideration needs to be given to managing traffic before further development exacerbates existing problems. The three sites I have indicated minimise the traffic impact.	4/3/2026 12:45 PM
51	In my opinion these are the three sites that would have the least impact on the overall fabric of Norton St Philip and provide safe access to housing. At a time when the country is trying to follow a green agenda it seems ridiculous that we are taking away agricultural land and green spaces when there are a substantial amount of brown field sites with disused commercial buildings on them that are not being developed. These sites also tend to have better access to suitable amenities such as schools, shops, medical and leisure facilities. Building more housing that, presumably, will be aimed at families with school age children so far from schools seems a rather foolish approach	4/3/2026 11:02 AM
52	I think sites 6, 9 and 11 are also potentially suitable, but only for smaller amounts of housing. It is imperative that if sites 3, 10 or 12 are developed with larger housing numbers, that a genuine allocation of affordable housing is included and that locals are given preferential access to these.	4/2/2026 4:23 PM
53	I want to know what immensity infrastructure would come with the house number increase? Doctors surgery? Another shop? Cafe...	4/2/2026 2:34 PM
54	Infill sites first	4/2/2026 10:04 AM
55	NSP is a village of great historical significance and should remain a village rather than an urban area. It does not have the amenities to support new development with difficult access, and huge environmental impact. Site 12 would enable workers to get to roads linking access to Frome and Bath	4/2/2026 8:44 AM

The village is in danger of being urbanised with no infrastructure to support it

## Q71 Is there anything else you would like to say about housing development in Norton St Philip that has not been covered in your answers above?

Answered: 109 Skipped: 117

#	RESPONSES	DATE
1	1. NSP has already made significant contribution to housing provision need. 2. Recent developments have created a sense of artificial building – pass through a 'portal' to Fortescue Fields. Reasonable architecture in itself but in no way working visually with the historic 'feel' of NSP. INSENSITIVE and therefore to be avoided in the future. Hence my earlier responses in this questionnaire. 3. Infrastructure needs careful/visionary thinking. 4. Traffic 5. Lack of work opportunities should be acknowledged in future developments. 6. All new builds should be "green friendly" 7. Sensitivity toward Village residence when actual building is taking place (often not given enough thought). Thank you for this opportunity to share thoughts.	5/2/2026 5:14 PM
2	Very worried about the impact of further development nearer the village and abutting the village. Norton St Philip is one of the prettiest villages in this part of Somerset and any development must be careful not to disregard the importance of the village. The effect on the infrastructure – school and medical facilities, highways and connecting roads must be important considerations.	5/2/2026 4:49 PM
3	During the current plan period 2006–2029 Norton St Philip was required to accept a minimum of 45 new houses. There is another three years to go and the village has had 120 new houses built on green sites. This is too many. All houses are too expensive for most and most of these are built on greenfield sites.	5/2/2026 4:20 PM
4	In my view we should be limiting the overall impact of development on the character and setting of the village by protecting open hillside and skylines. This would rule out sites 1567 and eight. Any significant additional development should be accommodated on the plateau which is less sensitive in landscape terms. Sites 3,4 and 10 would have only limited impact in visual terms.	5/2/2026 4:00 PM
5	The idea for further housing in our parish seems to be inevitable but I feel NortonStPhilip has already met its quota. Continuing to add more and more sites encroaching on Village recreation areas and generally impacting related issues - likely to be sewage, traffic congestion especially in the High Street (which already has a huge number of cars using it for access to and from Frome and Bath) would be environmentally impactful, dangerous to pedestrians etc. Then there is the issue of amenities and facilities. Schools and especially our local Surgery - whose population has more than doubled in the 2000s. I am repeating this point because these things are not always considered when focusing on more housing. the capacity to increase the Surgery building and parking is limited. Also, although I'm not well informed on using agricultural land for development it seems on a national scale to be shortsighted and removing our area for food production when food security is becoming a potentially serious issue.	5/1/2026 5:12 PM
6	Any housing site should set new standards and be exemplar in design and environmental standards not just developer led. There is a market for this with proximity to Bath and people who want a more rural lifestyle. Not just rural pastiche design.	4/30/2026 10:40 PM
7	What is the point of having a nice quiet vilage to liveand then destroying it by overdevelopment and reducing the standard of living for everyone ?????	4/30/2026 9:18 PM
8	This is already a large village that has a rat run through the centre. Large development would be incredibly detrimental and increase pollution and congestion. The infrastructure is not in place to support significant extra housing, such as GP surgery and cafe. Green spaces would be greatly and negatively impacted. Houses often stay on the market for a long time in the village. It would be devastating to build houses at such cost to the character of the village for them to stand empty after years of disruption to village life during the build phase.	4/30/2026 8:06 PM
9	We understand that the Parish Council considers the Norton Farm site to be the “obvious choice” for any future housing development within the village and we have concerns regarding	4/30/2026 3:35 PM

the implications this assumption may have for the site selection process. We would welcome the opportunity to review and discuss this position with the Parish Council following the conclusion of the consultation.

10	<p>We appear to be in danger of Norton St Philip ceasing to be a nucleated rural village, nestled in the gentle folds of the Mendip Hill, in favour of developers being allowed to profit from its further expansion into a sprawling town that is increasingly devoid of its former character. Having fought to retain the village's historic charm, we look set to continue having to do so at further expense and frustration. Having spent years developing a Neighbourhood Plan for the village at the behest of Mendip Council (that was), wherein preferred sites and the requirements for future development were described, it now appears we are being asked to start all over again! I object to further development beyond the village boundary identified in the aforementioned Neighbourhood Plan, and to sites 1, 3, 4, 5, 6, 8, 10, 11, and 12 (Note: All but site 1 fall outside the development boundary). I do so in order to preserve the historic rural nature of our charming village. I would further object to site 7, but understand this land has already been purchased by Lochailort, so eventual development is probably, and sadly, inevitable. Even so, further expansion into areas 8, 10, and 11, must not be allowed! I also question the merit of asking villagers in this survey to identify three sites where further expansion would be acceptable, given they are likely to want it as far away from their own homes as possible and, were responses not to stay confidential, might serve to divide the community rather than unite us in our efforts to resist inappropriate proposals going forward. Additionally, experience of Lochailort's promises for Fortescue Field leaves me sceptical of future development pledges. Having promised to use materials that were "sympathetic" to the (locally mined) "rubble" constructions prevalent in the village, they chose anything but, favouring Bath-stone cladding that in no way complements the exiting buildings. Lochailort claimed at an Appeal Hearing in Radstock during July 2024 that their stonework would fade over time to be more in tune with the historic nature of the village, but thankfully a Mendip/Somerset Council member pointed out that this would not occur within the lifetime of anyone residing in the village! If there is a need for further development in the village, beyond that of prior quotas that have already been exceeded, please provide more affordable housing that is achievable by younger first-time buyers, and those of or nearing retirement age, particularly from long-established local families, so as to preserve the village-character and community of Norton St Philip. Thank you.</p>	4/30/2026 12:18 PM
11	<p>I have chosen 2 sites adjacent to the existing village development boundary. Further development in sites within the village should be resisted.</p>	4/30/2026 12:04 PM
12	<p>For all these options for future housing development the following needed to be heeded: effective landscaping and screening to reduce visual impact; sensitive design that respects the Conservation Area and any listed buildings; good road access; contributions to local infrastructure for example: schools, health services and utilities; flood risk mitigation and sustainable drainage; measures to protect the amenities of neighbouring residents.</p>	4/30/2026 11:45 AM
13	<p>We are aware that the Parish Council views the Norton Farm site as "the obvious choice" for any future housing development in the village and are concerned about the implications this assumption has for the site selection process. We would welcome the opportunity to revisit this viewpoint with the Parish Council once the consultation is complete.</p>	4/30/2026 10:26 AM
14	<p>Worried about facilities: schools, doctors, traffic</p>	4/30/2026 9:43 AM
15	<p>Funding by any developers, for: a health facility in the village (perhaps a 'drop-in' every few days); funding towards public transport (the bus service is very beneficial but there often seem to be questions on its viability).</p>	4/30/2026 8:32 AM
16	<p>No</p>	4/30/2026 7:08 AM
17	<p>Any further development in the village should be very minimal to preserve the character of the historic village, there are already 2 very large housing developments and any additional development should be minimal.</p>	4/29/2026 10:06 PM
18	<p>If the village does have to have a substantial number of new houses (which we hope it doesnt) then extensions to the village are preferable to damaging its beautiful green heart and lovely medieval buildings</p>	4/29/2026 6:18 PM
19	<p>I think it is important to ensure that like the Shepherds Mead development we prevent any further urban style housing that sits uncomfortably in its setting. We also need to limit any further light pollution by having low level lighting rather than urban lampposts. Please bear in</p>	4/29/2026 5:47 PM

mind that the total Longmead Close development is still not completed and there are significant outstanding matters that are impacting residents. These are mainly around surfacing of PROW, lighting and road infrastructure. This should not be allowed to happen and its important scrutiny and compliance is monitored to ensure conditions are met.

20	This is a historic village and no one wants it to turn into a town. It already struggles with a heavy flow of traffic on its narrow streets, especially the High Street. More houses with more cars and no employment here means more congestion and air pollution. Brown field sites and empty buildings need to be looked at first in this country.	4/29/2026 4:24 PM
21	There should be a strong argument against any further development in Norton St Philip as there has be such an overprovision in the currant planning phase in recent years	4/29/2026 3:53 PM
22	Norton St Philip is already oversubscribed with housing developments. The green spaces are not just empty plots waiting for use, they are living growing green areas that are enjoyed and cherished by villagers and visitors alike. At a time when we are experiencing climate change surely it makes sense to protect the green spaces for nature, our own well being and for future generations. Once it is concreted over it is gone forever!	4/29/2026 11:09 AM
23	I do not want to be bulldozed into development by landowners driven for profit who don't even live locally. They do not understand the day to day safety /traffic issues which residents experience daily. The village cannot safely accommodate more traffic without new small roads connecting to the A36. I think parish development needs looking at in a wider sphere to incorporate effects from development up the Frome road near Woolverton. Traffic management issues are key overall. Drainage issues are also a main issue in this hillside village. Also adequate leisure provision and village facilities. There is no point having a few minimal cycle paths if they can't connect outside in any safe meaningful way.	4/29/2026 9:41 AM
24	Thank you for the opportunity to have my views considered. I would also like to express my sincere thanks to the parish councillors for the considerable time and effort they have put into these processes. Their commitment to working for the benefit of both residents and visitors is genuinely appreciated. We recognise the expertise they bring to these discussions, and we value the care and thought they apply on behalf of the whole community. Their work makes a real difference, and we are grateful for it.	4/28/2026 7:51 PM
25	Amenity - congested High Street, existing challenges on capacity of school site and access. The village has the benefit of much used pedestrian and recreational areas which need to be protected.	4/28/2026 10:25 AM
26	Wish to ensure that any development retains the character of the village and rural setting - low rise and low density	4/28/2026 9:27 AM
27	Social cohesion. The essence of a "village community" is that it is small enough for people to know and 'care' for one another. This is lost if that community expands too far. Norton st Philip should be preserved as a small village, not expanded into a town.	4/27/2026 11:52 AM
28	Build inside development limits 1st	4/27/2026 10:37 AM
29	The impact of light pollution and tree dedication on the rare bat colonies which commute from Iford will be considerable. The existing roads are too narrow & too rural to be adequate for existing housing in many cases, and public transport options are minimal	4/27/2026 10:36 AM
30	I understand the need for more housing, but we can't lose sight of what makes a village a village. Over development can take the soul of a village, so it has to be very carefully and thoughtfully considered to ensure all that live there still enjoy the house and village they chose to call home.	4/27/2026 10:28 AM
31	Norton St Philip has already had significantly over and above previous housing developments targets that have changed the nature of the village and grown it into an industry free dormer town for Bath and surrounding towns. The village used to have some industry and jobs and now doesn't as it gets more and more land earmarked for houses. Public transport links are poor and not frequent which is often overlooked as a bus route exists. Rather than continued development in a manner that deletes the character of the village, never to be reinstated, controls of any development should continue to be such that the quintessential feeling of this village is retained.	4/26/2026 10:45 PM
32	Various applications have been put forward and rejected on multiple occasions- it's become a very expensive bureaucratic nonsense to keep on revisiting the same issues	4/26/2026 8:26 PM

33	New development must be minimal, carefully phased, supported by improved infrastructure and environmentally acceptable.	4/26/2026 6:05 PM
34	Our village is already under severe strain with the amount of traffic. The streets cannot cope as it is . Green spaces are essential for well being, Great Orchard should never be destroyed.	4/26/2026 4:44 PM
35	My view is that small scale, discreet and sensitively designed development is far more appropriate for Norton St Philip than large bolt on schemes. The character of the village is defined by its historic layout, landscape setting and human scale, and any future growth should reinforce these qualities rather than overwhelm them. Larger edge of settlement sites will create detached extensions that sit outside the natural pattern of the village and introduce a scale and visual impact that changes the feel of the place. Sites 10, 11 and 12 all fall into this category. They are too big, too separate from the existing rhythm of the village and would reshape the settlement rather than strengthen it. A more suitable approach is modest, well considered development that fits within the grain of the village and protects the qualities that residents value.	4/26/2026 8:54 AM
36	The very fact that some professional have said that the view of the Fortescue Fields development naturally blends into the landscape when viewed driving into the village on the Wells Road must be blind.	4/25/2026 8:29 PM
37	Any expansion of the village will increase traffic flow on already congested roads and will increased number of doctors and school places.	4/25/2026 1:35 PM
38	Change is inevitable, like or not NSP is going to have to shoe in more houses than it wants. In particular the High Street traffic flows are at capacity and without radical highways solutions it will be ruined by traffic lights and yellow lines to cope with all the new residents	4/24/2026 8:41 PM
39	Norton St Philip appears to have provided its fair share of new housing over recent(ish) years and it is important that sites in other areas are also looked at with similar enthusiasm.	4/24/2026 7:56 PM
40	New housing needs to be affordable housing not more properties for well off retired folk. There are hardly any reasonably priced properties for younger people.	4/24/2026 6:34 PM
41	What happened to our much debated and painstakingly arrived at neighbourhood plan? Is it to be all for nothing?	4/24/2026 2:34 PM
42	No except whatever the development, highest quality housing only	4/23/2026 8:37 PM
43	Norton St Philip CANNOT cope with more traffic. There are no no car parks. Many of the properties have no parking. It is a historic village which is being ruined - noise, pollution, is increased by continual development. There are few work opportunities in the village . No doctors surgery. Soresidents always have to use their cars /busses	4/22/2026 4:56 PM
44	There are no suitable plots within the village boundaries. The village has well established areas of development with good open green spaces which are the 'lungs' and escape areas necessary for balanced life. There are larger plots at the edges of the village but they are agricultural land and their use for housing would cause the village to sprawl. The county should look for brown field sites before turning to precious green spaces in villages. Any development should provide houses at prices suitable for local people.	4/22/2026 12:01 PM
45	Any development must meet the requirements of the proposed Neighbourhood Plan	4/21/2026 12:00 PM
46	There seems to be far to much development for Nsp.	4/21/2026 11:15 AM
47	Difficult just to consider the sites mapped here when in fact there are often design solutions (eg for green infrastructure and smaller, eco-efficient homes of different tenures) which would enable difficulties to be overcome. No idea whether Somerset CC have ambitions to learn from best practice in other European countries. Especially difficult to comment on the list of sites without knowing the overall current development strategy - and of course other strategies for eg climate change mitigation and adaptation, integrated transport, nature and biodiversity etc for the wider area - not just the village or parish of NSP. Also no questions about planning gain. The parish still does not seem to have clear ideas about what community facilities to prioritise. I hope shared transport (eg a car club) and public EV charging points will be on somebody's list.	4/20/2026 10:55 PM
48	Sites 5-8 should be preserved as they are viewed much like the mead, which is a local amenity. The village can be built outwards, but sites 5-8 feel very much like cramming in rather than building out. Given the High street is very busy with traffic, building on the outskirts with	4/20/2026 2:49 PM

proper footpaths is the only way not to cause issues with the community, both existing and those coming into the new builds

49	The village has already had too much development and runs the risk of becoming the size of a small town without any of the associated infrastructure.	4/20/2026 10:19 AM
50	The risks of placing too much power/influence with one or two developers, including any potential failure to deliver on their legacy commitments	4/19/2026 6:26 PM
51	The roads are not suitable for more traffic most houses have 2 cars	4/19/2026 6:20 PM
52	The village has enough development already, including the recent expansions. Any further development would add to loss of green space, pollution, noise, loss of privacy, less safety for pedestrians. I am completely opposed to any further housing.	4/19/2026 5:15 PM
53	NSP has exceeded the current quota for this period already and so I feel that no building permission should be given before the 2029 plan comes into effect and then only for the number that is warranted for a village which has had so much recent development.	4/19/2026 12:48 PM
54	Access onto A36 not good. Increasing traffic through the congested High Street an issue.	4/19/2026 7:49 AM
55	One or two bigger developments on the periphery of the village rather than sites which will affect the historic parts of the village	4/19/2026 6:45 AM
56	Any development should be small scale 5-15 house staggered over time to allow them to be assimilated and the village to grow gradually	4/18/2026 10:23 PM
57	My personal preference would be for there to be no further development in the village. It will gradually lose its unique historical beauty and lose precious countryside that make this somewhere we chose to live. I don't believe the village has the infrastructure or amenities to cope with more housing. The impact on the traffic will also add to an already busy couple of roads and the air quality.	4/18/2026 9:21 PM
58	Norton St Philip already has a major traffic problem often experiencing grid lock during the morning rush hour! The A366 and B3110 meet in the centre of the village and take all of the traffic flow from NSP and the surrounding villages and towns. To develop any of these sites would be not only create a loss of a natural habitat, green space and valuable agricultural land but would promote an unsustainable increase in traffic, flow, light, and noise pollution. Any development on any scale will alter the whole nature and character of the village and turn it into a town without the supporting infrastructure or facilities.	4/18/2026 12:05 PM
59	No.	4/17/2026 4:40 PM
60	Parking is a prime concern for many residents, a village car park has been promised many times but never materialised, more houses will compound this problem further so this should be a priority.	4/17/2026 1:08 PM
61	Norton St Philip has been under siege from developers and pressure to build more houses for years. It is a lovely village and a 'desirable' place to live. But if houses keep being built the very qualities that make it such a desirable place to live will be eroded and it will look like any other small commuter town. The road network is already overloaded through the village. This village can't take and doesn't need any more houses.	4/17/2026 10:36 AM
62	1. There is little infrastructure for the current population of the village. We have one small shop and one school that is already oversubscribed. 2. The nearest towns for shopping are six miles away and our bus service has been slashed to irregular times of no more than one bus in any direction every hour 3. Our village is surrounded by ancient walkways, bridle paths and lanes that provide habitats for animals but also rare plants like the orchid 4. The council have not completed works on existing sites where residents have waited over eight years for road completion, adoption and lighting 5. The current weight of traffic is breaking up our small village roads and access points. Some parts of the existing roads are hazardous to pedestrians and not all roads through the village have pavements 6. Mass development will destroy the character of this 15th century village 7. There is significant drainage issues with most of the sites discussed in this survey.	4/17/2026 7:37 AM
63	No.	4/16/2026 3:44 PM
64	Hopefully the village will not need to accommodate the 60+ houses mentioned. However if a large number is required either Norton Farm or Norton Farm&Frome Road could satisfy the	4/16/2026 12:33 PM

requirement. The 2 bungalow/public space proposal-if true- on Longmead is very attractive.

65	The road traffic issue is already near intolerable and any further development would only add to this problem. The main roads through the village other than on the North side (direction Bath) follow a medieval pattern which is simply not practical for additional traffic which will arise anyway from housing development elsewhere without adding to it with additional housing within the village. Moreover, although I have listed them as least objectionable from my perspective, the idea of building on large tracts of existing farmland is not justified.	4/15/2026 11:12 AM
66	Existing driving conditions in and around the village are bad and at times very dangerous. Vehicles are regularly parked on our inadequate pavements and effectively block pedestrian access. Street parking is becoming more congested and poses road safety issues. More housing will inevitable only increase this problem.	4/14/2026 6:31 PM
67	Other sites around the area that are already brownfield through use for other non-residential development or landfill should be considered instead of greenfield land	4/14/2026 8:25 AM
68	Repeat Traffic excess village being one large car park making it dangerous for pedestrians disabled people and anyone with prams/pushchairs	4/13/2026 9:24 PM
69	Norton St Philip is a historic village and should not be decimated by unregulated housing that does not blend in with the existing character of the village	4/13/2026 7:13 PM
70	In buiding in Norton St Philip planners need to be clear about: Who will buy these homes, local people, or people being drawn into the area from far outside. Will the housing be of sufficient diversity to attract people and families of different ages, and thus support a thriving community into the future.	4/13/2026 3:47 PM
71	Councils should have the courage to look at the bigger picture and consider long term impacts and not be driven by short term goals. A percentage in a village today is a loss of a village or rural area for the future. Seeking out existing brownfield sites is more demanding but has longer term benefits both locally and nationally. Building homes that those who need them can aspire to affording is vital. Appoint someone to advise from an impartial standpoint and stand out as a council of excellence!	4/13/2026 3:28 PM
72	NSP feels like it is under siege by housing developers! Whilst appreciating the need for new houses, surely there are more suitable brownfield sites to develop, or is this a question of profit?	4/13/2026 10:15 AM
73	Infrastructure will need thorough condideration	4/12/2026 5:56 PM
74	Already overdeveloped and it it dangerous to walk or even drive through the village due to parking. Especially dangerous by School and Co-op.	4/12/2026 5:39 PM
75	The difficulty with extending a very old, historic village to accommodate the modern living we expect is that the roads cannot deal with the traffic, which is damaging the present properties, many which are listed.	4/12/2026 5:22 PM
76	no thank you	4/12/2026 3:38 PM
77	There would need to be a rapid expansion of the services available in the village to allow further development. The main road is already used by vehicles too large and take out the protection in front of the Plaines regularly. The local doctors is in Beckington and already seems to be close to capacity and making difficulties to register new patients	4/12/2026 3:01 PM
78	no	4/12/2026 2:33 PM
79	Any affordable housing must be IN the development not elsewhere. It should be genuinely affordable and not based on house prices in London and the South East.	4/12/2026 10:23 AM
80	We already have more than enough additional housing most of which are executive homes and none of which were built with solar panels or heat pumps that I know of. We have two new developments planned both sides of Bell Hill. The Lippiat estate had properties empty for some time before selling and there is still one empty. We don't have the facilities that most large villages have so it then becomes a commuter village and holiday lettings. Having said that, Village in-fill is okay but I do not agree with encroaching onto green field sites.	4/12/2026 12:36 AM
81	The village already has too many houses, and there is terrible congestion on the roads in the village at peak times, with the High Street regularly blocked. It cannot accommodate any more vehicles.	4/11/2026 7:03 PM

82	While development of affordable homes is necessary, it should be sympathetic to a very historic village and especially of The Mead and of the Church. Improved Green access for walking and cycling should be insisted upon, and energy efficiency and sympathetic design and construction practiced.	4/11/2026 5:29 PM
83	I think that several sites should be used with a sustainable and attractive number of houses so to avoid simply filling the space with as many as possible. It should be our desires not the developers. We live here.	4/11/2026 5:22 PM
84	What about the sewerage plant , has it got capacity?	4/11/2026 5:16 PM
85	Design of any future houses is critical- they should be mostly small traditional houses, not the horrible boxes springing up in other villages.	4/11/2026 2:34 PM
86	If there have to be any further new developments in the village they need to come with the condition of associated infrastructure improvements to support additional population and associated traffic. For instance lights or roundabout at Brown Shutters Farm junction especially, but also Wolverton Junction, Ammerdown. Any development needs a minimum quality standard for shared infrastructure and street furniture, not just for the properties themselves. In Longmead Close, road signs are falling off, there are potholes and unfinished pavements.	4/11/2026 7:38 AM
87	We need more control over the type of building.	4/10/2026 4:06 PM
88	Would rather expand the village boundary than concentrate and destroy the areas of green space we have	4/9/2026 10:18 AM
89	The options that are most viable are 12, 3 and 4. They would allow development across limited sites, that sit on the extremities of the village, meaning that development disruption would be limited. These three sites have good access, and access that would allow traffic to leave via Frome Road or the A336. Any sites that surround Mackley Lane or inside the village are hugely concerning from a traffic perspective. The high street is already congested and turning in and out of Mackley lane is very difficult, with poor visibility in both directions. Choosing a site that provides good access is crucial and that limits development in multiple locations across the village. Choosing sites that don't impact how Greenspaces are used is also vital - all those on Mackley Lane and down around the Mead would impact footpaths and play areas readily used by villagers. This must not happen. Sites 12, 3 and 4 are they key sites for consideration, all others pose major issues from a traffic management, greenspace usage or character of the village perspective.	4/9/2026 10:16 AM
90	There should be a strong push back on the quantum of housing required in Norton St Philip due to the massive overprovision in the current planning phase in recent years.	4/8/2026 4:48 PM
91	Sensitively planned sustainable housing could continue to enhance the village	4/7/2026 2:53 PM
92	Traffic, parking, electric car charging, adequate facilities to cope with increase population!	4/7/2026 10:59 AM
93	It would be helpful if there could be a Doctor's surgery/pharmacy included as part of plans for future development, as otherwise the surgery at Beckington will have to take on additional patients and bus travel is limited for elderly residents.	4/6/2026 6:49 PM
94	It would be very helpful if a Doctors' surgery / pharmacy could be included in plans for future developments. There are many retired / elderly residents in Norton St Philip and the nearest Doctors' surgery is in Beckington.	4/6/2026 6:49 PM
95	The village doesn't need more houses. It will spoil the area	4/5/2026 10:30 PM
96	None of these sites should be given approval until the commencement of the new Local Plan period (2029-2045). Norton St Philip has had to accept far more than the allocated 45 houses in the previous 2019-2029 period, none of which are 'rolled over'. We are in danger of moving from a Primary Conservation Village to becoming a Town!	4/4/2026 5:37 PM
97	There should be no approval for any of these sites in advance of the start of the new planning period 2029 - 2045. The allocation for the current period has been exceeded many times over.	4/4/2026 5:36 PM
98	Please be sympathetic to walkers, wildlife, families and the culture of the village.	4/4/2026 1:40 PM
99	Local builders may be more sympathetic rather than big known developers	4/4/2026 9:52 AM

100	Rural historic villages like NSP are under threat. Once developed into urban centres full of commuters (there is no work in the village) there is no going back and something fundamental is lost. The village already suffers from bored teenagers with nothing to do (vandalism to church, shoplifting from Co-op). Building more housing without the amenities to go with it will only lead to more. But building those amenities also changes the nature of this historic village. Very careful consideration needs to be taken before developing anything.	4/3/2026 11:16 AM
101	If the housing to be built is aimed at families then consideration needs to be given to access for important amenities such as schools, medical and leisure facilities none of which are within easy access of Norton St Philip. It isn't just about building houses to meet government requirements but about ensuring that the housing meets the needs of the population. In many ways it doesn't feel that Norton St Philip meets these overall objectives and therefore development should be focussed on more appropriate areas.	4/3/2026 11:05 AM
102	I think development should be focussed to a greater degree on brownfields sites with existing infrastructure. Norton St Philip has one bus which runs approximately hourly but at busy times it is often full and doesn't even stop in the village. We must stop trying to force additional development into areas which don't have the existing infrastructure to cope with it. Any development in the village would necessitate car ownership and in a time when we are trying to improve our green credentials as a country I think insistence on rural development is foolish.	4/3/2026 10:37 AM
103	NSP has already absorbed so much new development relative to its original size. It's a valuable historic asset and its setting is important. If more housing has to be created it should avoid being accessed via the high street which is already too busy and causes damage to buildings, and should be within the existing built boundary of the village, sensitively designed and screened with adequate parking provision.	4/3/2026 8:12 AM
104	Building houses to meet targets without the full context of employment, transport infrastructure, and service provision for doctors surgeries to schools seems nonsensical: and reference to adjoining authorities is particularly relevant in this village, WECA and Wiltshire. Continuing to meet development targets by building in rural villages without the residents having a clear vision as to local authorities planning intentions for the village, either to remain a village or become a village plus sub'urbs' is unhelpful. Many recognise the need for more housing and would be more willing to accept it if they felt the wider context had been addressed rather than developer pockets and local authority targets.	4/2/2026 6:09 PM
105	Any housing would need to be of a design that fits in to the village, a lot of new designs are terrible, no room between houses, packed in, not a lot of parking, tiny gardens	4/2/2026 12:25 PM
106	Land inside development limits should be used first	4/2/2026 10:05 AM
107	Site 12 would have the least impact on the village and a bypass should be considered.	4/2/2026 8:45 AM
108	Brownfield sites further afield would be preferable if more housing is so necessary	4/1/2026 5:47 PM
109	No	4/1/2026 5:12 PM