

SETTLEMENT: NORTON ST PHILIP										
Prefix	Rep No	ID	Issue Ref	Contact Name	Company / Organisation	Policy	Matter	Issue Summary	Changes sought to the Pre-Submission Plan	MDC Response
PSPT2	012	6007	1	Gordon McIntyre	N/A	LGSNSP001	LGS	The property is already adequately protected as it is a listed building, in a conservation area and has TPO'd trees in the garden.	Delete designation from Plan	PPG makes it clear that different types of designation are intended to achieve different purposes and that if land is already protected by Conservation Area or listed building designation then consideration should be given to whether any additional local benefit would be gained by designation as LGS. LGS designation gives protection to this open area for its beauty and tranquillity, whilst the conservation area protects its contribution to the area's special architectural and historic interest. The listed building designation protects the special architectural or historic interest of the building. The LGS designation gives additional local benefit and is appropriate. <b>No change to the plan.</b>
PSPT2	013	5028		George Hitchins		LGSNSP007	LGS	The site is well used with foot and bridle paths, gives views over the countryside to the west and the Church tower to the north, and acts as a wildlife corridor. The ponds are especially important for wildlife. The Fortescue Fields management committee look forward to taking ownership of a large part of the site.	none	Support is noted.
PSPT2	080	6145	1	Roy Clarke on behalf of Bina Ford	Agent, Mike Swinton	LGSNSP010	LGS	The site does not enjoy unrestricted community use but is only accessible via footpaths. Any claimed community uses have been unlawful. It does not have recreational value for sports. Recreational activities are restricted to the public rights of way.	delete LGSNSP010	The site is designated for its visual value and the views it allows into and out of the built up area. It is a beautiful and tranquil area. Footpaths allow informal recreational in a beautiful and tranquil setting. The site is appropriately designated as LGS. However, an area at the southern end has been designated as village green and this area should be excluded from the LGS to avoid duplication. <b>Change proposed.</b>

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PSPT2	080	6145	2	Roy Clarke on behalf of Bina Ford	Agent, Mike Swinton	LGSNSP010	LGS	Agree that the site is tranquil. However, this is not unusual for land around NSP.	delete LGSNSP010	The site is designated for its visual value and the views it allows into and out of the built up area. It is a beautiful and tranquil area. Footpaths allow informal recreational in a beautiful and tranquil setting. The site is appropriately designated as LGS. However, an area at the southern end has been designated as village green and this area should be excluded from the LGS to avoid duplication. <b>Change proposed.</b>
PSPT2	080	6145	3	Roy Clarke on behalf of Bina Ford	Agent, Mike Swinton	LGSNSP010	LGS	Views from the site over the village have been obscured by tree planting and domestic developments at the adjoining houses. Trees and hedges will continue to grow, and further obscure the views.	delete LGSNSP010	The site is on the highest part of the ridge at Norton St Philip and contributes a sense of openness across the village. Spectacular views can be seen from some parts of the site, between and beyond surrounding vegetation. The LGS is appropriately designated. However, an area at the southern end has been designated as village green and this area should be excluded from the LGS to avoid duplication. <b>Change proposed.</b>
PSPT2	080	6145	4	Roy Clarke on behalf of Bina Ford	Agent, Mike Swinton	LGSNSP010	LGS	No evidence has been provided that the site has wildlife value. Somerset Wildlife Trust have described the site as having relatively low plant diversity. Ecological surveys were carried out as part of the planning applications on adjoining land and did not identify ecological significance. An ecological survey carried out for the planning applications is attached to the submission.	delete LGSNSP010	The site is designated for its visual value and the views it allows into and out of the built up area. It is a beautiful and tranquil area. Footpaths allow informal recreational in a beautiful and tranquil setting. The site is appropriately designated as LGS. However, an area at the southern end has been designated as village green and this area should be excluded from the LGS to avoid duplication. <b>Change proposed for other reasons.</b>
PSPT2	080	6145	5	Roy Clarke on behalf of Bina Ford	Agent, Mike Swinton	LGSNSP010	LGS	The Parish Council's submission has a considerable number of errors in it regarding the area and use of the land and access points amongst other things.	delete LGSNSP010	The site is designated for its visual value and the views it allows into and out of the built up area. It is a beautiful and tranquil area. Footpaths allow informal recreational in a beautiful and tranquil setting. The site is appropriately designated as LGS. However, an area at the southern end has been designated as village green and this area should be excluded from the LGS to avoid duplication. <b>Change proposed for other reasons.</b>

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PSPT2	080	6145	6	Roy Clarke on behalf of Bina Ford	Agent, Mike Swinton	LGSNSP010	LGS	The site does not have any historic significance or literary associations.	delete LGSNSP010	The site is designated for its visual value and the views it allows into and out of the built up area. It is a beautiful and tranquil area. Footpaths allow informal recreational in a beautiful and tranquil setting. The site is appropriately designated as LGS. However, an area at the southern end has been designated as village green and this area should be excluded from the LGS to avoid duplication. <b>Change proposed for other reasons.</b>
PSPT2	080	6145	7	Roy Clarke on behalf of Bina Ford	Agent, Mike Swinton	LGSNSP010	LGS	Landowner would like to develop a self build single site exemption site on the land designated as LGS.	delete LGSNSP010	Self build would not be appropriate if the site is designated as LGS. The benefit of a self build dwelling would not justify the harm caused by loss of the green space. <b>No change to the plan.</b>
PSPT2	080	6145	8	Roy Clarke on behalf of Bina Ford	Agent, Mike Swinton	LGSNSP010	LGS	LGS designation must be able to endure beyond the end of the plan period. Land for housing will be needed and the Council must demonstrate how it will deal with development requirements beyond the end of the plan period. Other areas around the village are	delete LGSNSP010	Designation of this land as LGS is consistent with the local planning of sustainable development. This site has been identified as demonstrably special. It is appropriately designated as LGS. <b>No change to the plan.</b>
PSPT2	080	6145	9	Roy Clarke on behalf of Bina Ford	Agent, Mike Swinton	LGSNSP010	LGS	The land has not previously been designated as open space.	delete LGSNSP010	The previously used Open Area of Local Significance policy was not applied outside development limits. This site is outside development limits. <b>No change to the plan.</b>

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PSPT2	080	6145	10	Roy Clarke on behalf of Bina Ford	Agent, Mike Swinton	LGSNSP010	LGS	Inspectors at the previous planning appeals have not identified the land as valuable open space. This supports the view that the land does not have sufficient value for designation as LGS. Inspectors reports were attached to the submission.	delete LGSNSP010	The land designated as LGS has not, for the most part, been the subject of a planning application or appeal. The inspector considering the appeal into development on land adjoining to the north (2013/1821) made the following observation about the land under his consideration; "The meadow was attractively filled with wild flowers on the day of my site visit. It is crossed by four public footpaths and is clearly used by local people for dog walking and an informal footpath has been worn across the eastern side of the field. This is described as a permissive path by objectors but that status is disputed by the landowner. The land rises gently above the village and commands fine views towards the hills to the west". The site meets the criteria for designation as LGS and is appropriately designated. <b>No change to the plan.</b>
PSPT2	080	6145	11	Roy Clarke on behalf of Bina Ford	Agent, Mike Swinton	LGSNSP010	LGS	LGS designation is being used to prevent development, which is not the intention of the policy set out in the NPPF.	delete LGSNSP010	The land has been designated because it is demonstrably special. <b>No change to the plan.</b>
PSPT2	222	6245	1	Collyer Bristow LLP	on behalf of Lochailort Investments Ltd	LGSNSP007, LGSNSP008	LGS	LGS designations have been widely used as a tool to prevent development, which is not appropriate. LGS designation must be used sparingly. MDC is attempting to extend the green belt using LGS designation without	Delete LGSNSP007 and LGSNSP008	Local Green Spaces have been designated where sites are demonstrably special. The designation has followed proper policy and procedure as part of the Local Plan process. <b>No change to the plan.</b>
PSPT2	222	6245	2	Collyer Bristow LLP	on behalf of Lochailort Investments Ltd	LGSNSP007, LGSNSP008	LGS	Anti development interests have been given an unfair additional voice in the consultation process, which has prejudiced the landowners interests.	Delete LGSNSP007 and LGSNSP008	The Parish Council was invited to discuss the emerging LPP2 following Issues and Options Consultation. This is a valuable part of the plan preparation process. <b>No change to the plan.</b>
PSPT2	222	6245	3	Collyer Bristow LLP	on behalf of Lochailort Investments Ltd	LGSNSP007, LGSNSP008	LGS	Designation of Church mead and Shepherds mead provide a quality and quantum of green space such that no further areas are required.	Delete LGSNSP007 and LGSNSP008	LGS designation is intended to protect those areas that are demonstrably special for a variety of reasons and recreational use of the land is not necessarily part of the justification for designation. The quantity of land designated will depend on local circumstances and should not be confused with the approach to recreational land and playing fields. <b>No change to the plan.</b>

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PSPT2	222	6245	4	Collyer Bristow LLP	on behalf of Lochailort Investments Ltd	LGSNSP007	LGS	The LGS already falls outside development limits and in the setting of the conservation are, and does not require additional safeguarding. There is no public access other than the public footpath and there is a strong and well defined hedgerow separating the land from Church mead.	Delete LGSNSP007	PPG makes it clear that different types of designation are intended to achieve different purposes and that if land is already protected by Conservation Area designation then consideration should be given to whether any additional local benefit would be gained by designation as LGS. LGS designation gives protection to this open area for its beauty and tranquillity. It's location adjacent to the Conservation Area protects its contribution to the area's special architectural and historic interest and its location outside development limits indicates that it is in open countryside, in a location where development would not normally be permitted. The LGS designation gives additional local benefit and is appropriate. <b>No change to the plan.</b>
PSPT2	222	6245	5	Collyer Bristow LLP	on behalf of Lochailort Investments Ltd	LGSNSP008	LGS	The land is already outside the development limit and does not require additional safeguarding. It provides surface water attenuation for Fortescue Fields development and does not have footpaths links to Church Mead.	Delete LGSNSP008	PPG makes it clear that different types of designation are intended to achieve different purposes and that if land is already protected by other designations then consideration should be given to whether any additional local benefit would be gained by designation as LGS. LGS designation gives protection to this open area for its beauty and tranquillity. It's location outside development limits indicates that it is in open countryside, in a location where development would not normally be permitted. The LGS designation gives additional local benefit and is appropriate. <b>No change to the plan.</b>

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PSPT2	222	6245	6	Collyer Bristow LLP	on behalf of Lochailort Investments Ltd	development limits	development limits	representations requesting the realignment of development limits have not been properly considered. The shop requires additional housing to support its viability and these could be provided in a sustainable and deliverable manner that would have little or no impact on the open countryside.	Extend development limits	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth LPP2 sets out non-strategic policies to deliver the strategy. LPP2 has not identified a need to bring significant areas of land in Norton St Philip within development limits to deliver the strategy set out in LPP1. <b>No change to the plan.</b>
PSPT2	223	5079	1	C G and K J Parsons	N/A	LGSNSP004	lgs	Site is not demonstrably special in character of contribution to the street scene and similar characteristics and contributions can be found elsewhere in the village	Delete LGSNSP004 or remove the garden of The Barton from the designation	Site is demonstrably special for the views it allows across the land towards the church tower and the sense of openness which contributes to the character of this part of the village. The garden at The Barton is an essential element in the value of the site. <b>No change to the plan.</b>
PSPT2	223	5079	2	C G and K J Parsons	N/A	LGSNSP004	LGS	site is already adequately protected by Conservation area and proximity to a grade 2* listed building at the Dovecote.	Delete LGSNSP004 or remove the garden of The Barton from the designation	PPG makes it clear that different types of designation are intended to achieve different purposes and that if land is already protected by Conservation Area or listed building designation then consideration should be given to whether any additional local benefit would be gained by designation as LGS. LGS designation gives protection to this open area for its beauty and tranquillity, whilst the conservation area protects its contribution to the area's special architectural or historic interest. Proximity to the listed building protects the special architectural or historic interest of the building. The LGS designation gives additional local benefit and is appropriate. <b>No change to the plan.</b>

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PSPT2	223	5079	3	C G and K J Parsons	N/A	LGSNSP004	LGS	Views of the site are constrained and no more important than other similar views in the village. Views are not open, and will be less accessible as new planting matures.	Delete LGSNSP004 or remove the garden of The Barton from the designation	Site is demonstrably special for the views it allows across the land towards the church tower and the sense of openness which contributes to the character of this part of the village. One of the principle view points is the gateway at the northern end, where it is not possible to introduce planting. The site has a sense of openness not withstanding the introduction of planting. <b>No change to the plan.</b>
PSPT2	223	5079	4	C G and K J Parsons	N/A	LGSNSP004	LGS	LGS is not an appropriate designation to protect vegetation in a garden.	Delete LGSNSP004 or remove the garden of The Barton from the designation	Site is demonstrably special for the views it allows across the land towards the church tower and the sense of openness which contributes to the character of this part of the village. The garden at The Barton is an essential element in the value of the site. <b>No change to the plan.</b>
PSPT2	223	5079	5	C G and K J Parsons	N/A	LGSNSP004	LGS	2 gardens are included and 2 gardens are excluded and this is inconsistent. The site includes an extension and a plot with planning permission for a house.	Delete LGSNSP004 or remove the garden of The Barton from the designation	The area is appropriately defined to include the land that is demonstrably special. <b>No change to the plan.</b>
PSPT2	223	5079	6	C G and K J Parsons	N/A	LGSNSP004	LGS	Designation of the site is undemocratic, whole village support has not been established, the PCs application is not attributable to an individual and the process contravenes the landowners human rights.	Delete LGSNSP004 or remove the garden of The Barton from the designation	The correct process has been followed in drafting the Local Plan. <b>No change to the plan.</b>
PSPT2	223	5079	7	C G and K J Parsons	N/A	LGSNSP004	LGS	The site s not a water meadow but is a field and 2 gardens.	Describe the area as a field and 2 gardens.	Replace "water meadow" with "low lying field adjacent to the brook". The low lying area is not defined by Natural England or Historic England as water meadow, and whilst the term was not used in this context, it could introduce confusion. <b>Change proposed.</b>

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PSPT2	261	6270	1	J P Warmisham	N/A	LGSNSP004	LGS	Site is adequately protected by Conservation Area status and listed building curtilage.	Delete LGSNSP004 or remove the garden of The Barn from the designation	PPG makes it clear that different types of designation are intended to achieve different purposes and that if land is already protected by Conservation Area or listed building designation then consideration should be given to whether any additional local benefit would be gained by designation as LGS. LGS designation gives protection to this open area for its beauty and tranquillity, whilst the conservation area protects its contribution to the area's special architectural or historic interest. Proximity to the listed building protects the special historic and architectural interest of the building. The LGS designation gives additional local benefit and is appropriate. <b>No change to the plan.</b>
PSPT2	261	6270	2	J P Warmisham	N/A	LGSNSP004	LGS	Site is not demonstrably special in character of contribution to the street scene and similar characteristics and contributions can be found elsewhere in the village	Delete LGSNSP004 or remove the garden of The Barn from the designation	Site is demonstrably special for the views it allows across the land towards the church tower and the sense of openness which contributes to the character of this part of the village. <b>No change to the plan.</b>
PSPT2	261	6270	3	J P Warmisham	N/A	LGSNSP004	LGS	Views of the site are constrained and no more important than other similar views in the village. Views are not open, and will be less accessible as new planting matures.	Delete LGSNSP004 or remove the garden of The Barn from the designation	Site is demonstrably special for the views it allows across the land towards the church tower and the sense of openness which contributes to the character of this part of the village. <b>No change to the plan.</b>
PSPT2	261	6270	4	J P Warmisham	N/A	LGSNSP004	LGS	2 gardens are included and 2 gardens are excluded and this is inconsistent.	Delete LGSNSP004 or remove the garden of The Barn from the designation	The area is appropriately defined to include the land that is demonstrably special. <b>No change to the plan.</b>
PSPT2	261	6270	5	J P Warmisham	N/A	LGSNSP004	LGS	Designation of the site is undemocratic, whole village support has not been established, the PCs application is not attributable to an individual and the process contravenes the landowners human rights.	Delete LGSNSP004 or remove the garden of The Barn from the designation	The correct process has been followed in drafting the Local Plan. <b>No change to the plan.</b>

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PSPT2	269	6043	1	James Croucher	Lochailort Investments Ltd	LGSNSP007	LGS	LGS designation is over used and this site is not justified and not consistent with national policy. It is not demonstrably special and does not meet Mendip's own criteria.	delete LGSNSP007	The site meets the criteria for designation as LGS and is demonstrably special. It is one of several sites designated as LGS in Norton St Philip, each of which is clearly defined, in reasonably close proximity to the local community and local in character. Norton st Philip is a village of great historic and rural character and the green spaces are an essential part of it's appeal. LGS designations are therefore more numerous in Norton st Philip than in some other parts of the District. <b>No change to the plan.</b>
PSPT2	269	6043	2	James Croucher	Lochailort Investments Ltd	LGSNSP007	LGS	Site does not have recreational value, but instead is crossed by permissive footpaths. This does not set it apart from other fields crossed by footpaths.	delete LGSNSP007	A network of permissive paths have been laid out across the site in association with development at Fortescue Fields. A Right of Way crosses the lower part of the site. The footpaths allow for informal recreation in a beautiful and tranquil setting. <b>No change to the plan.</b>
PSPT2	269	6043	3	James Croucher	Lochailort Investments Ltd	LGSNSP007	LGS	The view across the land from the north can be seen from many other viewpoints. It has no historic significance.	delete LGSNSP007	Views can be seen across the land with the church tower forming a focal point. It fulfils the criteria for designation as LGS. <b>No change to the plan.</b>
PSPT2	269	6043	4	James Croucher	Lochailort Investments Ltd	LGSNSP007	LGS	LGSNSP007, 008 and 009 together form an extensive tract of land. The land cannot be designated for its significance to the setting of another lgs. Views of the countryside are available from many viewpoints.	delete LGSNSP007	Each of the sites designated as LGS in Norton St Philip, is clearly defined, in reasonably close proximity to the local community and local in character. Norton st Philip is a village of great historic and rural character and the green spaces are an essential part of it's appeal. LGS designations are therefore more numerous in Norton st Philip than in some other parts of the District. The land is demonstrably special, and part of its value is it's contribution to the iconic views from higher ground just north of Church Mead. <b>No change to the plan.</b>

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PSPT2	269	6043	5	James Croucher	Lochailort Investments Ltd	LGSNSP008	LGS	The site's contribution to rural character and street scene are not sufficient for designation as lgs and are already protected by Conservation Area status.	delete LGSNSP008	PPG makes it clear that different types of designation are intended to achieve different purposes and that if land is already protected by Conservation Area designation then consideration should be given to whether any additional local benefit would be gained by designation as LGS. LGS designation gives protection to this open area for its beauty and tranquillity, whilst the conservation area protects its contribution to the area's special architectural or historic interest. The LGS designation gives additional local benefit and is appropriate. <b>No change to the plan.</b>
PSPT2	269	6043	6	James Croucher	Lochailort Investments Ltd	LGSNSP008	LGS	LGSNSP008 does not have a sense of tranquillity being surrounded on 2 sides by residential development and adjacent to the cricket pitch, sports pavilion, play area and pub	delete LGSNSP008	Church Mead and the adjacent LGSNSP008 are tranquil open spaces within the village and meet the criteria for designation. <b>No change to the plan.</b>
PSPT2	269	6043	7	James Croucher	Lochailort Investments Ltd	LGSNSP008	LGS	Site is not demonstrably special and does not meet Mendip's own criteria for designation.	delete LGSNSP008	Site meets the criteria for designation and is appropriately designated. <b>No change to the plan.</b>
PSPT2	272	6043	1	James Croucher	Lochailort Investments Ltd	11.20.2	housing allocation omission	The premise that LPP1 places a 45 dwelling limit on Norton st Philip is incorrect. The minimum level of development is in any case too low and additional land should be allocated. The idea that the 95 homes completed so far is a high number is misleading in the light of the revised OAN target set in the 2016 Strategic Housing Market Assessment. The number delivered reflects the availability of pdl and does not provide a rationale for restricting future growth.	allocate additional land in Norton St Philip	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth LPP2 sets out non-strategic policies to deliver the strategy. LPP2 has not identified a need to identify specific allocations of land in Norton St Philip to deliver the strategy set out in LPP1. <b>No change to the plan.</b>

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PSPT2	272	6043	2	James Croucher	Lochailort Investments Ltd	11.20.2	housing allocation omission	Site is surrounded on 2 sides by roads and by built development on its other 2 sides. Site could be developed for 7 homes without harm to the Conservation Area and adjoining countryside. Extensive landscaping would screen the new properties from public view and limit the impact on the countryside at this green gateway to the village.	Delete 11.20.007 and 2	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth LPP2 sets out non-strategic policies to deliver the strategy. LPP2 has not identified a need to identify specific allocations of land in Norton St Philip to deliver the strategy set out in LPP1. A previous appeal decision (see application 2013/2052) has determined that this area of land appears to be part of the countryside and not the village. <b>No change to the plan.</b>

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PSPT2	272	6043	3	James Croucher	Lochailort Investments Ltd	11.20.2	housing allocation omission	Site could deliver 15 homes without causing harm to the Conservation Area and could provide car parking and community facilities. Scheme could be landscaped to allow views out to surrounding countryside. Careful layout could be used to focus the views from Church Mead and enhance habitat provision. The site can be accessed for this number of homes.	allocate land west of Fortescue Fields for 15 dwellings	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth LPP2 sets out non-strategic policies to deliver the strategy. LPP2 has not identified a need to identify specific allocations of land in Norton St Philip to deliver the strategy set out in LPP1. A previous appeal decision (see application 2013/2033) has determined that there is a crucial link between Church Mead and the countryside beyond, which would be obliterated by development here (para 53). Development would also have a considerable adverse impact on the setting and significance of the Conservation Area and have significant consequences for one of the most important and clearly cherished views into and out of the area (para 54). The site is proposed as LGS. <b>No change to the plan.</b>
PSPT2	272	6043	4	James Croucher	Lochailort Investments Ltd	11.20.2	housing allocation omission	Site is deliverable and adjacent to the development limits and would allow development of 20 dwellings without harm to the quality of the landscape, the Conservation Area or the setting of any heritage asset. Landscaping could be used to enhance views to open countryside to the east and enhance habitat provision. There is no flooding or drainage problem.	allocate land south of Fortescue Fields for 20 dwellings.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth LPP2 sets out non-strategic policies to deliver the strategy. LPP2 has not identified a need to identify specific allocations of land in Norton St Philip to deliver the strategy set out in LPP1. A previous appeal decision on the adjoining site (see application 2013/2033) has determined that there is a crucial link between Church Mead and the countryside beyond (para 53) and that the view across Church Mead is one of the most important and clearly cherished views into and out of the area (para 54). Development of this site would harm the Conservation Area and views across Church Mead. The site is proposed as LGS. <b>No change to the plan.</b>

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PSPT2	391	6367	1	Linda Oliver	MDC	LGSNSP010	LGS	The LGS fulfils the criteria for designation and the LGS assessment is supported by the Conservation Area Statement which refers to the importance of views of and from the site and its position on the ridge. The land is also crossed by 3 rights of way which are important. the LGS designation is different form the VGA and many of the points made about the site are relevant to the VGA but not the LGS.	none	Support is noted.
PSPT2	391	6367	2	Linda Oliver	MDC	housing allocation omission	housing allocation omission	Site assessments should refer to the adjoining Conservation Area and listed buildings. The Conservation area Statement refers to the character of this land.	refer to the conservation area statement	Support is noted. Reference to the Conservation Area statement in the text of the plan is unnecessary. <b>No change to the plan.</b>
PSPT2	391	6367	3	Linda Oliver	MDC	DP24	self build	Support the principle of self build in rural settlements. It is difficult to see how a proposal put forward for self build on land at Shepherds Mead could be implemented.	none	Support for DP24 is noted.
PSPT2	489	6439	1	Bell Hill Garage	agent, Thomas Roche	LGSNSP003	LGS	The site is not demonstrably special to the local community and there is no robust evidence that the site is special. It is only mentioned as part of the description of the character area in the Conservation Area Assessment.	Delete LGSNSP003 and allocate for housing	The site is demonstrably special for its contribution to the beauty and tranquillity of this part of the village. It contributes to the rural character of the area. The Conservation Area designation addresses different issues, but the Conservation Area Appraisal also identifies this open space as significant. <b>No change to the plan.</b>
PSPT2	489	6439	2	Bell Hill Garage	agent, Thomas Roche	LGSNSP003	LGS	The site is covered by Conservation Area and the LGS designation is therefore not needed.	Delete LGSNSP003 and allocate for housing	PPG makes it clear that different types of designation are intended to achieve different purposes and that if land is already protected by Conservation Area designation then consideration should be given to whether any additional local benefit would be gained by designation as LGS. LGS designation gives protection to this open area for its beauty and tranquillity, whilst the conservation area protects its contribution to the area's special architectural or historic interest. The LGS designation gives additional local benefit and is appropriate. <b>No change to the plan.</b>

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PSPT2	489	6439	3	Bell Hill Garage	agent, Thomas Roche	LGSNSP003	LGS	LGS designations have been overused in Norton St Philip and amount to extensive tracts of land when added together.	Delete LGSNSP003 and allocate for housing	Each of the sites designated as LGS in Norton St Philip, is clearly defined, in reasonably close proximity to the local community and local in character. Norton st Philip is a village of great historic and rural character and the green spaces are an essential part of it's appeal. LGS designations are therefore more numerous in Norton st Philip than in some other parts of the District. <b>No change to the plan.</b>
PSPT2	489	6439	4	Bell Hill Garage	agent, Thomas Roche	LGSNSP003	LGS	The OALS designation has been rolled forward without sufficient assessment of the higher test needed for LGS status.	Delete LGSNSP003 and allocate for housing	All OALS and other areas put forward have been re-assessed in the context of NPPF guidance on Local Green Spaces. This site meets the criteria for designation. <b>No change to the plan.</b>
PSPT2	489	6439	5	Bell Hill Garage	agent, Thomas Roche	LGSNSP003	LGS	The site does not meet the tests set out for LGS designation in MDCs background paper in that it does not have public access, is not available for recreation, does not allow views as it is screened by high walls, has not historic or cultural value and has little wildlife value. Views of the site from beyond the settlement to the west do not make a significant contribution to the character of the village..	Delete LGSNSP003 and allocate for housing	The site contributes to the village's rural character and is demonstrably special for its contribution to the beauty and tranquillity of this part of Norton St Philip. The open space can be seen through gaps in the high wall and in views over the site from high ground to the north. There is also a sense of openness notwithstanding the high walls, with open space and vegetation evident above the walls. It is also a significant feature in the form of the village and its historic pattern of development, being a break between the upper and lower parts of the village. This is evident in the important views of the village from the south. It is not necessary that the site has recreational use or public access and it is appropriately designated as LGS. <b>No change to the plan.</b>
PSPT2	489	6439	6	Bell Hill Garage	agent, Thomas Roche	LGSNSP003	LGS	The site is identified in a previous SHLA as having development potential. LGS designation is being used to prevent development.	Delete LGSNSP003 and allocate for housing	The SHLAA is a study which indicates whether land is capable of development and does not account of existing/emerging policy, local consultation or the Council's development strategy. It is only a starting point in considering options in villages. He site is appropriately designated as LGS. <b>No change to the plan.</b>
PSPT2	489	6439	7	Bell Hill Garage	agent, Thomas Roche	LGSNSP003	lgs	LGS designation is not an appropriate mechanism to protect the historic walls on the site.	Delete LGSNSP003 and allocate for housing	The walls are protected by Conservation Area legislation. <b>No change to the plan.</b>

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PSPT2	489	6439	8	Bell Hill Garage	agent, Thomas Roche	LGSNSP003	housing allocation omission	Local Plan Part 1 identified 500 homes to be allocated in the north east of the District. Some of these should be allocated in NSP.	Allocate the site for housing	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth LPP2 sets out non-strategic policies to deliver the strategy and the additional 500 homes identified during the preparation of LPP1 have been accounted for. LPP2 has not identified a need to identify specific allocations of land in Norton St Philip to deliver the strategy set out in LPP1. <b>No change to the plan.</b>
PSPT2	489	6439	9	Bell Hill Garage	agent, Thomas Roche	LGSNSP003	housing allocation omission	Additional development is needed in NSP to support community facilities and the growth of the community. There are few sites that could deliver growth. The housing requirements are minima.	Allocate the site for housing	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth LPP2 sets out non-strategic policies to deliver the strategy. LPP2 has not identified a need to identify specific allocations of land in Norton St Philip to deliver the strategy set out in LPP1. <b>No change to the plan.</b>
PSPT2	489	6439	10	Bell Hill Garage	agent, Thomas Roche	LGSNSP003	housing allocation omission	NSP is a more sustainable choice for people commuting to Bath everyday than Frome or Shepton.	Allocate the site for housing	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth LPP2 sets out non-strategic policies to deliver the strategy. LPP2 has not identified a need to identify specific allocations of land in Norton St Philip to deliver the strategy set out in LPP1. <b>No change to the plan.</b>

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PSPT2	489	6439	11	Bell Hill Garage	agent, Thomas Roche	LGSNSP003	housing allocation omission	The site is partly brownfield, and is well contained within the built up area. The site could deliver additional housing and remove the garage which has a negative impact on the character of the area.	Allocate the site for housing	The garage and associated brownfield land within this site is not allocated as LGS and is within development limits. Any planning application would be determined in accordance with the policies of the plan. <b>No change to the plan.</b>
PSPT2	489	6439	12	Bell Hill Garage	agent, Thomas Roche	LGSNSP003	housing allocation omission	Development of the site would not have an impact on the heritage of the village. Heritage Assessment in attached to the objection. The site was not adopted as a battlefield on the grounds that it had hosted a skirmish rather than a battle.	Allocate the site for housing	The site is highlighted several times in the Conservation Area Assessment and, although not a battlefield, has value within the historic environment. <b>No change to the plan.</b>

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PSPT2	505	2036	1	Alan Stubbersfield	N/A	LGSNSP010	LGS	Support LGS designation. The area is access by footpaths and although there is no access to land off these footpaths the site still gives a sense of open space when walking, which is valued by local residents. There are extensive views from the site to the west across the village, and these have not been affected by tree planting at Greystones. Planning applications on adjoining land have been refused on the grounds they would affect the views available from the site.	none	Support is noted.
PSPT2	707	6048	1	Nicola Duke	Norton St Philip Parish Council	housing strategy	housing allocations	Fully support the approach set out in LLP2, as the village has already grown by 35%, significantly above the 15% set out in LPP1. Housing need has been met elsewhere. Any further housing growth would undermine MDCs spatial strategy.	none	Support is noted.
PSPT2	707	6048	2	Nicola Duke	Norton St Philip Parish Council	LGSNSP001	lgs	Invite the inspector to rule on whether the designation of this site as LGS would duplicate the protection given by Conservation area and Listed Building status.	none	PPG makes it clear that different types of designation are intended to achieve different purposes and that if land is already protected by Conservation Area and listed building designation then consideration should be given to whether any additional local benefit would be gained by designation as LGS. LGS designation gives protection to this open area for its beauty and tranquillity, whilst the conservation area protects its contribution to the area's special interest and historic significance and the listed building designation protects the buildings historic and architectural significance. The LGS designation gives additional local benefit and is appropriate. <b>No change to the plan.</b>

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PSPT2	707	6048	3	Nicola Duke	Norton St Philip Parish Council	LGSNSP003	lgs	Site makes a major contribution to the visual appeal of the area and to views of the village from the north west. The openness of the site is a key feature of the historic development of the village, marking a break between the rural character of the lower village and the more densely built upper village.	none	Support is noted.
PSPT2	707	6048	4	Nicola Duke	Norton St Philip Parish Council	LGSNSP004	lgs	the whole of this area should be designated LGS as it meets the criteria. The two gardens should be included. If the inspector were minded to remove the gardens, the PC would still support the designation of the remainder.	none	Support is noted.
PSPT2	707	6048	5	Nicola Duke	Norton St Philip Parish Council	LGSNSP007 and 008	lgs	Footpaths crossing these fields are part of a well used circular walk. The views from these paths are very important to the village. Site 008 allows very important views between the site and Church Mead.	none	Support is noted.
PSPT2	707	6048	6	Nicola Duke	Norton St Philip Parish Council	LGSNSP010	lgs	site is important to the character of the village being an open space in an elevated location on the ridge affording views out of the area across the village and open countryside and views out of the built up area across the open land.	none	Support is noted.
PSPT2	707	6048	7	Nicola Duke	Norton St Philip Parish Council	LGSNSP002, 005, 006, 009	lgs	Support designations	none	Support is noted.