

SETTLEMENT: NORTON ST PHILIP							
Rep No	Issue Ref	Contact Name	Company / Organisation	Policy	Matter	Issue Summary	Changes sought to the Neighbourhood Plan Plan
1	1	Roy Clarke on behalf of Bina Ford		LGSNSP010	LGS	LGS designation has been made as a backstop to the village green application, which was not upheld for the part of the site now proposed to be designated as LGS. There was no agreement at the village green inquiry that this area is called "Shepherds Mead" and 3 footpaths that cross the land are not shown on the map. Changes to the footpaths have been applied for.	delete LGSNSP010
1	2	Roy Clarke on behalf of Bina Ford		LGSNSP010	LGS	The aim of the designation is to stop development on my land.	delete LGSNSP010
1	3	Roy Clarke on behalf of Bina Ford		LGSNSP010	LGS	This is an extensive tract of land when added to the village green.	delete LGSNSP010
1	4	Roy Clarke on behalf of Bina Ford		LGSNSP010	LGS	The site is not beautiful. It is known by some as "sheep muck fields".	delete LGSNSP010

Rep No	Issue Ref	Contact Name	Company / Organisation	Policy	Matter	Issue Summary	Changes sought to the Neighbourhood Plan Plan
1	5	Roy Clarke on behalf of Bina Ford		LGSNSP010	LGS	The site is not tranquil. All sorts of activities are alleged to take place there and on the adjoining village green.	delete LGSNSP010
1	6	Roy Clarke on behalf of Bina Ford		LGSNSP010	LGS	Land is bounded on 3 sides by housings and there are no apparent views onto the land. Views of Salisbury plain are not relevant and the site does not contribute to street scene or character of the village.	delete LGSNSP010
1	7	Roy Clarke on behalf of Bina Ford		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.	delete LGSNSP010
1	8	Roy Clarke on behalf of Bina Ford		LGSNSP010		Support at a parish meeting of 100 people is not representatives of the Parish.	delete LGSNSP010

Rep No	Issue Ref	Contact Name	Company / Organisation	Policy	Matter	Issue Summary	Changes sought to the Neighbourhood Plan Plan
1	9	Roy Clarke on behalf of Bina Ford		LGSNSP010		MDCs strategic housing land availability assessment has previously identified the land as potentially suitable for development.	delete LGSNSP010
1	10	Roy Clarke on behalf of Bina Ford		LGSNSP010	LGS	The site does not enjoy unrestricted community use and has been fenced off from the village green. Any claimed community uses are not compatible with beauty and tranquility. The village green inquiry inspectors report is relevant to this.	delete LGSNSP010
2	1	Christopher Telford	Coal Authority			No comments to make	none
3	1	James Croucher	Lochailort Investments Ltd	Policy 1	Basic conditions	The plan should comply with the basic conditions and in order to demonstrate regard to national policy the text associated with policy 1 would should be amended to refer to NPPF	Amend policy 1 to refer to NPPF

Rep No	Issue Ref	Contact Name	Company / Organisation	Policy	Matter	Issue Summary	Changes sought to the Neighbourhood Plan Plan
3	2	James Croucher	Lochailort Investments Ltd	Policy 2	housing sites	Policy 2 does not make sufficient provision to meet objectively assessed need. Local Plan Part 1's minimum target of 420 homes per annum is significantly below that identified in MDC's SHLAA and a significant uplift is required. The NP provides a suitable mechanism to allocate additional growth in accordance with the spatial distribution set out in Local Plan Part 1. There is no need to delay making this provision. Policy 2 starts from the premise that there is a 45 dwelling "limit" in NSP. CP2 of the Local Plan sets out minimum levels of development. Land should be allocated and the development limit amended at Laverton Triangle, West of Fortescue Fields and South of Fortescue Fields.	Allocat land at Laverton Triangle for 7 dwellings, west of Fortescue Fields for 15 dwellings, public car park and public recreation facilities, south of Fortescue Fields for 20 dwellings.
		James Croucher	Lochailort Investments Ltd	Policy 2	Laverton Triangle	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.	allocate land west at Laverton Triangle for 7 dwellings

Rep No	Issue Ref	Contact Name	Company / Organisation	Policy	Matter	Issue Summary	Changes sought to the Neighbourhood Plan Plan
3	3	James Croucher	Lochailort Investments Ltd	Policy 2	Fortescue Fields West	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
3	4	James Croucher	Lochailort Investments Ltd	Policy 2	Fortescue Fields South	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.
3	5	James Croucher	Lochailort Investments Ltd	Policy 3	Entry Level Exceptions Sites	Policy 3 is supported but the requirement that any application submitted under this policy should be "supported by the Parish Council" is unnecessary.	Remove "supported by the Parish Council" from policy 3.

Rep No	Issue Ref	Contact Name	Company / Organisation	Policy	Matter	Issue Summary	Changes sought to the Neighbourhood Plan Plan
3	6	James Croucher	Lochailort Investments Ltd	policy 4	Design	Policy 4 is supported	none
3	7	James Croucher	Lochailort Investments Ltd	Policy 5	LGS	Policy 5 does not have regard to national policy and allocation of Local Green Space is excessive. The policy does not promote sustainable development. Designation of numerous parcels of land is inconsistent with national guidance and is "a back door way to try to achieve that which would amount to a new area of Green Belt by another name. In particular LGSNSP008, Fortescue fields West does not meet the criteria and should be deleted	Delete LGSNSP008
3	8	James Croucher	Lochailort Investments Ltd	Policy 6	climate change	Policy 6 adds nothing to District and national policies but no objection is made to it.	none
4		Phil Bowater	Natural England			Welcome the measures to support biodiversity	none
5	1	Bell Hill Garage agent, Thomas Rocke		policy 2	Bell Hill Garage	Support identification of Bell Hill Garage as a site for redevelopment for housing uses.	see below

Rep No	Issue Ref	Contact Name	Company / Organisation	Policy	Matter	Issue Summary	Changes sought to the Neighbourhood Plan Plan
5	2	Bell Hill Garage	agent, Thomas Roche	LGSNSP003	LGS	Site has considerable abnormal costs of development and is extremely constrained. It is not, on its own, viable. Use of the site for 2 and 3 bedroom properties further diminishes its viability. Policy is not supported by viability assessments. Land to the north should be incorporated, known as Old Orchard. Changes are needed to make the policy compliant with NPPF.	Remove reference to 2 and 3 bedroom houses. Include Old Orchard in the site.
5	3	Bell Hill Garage	agent, Thomas Roche	Policy 5	LGS	Designation of LGSs is duplication of Local Plan Part 2, which should be avoided. LGS can be included in either Local Plans or Neighbourhood Plans and the site is already included in Local Plan Part 2. The Neighbourhood Plan should not include any LGS designations.	Delete policy 5, fig 5 and Appendix 3 and in particular LGSNSP003
5	4	Bell Hill Garage	agent, Thomas Roche	Policy 5	LGS	LGS designations in NSP do not meet the NPPF criteria as they designate extensive tracts of land, are an anti-development tool, are not restricted to areas that are demonstrably special and are not consistent with sustainable development.	Delete policy 5, fig 5 and Appendix 3 and in particular LGSNSP003
5	5	Bell Hill Garage	agent, Thomas Roche	Policy 5	LGSNSP003	LGSNSP003 is not demonstrably special. It has no intrinsic beauty, no historic significance, no recreational value, is not tranquil and is not rich in biodiversity. The site's contribution to the character of the village is already sufficiently protected through other means. There is no credible evidence of the site being demonstrably special.	Delete policy 5, fig 5 and Appendix 3 and in particular LGSNSP003

**REQUESTS TO SUBMIT LATE REPRESENTATIONS**

<b>Date Recvd</b>	<b>Contact Name</b>	<b>Organisation</b>	<b>Request</b>	<b>Reason/Details</b>	<b>Acknowledged/ Agreed</b>
04/01/2018	Nicola Duke	Norton St Phillip PC	To submit reps by 16th February	PC meeting on 14th February	Yes - by AS on 5/1/2018