

LOCAL PLAN

PART II: SITES & POLICIES



Adopted Dec. 2021 - Post JR version
2006-2029

QUICK LINKS TO POLICIES

[LP1: Future Development Plan Review](#)

[DP24: Single-plot Exception Sites for Self & Custom-Build](#)

[DP25: Employment Land](#)

[DP26: Green Belt](#)

[DP27: Highway Infrastructure Measures for Frome, Beckington and Rode](#)

Frome

[FR1: Saxonvale](#)

[FR2: Land North and South of Sandy's Hill Lane](#)

[FR3a: Land South of Little Keyford and The Mount](#)

[FR7: Land at Little Keyford](#)

[FR8: Land at Marston Gate](#)

Glastonbury

[GL1: Glastonbury Highway Depot](#)

[GL1a: Avalon Motors](#)

[GL2: Allotments, Lowerside Lane](#)

[GL3: Frogmore Garage](#)

[GL4: Lintells and Avalon Garage, Wells Road](#)

[GL5: Land at Morlands](#)

Street

[ST1: Land west of Somerton Road](#)

[ST2: Land adjacent to Street Cemetery](#)

[ST3: Land west of Brooks Road & Future Growth Area](#)

[ST4: Land south of Street Business Park](#)

Shepton Mallet

[SM1: Land off Fosse Lane](#)

Wells

[WL1: Land off Bubwith Walk](#)

[WL2: Land at Wells Rugby Club](#)

[WL3: New Rugby Club site at Haybridge](#)

[WL4: Tincknells Depot](#)

[WL5: Land off Elm Close](#)

Midsomer Norton & Radstock (Deleted following Judicial Review)

[MN1: Land at White Post](#)

[MN2: Land at Underhill Lane](#)

[MN3: Land east of the A367](#)

Villages

[BK1: Land off Great Dunns Close, Beckington](#)

[BG1: Land off Station Road, Gurney Slade](#)

[BT1: Land at West View, Sub Road, Butleigh](#)

CL1: Land off Highbury Street, Coleford

CX1: Land adjacent to the Pound Inn and A39, Coxley

DT1: Land adjacent to the eastern edge of Ditchheat

DT2: Land at Back Lane, Ditchheat

DR1: Land at Westfield Lane, Draycott

ML1: Land at Park Hill, Mells

~~NSP1: Land off Mackley Lane, Norton St Philip~~

NN1: Land at Green Pits Lane, Nunney

SS1a: Land East of Frog Lane, Stoke St Michael

WM1: Land south of Roughmoor Lane, Westbury Sub Mendip

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[Appendix 1](#): Glossary of Terms

[Appendix 2](#): Saved Policies

Explanatory Note

Revisions to Mendip Local Plan Part II following Statutory Review

16th December 2022

Norton St. Philip Parish Council v Mendip District Council (1) Secretary of State for Levelling Up, Housing and Communities (2) Lochailort Investments Limited (3) Redrow Homes Limited (4) Administrative Court (Planning Court) : Claim No: CO/323/2022

1. This Plan includes revisions to text, inset maps and policies following a Statutory Review in the High Court challenging parts of the adopted Mendip District Council Local Plan Part II Sites and Policies.
2. The Judgement of Hon. Mr Justice Holgate was handed down on 16th December 2022. It is accompanied by an Order directing the Council to make revisions to this Plan. Copies of both these documents can be found online.
3. Two grounds of challenge to the adopted Plan were upheld by the Court relating the housing sites allocated in the north-east of the district. These sites have been remitted back to Mendip District Council. The relevant policies and supporting text are deleted from the adopted Local Plan Part II and are shown as 'struck-out' of this document. No weight or regard can be given to these policies or their supporting in the determination of planning applications.
4. The policies which are subject to the Order and struck out are:

Policy MN1	Land at White Post, Midsomer Norton
Policy MN2	Land at Underhill Lane, Midsomer Norton
Policy MN3	Land east of the A367, Midsomer Norton
Policy BK1	Land off Great Dunns Close. Beckington
Policy NSP1	Land off Mackley Lane, Norton St Phillip

Consequential changes from the deletion of these policies have also been made to Section 3 of this Plan (Housing Land) including adjustments to summary tables of allocations and dwellings to be delivered over the plan period.

5. Development and allocation policies in the remainder of Local Plan Part II remain as adopted on 20th December 2021.

1. Introduction

The Purpose of the Plan

1.1 The Local Plan is split into two parts. The first stage, Local Plan Part I, took effect on 15th December 2014. It sets out how much land for housing and employment will be needed and the sorts of places where it will be acceptable for it to be located. It also identifies a number of “strategic” development sites.

1.2 The purpose of Mendip District Local Plan Part II - Sites and Policies is to:

- Identify and allocate additional sites for housing to meet the requirements for affordable and market housing set out in Local Plan Part I;
- To ensure that there are sufficient sites to enable a rolling five-year supply of housing land in the district and to meet the housing delivery test;
- To review and allocate additional employment land to support economic development;
- To review and update development limits around the towns and villages;
- To review and update the open and community space designations;
- To set out additional development management policies to meet objectives in Local Plan Part I and the National Planning Policy Framework.

Status of Local Plan Part II

1.3 Local Plan Part I (LPP1) and Local Plan Part II (LPP2) are complementary documents and should be read together. Local Plan Part I sets out a long-term strategic vision for the future of the district and sets out how Mendip District Council (the Council) intends to stimulate the development which the district needs, including housing, economic development and infrastructure. It puts in place a selection of policies to manage development in a manner appropriate to this district which generic national policies do not adequately cover.

1.4 Local Plan Part II allocates specific sites for development or for other purposes in line with the intentions of the policies in Local Plan Part I. Both the policies and the supporting text make up the statutory Development Plan for the purposes of determining planning applications. Local Plan Part II was adopted on 20th December 2021.

Relationship to other Planning Documents

1.5 Local Plan Part I establishes an overarching development vision and key objectives for the district. All other parts of the planning framework for the district must be aligned with its intentions in order that a coherent and consistent basis for decision making is in place.

1.6 Local Plan Part II identifies additional sites and sets out additional development management policies to meet objectives set out in Local Plan Part I and the NPPF.

- 1.7 In addition to the development plan, the Council may also produce Supplementary Planning Documents which will provide details of how policies in the development plan will be implemented in practice.
- 1.8 Neighbourhood Plans can be prepared by Parish and Town Councils and are an additional way in which sites and policies promoting development can be drawn up to reflect the needs of local communities. Once “made” Neighbourhood Plans have the same status in planning decisions as the Local Plan.
- 1.9 A schedule of the documents which make up the development plan for Mendip, relevant guidance and community plans is published on the Mendip website.¹

Supporting Documents

- 1.10 Local Plan Part II is supported by a number of background papers and statutory documents which are required as part of the development plan process. Documents that were published alongside the pre-submission consultation were:

- Sustainability Appraisal of Local Plan Part II
- Habitat Regulations Assessment
- Infrastructure Delivery Plan
- Equality and Diversity Impact Assessment

Documents published at submission were:

- An update to the Duty to Co-operate Statement
- Statement of Consultation

- 1.11 Background papers cover housing land and future supply.

Sustainability Appraisal

- 1.12 Sustainability Appraisal is a mandatory requirement and helps to ensure the objective of achieving sustainable development is fully considered in preparing plans. Sustainability Appraisal incorporates the requirements of the EU Directive on Strategic Environmental Assessment (SEA). The auditing process of the Sustainability Appraisal leads to more informed and transparent decision-making and helps to achieve the aims of sustainable development.
- 1.13 The Council have prepared a Sustainability Appraisal (SA) of the Plan. SA is iterative and integrated into the plan-making process, influencing the selection of site options and policies through the assessment of likely significant effects.
- 1.14 A SA report was published for consultation alongside the Pre-submission Plan and updated at submission and through the examination process. A summary of the SA process and revisions is contained in the SA adoption statement (Dec 2021)

¹ <http://www.mendip.gov.uk/lds>

- 1.15 Habitat Regulations Assessment (HRA) is required following a European Court of Justice ruling that land use plans should be subject to an appropriate assessment of their implications for European wildlife sites and protected species. These include Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) and species protected under regulation 10 of the Habitat Regulations 1994. An HRA was published alongside the Pre-Submission Plan taking account of Proposed Changes with supplementary updates associated with Main Modifications. The HRA has also been updated following Natural England advice of the impact of excessive phosphates on the condition of the Somerset Levels and Moors RAMSAR. An adoption version of the HRA (v4 December 2021) is available with this Plan. Recommendations in the HRA are incorporated into policy and development allocations.

Duty to Co-operate

- 1.16 The Plan is prepared under a legal 'duty to cooperate' requirement through the Localism Act 2011 which requires local authorities to work with neighbouring authorities and other prescribed bodies when preparing a development plan document. There are major proposals in the Part II plan which have cross-boundary implications.
- 1.17 The Council have been engaged with neighbouring authorities and statutory consultees throughout the preparation of the Local Plan Part I, which sets the framework for Local Plan Part II. The spatial strategy and level of development are considered to be strategic issues where the duty to cooperate has been addressed through Local Plan Part I.
- 1.18 There is an ongoing discussion with neighbouring authorities on their own development plans. There are no proposals in neighbouring districts which set out expectations for housing or employment growth in Mendip to meet the needs of neighbouring areas.
- 1.19 An updated statement on the Duty to Co-operate was prepared at Submission stage.

Infrastructure

- 1.20 A range of infrastructure providers have been consulted during the preparation of this plan. The Infrastructure Delivery Plan provides an overview of Infrastructure constraints at settlement and site allocation level. Advice received on specific sites has been included in the site allocation policies.

Equality and Diversity Impact Assessment

- 1.21 An Equality and Diversity Impact Assessment was published with the Pre-submission Plan. These assessments are a systematic way of examining whether new policies differentially affect any person or groups of people.

Consultation

- 1.22 Preparation of this Plan has involved three significant consultation exercises: a district wide Issues and Options Consultation; an informal consultation with parish and town councils on site options and a Pre-submission consultation in January 2018. Additional consultation took place on Proposed Changes in February 2019 which were examined with the Plan. Further information can be found in the statement of consultation. Additional consultation was undertaken on Main Modifications and Additional Main Modifications during the examination.

Policies Map

- 1.23 The Policies Map will be revised following adoption to include changes to development limits and other designations set out in this plan. Changes to the Policies Map are shown in schedules and versions of the Plan published at submission and at examination. This has included any revisions needed to correct errors or deletions to saved policy.

Implementation

- 1.24 Local Plan Part I contains a policy monitoring framework (in Appendix 2) which sets out indicators and topics against which monitoring will be reported.
- 1.25 Updates on housing/employment delivery and supply are published on the Mendip website including current five year housing supply.
- 1.26 A 'Delivery Action Plan' will be developed and published separately from Local Plan Part II. This will set out progress on major sites and specific measures to bring forward housing and employment delivery.

2. Policy Overview

National Planning Framework

- 2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF must be taken into account in the preparation of Local and Neighbourhood plans and is a material consideration in planning decisions. One of its core principles is that development should be genuinely plan-led, empowering local people to shape their surroundings, with Local and Neighbourhood plans setting out a positive vision for the future of the area. It is an objective of the NPPF to deliver a wide choice of high quality homes and to boost significantly the supply of housing.
- 2.2 A revised NPPF was published in July 2018 and was subsequently reviewed in July 2021. Local Plan Part II was submitted under transitional arrangements. The Council expects that significant policy changes will be addressed through a review of Local Plan Part I rather than this Plan (see Future Local Plan Review).

Mendip Local Plan Part I

- 2.3 National planning policy places Local Plans at the heart of the planning system and planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.
- 2.4 The Local Plan Part I is a district-wide plan which sets out a vision for the area, key objectives and a strategy for development over the plan period 2006 to 2029. The Plan was adopted in December 2014 and can therefore be treated as an ‘up-to-date’ plan for the area, prepared in accordance with the NPPF.
- 2.5 The Local Plan Part I identifies a number of objectives:
- To diversify and strengthen the local economy;
 - Providing new homes to complement economic growth and a growing population;
 - To improve accessibility by other means than the private car;
 - To maintain and enhance the quality of the local environment and contribute to mitigating climate change;
 - Infrastructure investment to meet the needs of the growing population and economy.
- 2.6 Local Plan Part I establishes a minimum target of **9,635** homes to be built in the district from 2006 – 2029 equating to development of **420** homes a year from 2011-2029. The Plan also identifies a settlement hierarchy which directs development to the five towns in Mendip and identifies ‘Primary’ and ‘Secondary’ villages where more limited development is appropriate. Core Policy 3 (CP3) sets out targets for the level of employment land which needs to be delivered across the district to meet the projected growth in jobs.

Mendip Local Plan Part II

- 2.7 The Mendip Local Plan Part II is not a new plan for the district and does not replace the Policies in the Part I Plan. However, the Part II Plan does provide clarification where appropriate and also addresses matters specifically highlighted for review at this stage in Local Plan Part I.
- 2.8 The Plan allocates sites for development over the same Plan Period which is 2006 - 2029.
- 2.9 The additional development management policies align and support the objectives of the Part I Plan. A number of policy areas were considered for inclusion in the Local Plan Part II but are considered to be more appropriate to be addressed in a future Local Plan Review. This will also take into account proposed changes made to the NPPF in 2018 and 2021.

Policy LP1: Future Development Plan Review

- 2.10 Local Plan Part II forms part of the Council's development plan timetable - the Local Development Scheme or LDS - which was agreed in January 2017.
- 2.11 Following adoption of this Plan, the Council is committed to undertake an immediate review of Local Plan Parts I and II updating strategic and non-strategic policies over a revised plan period.
- 2.12 The Local Plan Review will take into account the district housing requirement set by the standard method (Local Housing Need) and changes to the NPPF since the Part 1 Plan was adopted.
- 2.13 In recognition of the significant shortfall in Gypsy and Traveller pitches, at least one site will be allocated through the Local Plan Review unless a site has been identified in a separate document already submitted for examination.

Policy LP1: Future Development Plan Review

The Council commits to an immediate review of the Local Plan Part I and Part II. One or more documents will be produced which replace, revise or update adopted policies. The review of the Local Plan will commence within 2 months of adoption of the Local Plan Part II. The Council also commit to submit a successor development plan to the Planning Inspectorate within 3 years of commencement.

The replacement Mendip Local Plan will extend the existing Part I plan period by at least 5 years and as a minimum will review the following matters:

- **The housing requirement for Mendip and the housing supply needed to meet this need;**
- **Any unmet need arising from adjacent authorities;**
- **Employment land requirements for Mendip as identified through an updated comprehensive evidence base;**
- **Provision for Gypsies, Travellers and Travelling Showpeople (GTTS), to include at least one site to accommodate the needs of the Gypsy and Traveller community unless a site has already been allocated in a submitted development plan document; and**
- **An evidence-based assessment of highways and other infrastructure needs, in partnership with Somerset County Highways Authority and Highways England.**

3. Housing Land

Housing Requirements and Local Plan Part II

- 3.1 The housing requirement in Local Plan Part I provides the starting point for considering the delivery levels to be obtained from sites in this Plan. It also forms the basis for the calculation of the five year housing supply.
- 3.2 The Part I Plan establishes a requirement of 420 dwellings per annum over the period from 2011 to 2029. This was tested through the Local Plan examination and takes into account national household projections, assumptions about long term migration rates and other factors.

Strategic Housing Market Assessment

- 3.3 Since the Plan was adopted, the Council have published two studies which provide an updated picture of housing need in the district and the extent of the local Housing Market Area (HMA). The findings of these studies do not replace the adopted plan figure but are a significant consideration in assessing housing delivery through Local Plan Part II.
- 3.4 The conclusions of the Housing Market Area study² demonstrate that Mendip District can be treated as a self-contained HMA. This means that for practical purposes, Local Plans can continue to be prepared for the area to address housing need arising in Mendip without a specific need for joint planning with neighbouring areas.
- 3.5 The Strategic Housing Market Assessment (or SHMA)³ updates the Mendip Housing Needs study (mid 2011) and the 2011-based housing projections incorporated in Local Plan Part I. It provides an estimate of *Objectively Assessed Need* which is the level of housing required in a HMA before any constraints (such as planning policy or land supply) are taken into account.
- 3.6 The SHMA 2016 concludes that OAN can be considered as reasonable and justified within a range of 411 – 491 dwellings p.a. It also recommends that, as a starting point, a level towards the higher end of the range would be more robust. This takes into account sensitivity testing using alternative assumptions in the projections and a better alignment of housing with job growth.
- 3.7 In responding to the SHMA, the Council have taken the following approach as to how its outputs are used to inform Local Plan Part II.
- A recognition that while the findings in the SHMA represent the most up-to-date evidence on housing need, they have not been tested through an examination process and do not replace the adopted plan requirement.

² Housing Market Areas and Functional Economic Areas in Somerset (ORS) Sept 2015.

³ Mendip, Sedgemoor, South Somerset & Taunton Deane – Strategic Housing Market Assessment (Oct 2016), JG Consulting

- That the role of re-examining housing requirements is best considered through a Local Plan Review to follow Local Plan Part II;
- That at this stage, the SHMA findings provide a means to test the overall robustness of housing delivery rather than target setting.

3.8 The need to explore higher levels of development than Local Plan Part I also reflects the fact that the dwelling requirements are minima and that a significant proportion of housing needed over the plan period has already been built or is already committed. The Local Plan Inspector in examining Local Plan Part I also considered that there were likely to be sustainable options to increase housing delivery over the adopted plan figure.

3.9 This approach also aligns with the expectations of national planning policy to boost the supply of housing and is more likely to produce a ‘sound’ plan through examination.

Housing Supply Objectives

3.10 In terms of housing supply, there are a number of principal objectives to be delivered from the site allocations through this Plan. This takes into account national guidance and the policies and approach adopted in Local Part I. These are:

- To address the minimum requirements specified in Local Plan Part I;
- To support a rolling five year supply of deliverable land;
- To provide opportunities to increase delivery of affordable housing;
- To achieve a distribution of growth consistent with the spatial strategy;
- To explore an uplift in housing growth through testing of suitable sites.

3.11 It is considered these objectives can be addressed through the scope of Local Plan Part II and do not require a complete review of the spatial strategy.

3.12 The plan takes a site-based approach. This means assessing available and sustainable sites to address these objectives rather than revising district and settlement housing requirements.

Objective (a): Meeting minimum housing requirements specified in Local Plan Part I

3.13 LPP1 Core Policy 2 sets out that the district should accommodate at least 9,635 additional dwellings over the period 2006 to 2029. It also sets out minimum housing requirements for the main towns and Primary and Secondary villages. The residual levels of development to meet the district target are set out in the Housing Background Paper, which covers housing supply. In total, Local Plan Part II would need to provide 726 dwellings located in towns and villages with a residual requirement.

Objective (b): To help demonstrate a rolling five year supply of deliverable land

3.14 The NPPF requires that each Local Planning Authority demonstrate that there is a five year supply of deliverable sites for housing development. These are specific sites within the overall land supply where there is confidence that dwellings can be

delivered in a rolling five year period. Based on the adopted plan target, the requirement equates to demonstrating a supply of 2,055 dwellings (including a 5% buffer).

- 3.15 The five year supply figure is regularly updated through statements and monitoring reports published on the Council's website.
- 3.16 The allocation and release of sites in this Plan will make a significant contribution to maintaining a five year supply over the longer plan period to 2029 and particularly in Years 5 – 10 (from 2022-2027).
- 3.17 An assessment has been made of the likely timings of construction of the various supply sources to produce a trajectory of dwelling completions. Housing trajectories are site by site estimates of delivery and start and finish dates for a development. Combining housing trajectories for each settlement demonstrates that the plan can deliver in excess of five years supply of land to well beyond the timing of the next Local Plan Review⁴.
- Objective (c): To increase delivery of affordable housing**
- 3.18 Evidence from the 2016 SHMA re-iterates the need to make the maximum use of the development plan to deliver affordable housing and particularly housing for social rent. However, the expectations in the Part I Plan of increased delivery through small sites has been compromised by government policy to generally exclude sites under 10 units from contributing to delivery of affordable homes. Added uncertainties to the corporate plans of Registered Providers have also added to delays on securing and delivering homes on larger sites.
- 3.19 Policies in Local Plan Part I are intended to deliver 2,500 affordable homes over the plan period. The allocations identified in Tables 1 and 2 should contribute 747 affordable homes in compliance with Policy DP11. 1,201 affordable homes have been completed between 2006 and 2019. The housing trajectory, which includes sites allocated in this plan, together with existing and potential commitments should provide around 1,274 affordable homes to the end of the plan period in 2029 and 1,390, dwellings over the next 15 years. Additional affordable homes would also be expected from windfall sites.
- 3.20 A refreshed Somerset Housing Strategy will provide a basis for developing a policy response to housing need for specific groups – particularly the need for older-age households. It is considered there is sufficient flexibility within adopted Local Plan Part I policy for any revised Council's approach to be set out in Supplementary Planning Documents. If specific development management policies are required these will be included in the Local Plan review.

⁴ See Testing Housing Supply Background Paper which shows a provisional housing trajectory.

Objective (d): To achieve a distribution of growth consistent with the spatial strategy

- 3.21 The Part I Local Plan directs development to the five towns (Frome, Glastonbury, Shepton Mallet, Street and Wells) and a proportion to the 16 larger villages with local facilities (identified as Primary Villages) and a group of 13 Secondary Villages. A principle of this Plan is to allocate land to support this distribution.
- 3.22 The Plan allocations therefore focus on those settlements where land supply falls short of the minimum requirements. It also seeks to prioritise suitable and sustainable sites in the towns over village locations.
- 3.23 In addition to requirements for towns and the rural area, Core Policy 2 also identified a need to distribute a further 505 dwellings in towns and villages as a consequence of rolling forward the plan period to 2029 (see also para 4.21 in Local Plan Part I).
- 3.24 ~~Outside the five main towns, Local Plan Part I indicates (in para 4.7) that land on the edge of the district near Westfield, Midsomer Norton and Radstock could be identified to meet housing need in Mendip. This has resulted in additional allocations around Midsomer Norton (see section 10.6) and in Primary villages in the north/northeast of the district.~~

Objective (e): To provide for an uplift in housing growth

- 3.25 This Plan does not seek to review the adopted dwelling requirement as this will be addressed in the future Local Plan Review. However, the potential delivery from site allocations can be compared against the findings of the 2016 SHMA. For example, applying the highest level of OAN in the SHMA (490 dwellings per annum) over the plan period from 2014 – 2029 would result in a revised plan target of 10,685 dwellings – an uplift of around 11% on the adopted plan.
- 3.26 Table 3 shows that potential delivery based on the capacity of the site allocations in this Plan, together with other sources of supply could provide approximately 11,200 dwellings.

Primary and Secondary Villages

- 3.27 An important part of the spatial strategy is that there should be a proportionate approach to growth in the designated Primary and Secondary villages. However, a number of villages have seen significant additional development built or granted permission. This reflects the impact of a period where the Council was not able to demonstrate a five-year housing land supply.
- 3.28 The approach of this Plan is that further growth in these villages through planned site allocations does not reflect the adopted spatial strategy. The proposed site allocations reflect this principle by not identifying allocations in villages which have already fulfilled the requirements set out in Local Plan. However, small residential development schemes on sustainably located sites within all Primary and Secondary Villages, will in principle be acceptable, subject to environmental and infrastructure

considerations and impact on the living conditions of neighbouring residential occupiers.

- 3.29 Monitoring data at a district level indicates a marked shift in the balance of housing delivery to the rural area. This supports the case for the emphasis of this plan to be on allocations in the Mendip towns. The residual housing numbers quoted for villages in the Plan are based on 2017 surveys.

Other Villages

- 3.30 In preparing Local Plan Part II, the Council have considered the impact of the spatial strategy on settlements which are not identified as Primary or Secondary villages. These settlements lack the range of facilities and services to be considered as sustainable locations for growth – although housing can come forward under the exception policy (DP12) to meet local affordable need. Policy DP24 which promotes single-plot exception sites, will provide additional flexibility in these settlements for lower-cost market housing.
- 3.31 The Council intends that a review of the rural settlement hierarchy is best accomplished through the future Local Plan Review. This would allow for a comprehensive district-wide re-assessment of transport and other relationships between villages and the main towns. This cannot be achieved through promoting or demoting individual villages in the hierarchy in Local Plan Part II.
- 3.32 The Council continues to monitor the level of services and facilities in smaller settlements, and this can be taken into account in deciding individual development proposals. Further information can be found on the Development Monitoring page of the Council website.

Steps in the Selection of Sites

- 3.33 The identification and selection of sites in this plan has followed a structured approach.

Starting Point - Land available for development (the HELAA)

- 3.34 All councils are required to maintain a register of land that has been put forward for Development. This is referred to as the **Housing and Employment Land Availability Assessment (HELAA)**. HELAA sites provide a starting point for development but this does not mean any particular site is developable or suitable for development; either in part or whole.
- 3.35 Housing sites not included in the HELAA may possibly be capable of development. However, because neither a developer nor landowner has promoted the site as available, these sites cannot generally be considered as options in the site allocations process. As the HELAA tends to be focused on greenfield land, a more flexible approach has been taken for employment sites and more complex sites such as those in town centres.

Stage 1: Appropriate Areas for Growth

- 3.36 The settlements suitable for development are defined in the Spatial Strategy - Core Policy 1 of the Local Plan Part I. This includes the five principal settlements of Frome, Glastonbury, Shepton Mallet, Street and Wells, alongside the Primary and Secondary villages. No allocations were proposed outside these settlements. ~~Allocations on the boundary of Mendip and Bath & NE Somerset were made through the examination process.~~

Stage 2: Initial Sift - High level Assessment

- 3.37 Those sites put forward by landowners and developers for inclusion in the 2014 HELAA were the subject of an initial desktop assessment. This was to establish whether sites were subject to constraints which would rule out housing development for example being located within Flood Zone 3; within a Special Landscape Feature; very steep topography etc.
- 3.38 A number of sites from the HELAA were ruled out at this stage and the results were published as part of the Issues & Options Consultation Document in 2015. A number of new sites were put forward as part of the consultation process and an opportunity was provided for landowners to submit further evidence.

Stage 3: Sustainability Appraisal of suitable sites

- 3.39 The sites that were considered suitable after the initial sift of Stage 2, alongside the new sites put forward through the Issues & Options Consultation, were then subject to Sustainability Appraisal (SA). The SA framework contains a series of objectives that cover the likely environmental, social and economic effects of development. The performance of each site was assessed against each of the objectives using a consistent set of decision aiding questions. The sustainability appraisal used common evidence and the process ensures a transparent, consistent and equitable comparison of all reasonable alternatives.
- 3.40 The appraisal process ruled out some sites and left a number of sites considered to be suitable as preferred options. Further information is set out in the Sustainability Appraisal.

Stage 4: Informal consultation on Preferred Options

- 3.41 In those settlements where allocations were required an informal consultation on the preferred options took place with Town and Parish Councils from December 2016 – February 2017. Where a choice needed to be made between a number of preferred options the views of the Town and Parish councils, alongside views expressed by respondents to the 2015 Issues & Options Consultation, were taken into account in choosing a site for allocation.

Stage 5: Review of draft plan allocations

- 3.42 The preferred options were reviewed, informed by high level assessments from infrastructure providers, additional ecological advice and the Habitat Regulations Assessment. Broader judgements on the role of development sites to fulfil district

growth objectives, community aspirations and policies in neighbourhood plans were also taken into account in the shortlisting of sites.

3.43 An assessment has also been made as to whether preferred sites were capable of delivery taking into account policy obligations such as affordable housing and necessary infrastructure. Further information is contained in the Infrastructure Delivery Plan.

3.44 The potential level of housing delivery from shortlisted sites was compared with the higher growth targets indicated by the findings in the SHMA and the overall level of uplift was tested through the Sustainability Appraisal. This assessment supports the position that growth objectives can be achieved within the principles set out in the adopted Local Plan Part I.

Summary of Site Allocations

3.45 Sites for housing or housing-led development in the Mendip Towns ~~and around Midsomer Norton~~ are identified in Table 1. The sites are allocated to support the role of these centres, increase delivery of affordable housing and ensure a rolling five-year housing land supply. The selection of sites has been informed by Sustainability Appraisal, housing delivery and community objectives.

3.46 The specific requirements and the form development will take are described in the individual site allocation policies in the Settlements chapter of this Plan. This is to ensure they are each appropriate in scale and character to their location and in accordance with Local Plan Part I and national policy.

3.47 A Future Growth Area is identified in Street. This is to provide flexibility in determining the extent of development and strategic open space which will come through master planning work. This is explained in Policy ST3.

3.48 The Future Growth Area in Frome identified in Local Plan Part I is not being retained and will be reassessed as part of town-wide options in the future Local Plan Review.

Housing Site Allocations in Primary and Secondary Villages

3.49 The housing sites in Table 2 are allocated in Primary and Secondary villages in Mendip. The sites are allocated to achieve the objectives of the spatial strategy and to meet the village development requirements set out in LPP1.

3.50 The selection of sites was informed by the Sustainability Appraisal which accompanied the development of the Plan.

3.51 The specific requirements and the form each development will take are described in the individual site allocation policies in the Settlements chapter of this Plan. This is to ensure they are each appropriate in scale and character to their location and in accordance with Local Plan Part I and national policy.

Additional Sources of Housing Supply

- 3.52 In addition to the allocations made in this Plan, additional housing delivery will come forward through a number of planning policy measures and initiatives. These include:
- Sites allocated through Neighbourhood Plans;
 - Rural exception sites including the introduction of a single-site exception policy;
 - Sites for self-build and custom-build housing;
 - Specific redevelopment opportunities and windfall conversions in the towns;
 - Rural windfall from infill in Primary/Secondary villages and conversions of agricultural buildings.

Brownfield Land

- 3.53 A number of brownfield sites are allocated in the towns for housing or mixed use. Some brownfield sites in employment use have not been allocated, reflecting a strategic need to retain land for economic development purposes in central locations.
- 3.54 Land at Saxonvale, Frome has recently been acquired by the Council. A planning application for mixed use redevelopment has been approved in principle.
- 3.55 The Council is required to publish a brownfield register which identifies policy-compliant sites which are suitable for housing-led development and which have not started. Nearly all of these sites are existing commitments and already included in the housing trajectory. The Council will continue to explore options and invite suggestions for brownfield sites through the consultation process on the Local Plan review and other initiatives.

Table 1: Site Allocations in Mendip/Other Towns

Settlement	Local Plan Part II Policy Reference	HELAA Site Ref	Minimum Dwellings
Frome			
Saxonvale ^(*1)	FR1	FRO009	250
Land N and S of Sandy's Hill Lane	FR2	FRO152M	250
Land S of Little Keyford & The Mount	FR3a	FRO001/150/150a	325
Little Keyford	FR7	FRO004	20
Glastonbury			
Highway Depot & Avalon Motors	GL1/1a	GLAS001/1a	67
Allotments, Lowsides Lane	GL2	GLAS119	50
Frogmore Garage	GL3	GLAS027	25
Lintells & Avalon Garage	GL4	GLAS055/GLAS121	25
Street			
Land West of Somerton Road	ST1	STR003	280
Land adj Street Cemetery	ST2	STR137	32
Land West of Brooks Road – MDA ^(*2)	ST3	STR001/WAL026	400
Wells			
Land off Bubwith Walk	WL1	WELLS044	120
Wells Rugby Club	WL2	WELLS094	80
Tincknells Depot	WL4	WELLS116M	25
Land of Elm Close	WL5	WELLS084	100
Total Dwellings			2049
^(*1) Revised boundary from land allocated in LPP1 Policy CP6b			
^(*2) Main Development Area shown in Policy ST3 – revised boundary from LPP1 Allocation CP8a			
^(*2) Policy ST3 – Capacity of Future Growth Area to be confirmed through masterplanning			

Table 2: Allocations in Primary and Secondary Villages

Settlement	Site Name	Local Plan Part II Policy Reference	HELAA Site	Dwellings in allocated sites
Binegar & Gurney Slade	Land Off Station Road	BG1	GS001	11
Butleigh	West View, Sub Road	BT1	BUT003	25
Coleford	Land s.o Recycling Centre	CL1	COLE024	21
Coxley	Community Centre	CX1	COX030	
Ditchheat	Land on Edge of Ditchheat	DT1	DIT008	16
Ditchheat	Land at Back Lane ^(*1)	DT2	DIT009	0
Draycott	Land N of Westfield Lane	DR1	DRAY004a/22	33
Mells	Part Hill House, Woodlands End	ML1	MELLS002	4
Nunney	Land at Green Pits Lane	NN1	NUNN01a	70
Stoke St Michael	Land East of Frog Lane	SS1	SSM009	30
Westbury Sub Mendip	Land S. of Roughmoor Lane	WM1	WSM006	40
Total				250
^(1*) granted permission and shown as '0' to avoid double counting in Tables 3 and 4				

Summary of Potential Delivery in Local Plan Part II

- 3.56 The proposed allocations in this Plan provide 1,776 additional dwellings over the Plan period to 2029. Together with the remaining sites identified in LPP1 (1,150 dwellings), the combined site allocations will provide 2,916 dwellings.
- 3.57 Table 3 shows delivery by settlement over the plan period to 1st April 2019, and the level of commitments, site allocations and other developable sites as at 1st April 2019. This does not include windfall development or housing which may come forward in the Future Growth Area in Policy ST3.

Table 3: Summary of planned growth 2006-2029 ^(*)

Net Dwellings	Completi ons	Commitments		Part I & 2 Plan Allocations	Other sites	Planned Growth
	2006-19	Started	Not Started			
Frome ^(*)	1502	195	294	845	44	2880
Glastonbury	636	142	91	167	0	1036
Street ^(*)	803	52	13	712	0	1580
Shepton Mallet	727	5	181	600	30	1543
Wells	802	312	309	345	0	1768
Primary Villages	750	75	126	236	24	1211
Secondary Villages	386	38	109	11	0	544
Other villages & Countryside	527	113	123		20	783
Total	6133	932	1246	2916	118	
^(*) includes sites part allocated in Local Plan Part I – Saxonvale (FR1) and Land west of Brooks Road (ST3)						
^(*) delivery from allocations scheduled to commence in remaining plan period 2019 - 2029						

- 3.58 Table 4a compares the level of planned growth by settlement to the minimum requirements in the adopted Part I Plan. Frome has the highest level of growth reflecting the availability of preferred options and other sites. Glastonbury is particularly constrained. The uplift in the rural area from Local Plan Part I reflects the impact on unplanned growth in villages when the Council was not able to demonstrate a five year supply.
- 3.59 Planned growth is expected to deliver a total of 11,345 dwellings which equates to a 15% uplift over the minimum district requirement of 9,635 dwellings in the Local Plan Part I.
- 3.60 Table 4b illustrates dwelling delivery from planned growth and windfall over the 5-year period (2019 – 2022) and from Years 6 – 10 and then beyond the plan period.

Table 4a: Planned uplift from settlement requirements in CP2

Dwellings	CP2 Minimum Requirement 2006 – 2029	Planned Growth 2006 – 2033/34 (*1)	Change from Policy CP2
Frome	2300	2880	25%
Glastonbury	1000	1036	4%
Street	1300	1580	22%
Shepton Mallet	1300	1543	19%
Wells	1450	1768	22%
Villages & rural	1780	2538	43%
Total	9635 (*2)	11345	15%
Windfall 2020/21-2029 (*3)		900	
Total uplift	9635	12245	27%
Source: Mendip Housing Trajectory (November 2019)			
(*1) Includes completions to 2019 plus + delivery from commitments, LP1 and LP2 allocations and developable sites to 2029			
(*2) Total includes unallocated 505 dwellings			
(*3) Estimated at 100 dwellings per year			

Table 4b: Mendip Housing Trajectory by 5 year Periods

Settlement	5 year period 19/20 – 23/24	Remainder of Plan Period 2024/25 – 2028/29	Beyond Plan period 2029/30 – 2033/34	Total
Frome	648	710	20	1378
Glastonbury	233	105	62	400
Street	207	430	140	777
Shepton Mallet	202	356	258	816
Wells	641	305	20	966
Primary Villages	225	214	22	461
Secondary Villages	147	11	0	158
Other villages/countryside	245	11	0	256
Total Planned Growth	2548	2142	522	5212
Windfall allowance	400	500	500	1400
Total Growth with Windfall	2948	2642	1022	6612

- 3.61 A Sustainability Appraisal (SA) has been undertaken to consider the cumulative impacts of the uplift in the towns and in the district resulting from the allocation of all of the preferred options sites. While some impacts are highlighted, these are considered acceptable provided mitigation is provided on the individual sites.
- 3.62 The SA also compares the impacts of the allocation of all the preferred sites in Frome, Glastonbury, Street and Wells against an option of just meeting the minimum housing requirements in Local Plan Part I. However, this approach would not achieve the objective of delivering a rolling five-year supply over the plan period. The SA concludes that the impacts of uplifts proposed are not so significant that the lower growth option should be preferred.

4. Employment Land

Mendip Economic Development Strategy (EDS)

- 4.1 The supporting text to Core Policy 3 emphasises the Council's 'open for business' approach which was introduced with the Council's Economic Development Strategy (EDS) in 2013. This strategy has now been refreshed involving engagement of businesses, town councils, chambers of commerce and key site owners. The strategy includes a Baseline Conditions Survey (August 2016) which provides an up to date socio-economic picture for the district.
- 4.2 The strategy also links to addressing objectives in the Somerset Growth Plan and broader regional strategies in the LEP area.
- 4.3 The Mendip EDS identifies a number of high level issues which relate to future planning for employment land. These include:
- Identification of additional land in Frome, Wells, Shepton Mallet and Glastonbury;
 - Promoting regeneration opportunities in the Mendip town centres;
 - Making positive use of planning measures to support local economic growth;
 - Increasing the supply of 'starter' and 'grow-on' space; and
 - Increasing the availability of sites and premises for 'foot-loose' business enquiries.
- 4.4 The strategy reports on the significant revival in interest, development activity and investment on the main serviced employment sites at Morlands Enterprise Area (Glastonbury), Commerce Park (Frome), Cathedral Park (Wells) and the Street Business Park. In addition, land allocated at Dulcote Quarry is now being developed as a food production campus. A new brewery has recently been approved on the Royal Bath & West Showground which forms part of a 10ha enterprise area focused on agri-food businesses. This area benefits from streamlined planning via a Local Development Order.

- 4.5 The reduction in land availability on the main serviced employment sites supports the case for additional allocations in this Plan.

Issues Raised through Consultation

- 4.6 There was a limited response during the issues and options consultation in terms of promoting employment land or wider representations related to the local economy. The key issues which emerged are:
- The need to retain village employment sites, support established businesses and address local accessibility issues associated with some sites;
 - The need to address availability of accommodation for start-ups, microbusinesses and small business in the towns;
 - The loss of traditional manufacturing sites to housing redevelopment;
 - That the adopted plan greatly underestimates the need for additional supply in Frome;
 - The need for Broadband Infrastructure to support the rural economy;
 - A need for more business park accommodation for design/high tech companies.
- 4.7 A number of sites were promoted through the Local Plan Part II for employment or mixed use which have been considered through the Part II process.

National Planning Context

- 4.8 The stock of employment sites and premises remain under pressure for redevelopment to housing. National planning policies seek to accelerate this process with the introduction of the Brownfield Register and permitted rights to convert office and industrial space to housing.
- 4.9 A number of factory and other employment sites have been redeveloped over the plan period for housing. However, since 2006 there has been a net gain in employment land reflecting the permissions granted on the major serviced sites.
- 4.10 Going forward, there remains a need to retain employment stock across the district and identify opportunities for further growth.
- 4.11 A Supplementary Planning Document has been revised and adopted providing guidance on marketing which includes employment sites. This is intended to ensure that their employment potential has been fully explored. It is also of note that not all employment sites with permission for redevelopment have been implemented with a number being re-let or acquired for continuing business use.

A Strategy for Employment Land in Mendip

4.12

Drawing on the Economic Development Strategy, the following objectives have been identified in relation to planning for employment uses through allocations and policy approaches:

Employment Land Objectives	
<u>Land</u>	<ol style="list-style-type: none">1. To support the continued development and take-up in the major serviced employment sites in the district (Cathedral Park, Street Business Park, Morlands Enterprise Area, the Bath and West Showground site and Commerce Park) and increase provision of high quality space in the plan period;2. To retain the integrity of productivity of Mendip's established employment areas in the towns and rural areas. To encourage extensions where appropriate, new investment, increased intensity of use and accessibility and quality of stock;3. To recognise the role and need for affordable and lower quality premises and sites often associated with non B1, B2 and B8 uses;4. To use the Local Plan and other strategies to identify, and allocate where appropriate, a 'portfolio' of sites and locations suitable for local and inward investors in towns and rural locations;5. To support and encourage development proposals, masterplans and development briefs which include mixed use and replacement employment where sites are redeveloped;6. To identify and seek to retain employment uses in locations important to local vitality – particularly in town centres and villages; and7. To develop options for long term growth to be taken forward in the future Local Plan Review. This includes development work associated with future bids for major road projects.
<u>Sector Priorities and Specialisms</u>	<ol style="list-style-type: none">8. To encourage proposals which support the visitor and tourist economy, including facilities for businesses, training and conference accommodation;9. To build on local sector specialisms such as food, agri-business and related sectors;10. To boost local entrepreneurship through particular support for initiatives and development proposals which include provision for start-up business, 'moving on' space; and11. To engage and respond to the land and accommodation requirements of local employers and businesses to retain and expand jobs in the district.

Employment Land Requirements and Balance of Supply

- 4.13 Outside the town centres, the main employment and commercial areas in the district total around 340 ha. The main established employment areas are listed in Section 13.
- 4.14 Core Policy 3 (CP3) in the Local Plan (Supporting Business Development and Growth) sets out a requirement for traditional business and employment space of 62ha (from 2006-29). The requirements are drawn from economic projections (at town level) and additional local market factors derived from business surveys. The adopted requirements are considered sufficiently robust for the purposes of this Plan and it is not proposed to update the town-based projections at this stage. Further evidence-base work on the local economy will be undertaken as part of a future Local Plan Review.
- 4.15 Policy CP3 provides a general indication of the quantum of business and employment land to be identified over the Plan period. The supply 'balance' also links to Policy DP20 which allows for redevelopment of land but seeks compensating employment provision where sites are lost to other uses.
- 4.16 Table 5 summarises the land allocated in this plan for employment sites of around 18 ha. Together with commercial space allocated at Saxonvale (Policy FR1), these will support the employment land requirements in Core Policy 3. The specific requirements and the form each development will take are described in the individual site allocation policies in the relevant settlement chapter.

Table 5 – Employment Allocations

Settlement	Policy Reference	Location	Ha
Frome	FR2	Land E & W of Sandy's Hill Lane	4.5
Frome	FR8	Land at Marston Gate	1.4
Shepton Mallet	SM1	Land off Fosse Lane, Shepton Mallet	7.5
Glastonbury	GL5	Land at Morlands	0.6
Street	STR4	Land south of Street Business Park (identified as a Future Employment Area in Local Plan Part I)	4.3
			18.3

- 4.17 Table 6 provides a summary of net changes in employment land taking into account the allocations made in this plan. It shows a limited level of surplus land in Frome, Shepton Mallet and Wells and deficits in Glastonbury and Street. However, other factors need to be taken into account in assessing these requirements.

- The requirements do not take account of the established employment stock;
- The loss of a single large site can quickly change the balance of surplus/deficit supply (as they are nearly all under 5ha);
- Gains in floorspace reflect a variety of uses coming forward on identified estates (such as hotels or retail) and therefore under-estimate provision specifically for traditional employment uses;
- There is no allowance for further reductions on employment land through housing redevelopment; and
- In practical terms, land is not available to satisfy business enquires coming to Mendip.

4.18 The Council have therefore sought to identify Future Employment Growth Areas to address its wider employment land objectives. This will be implemented through Policy DP25.

Table 6: Balance of Employment Land Supply v. Requirements in Policy CP3

	Frome	Glastonbury	Shepton Mallet	Street	Wells
Policy CP3 Requirement (Hectares)	20.2	6.5	14.4	9.9	11.1
Net change in employment land (1/4/06 – 31/03/16)**	10.25	1.90	1.88	1.80	-6.82
Net change in extant gains and losses of employment land as at 01/03/2016	9.37	-2.13	0.44	1.84	10.44
Changes in sites from 01/04/2016	-1.5	1.4			
Bath and West showground Enterprise Area			10.1		
Dulcote Quarry					10.5
Promoted land allocations in LP Part II	5.6	0.6	7.5	4.3	0
Employment Land Supply	23.72	1.77	19.92	7.94	14.12
Balance of Supply (Ha)	3.52	-4.73	5.52	-1.96	3.02

** Includes adjustments for site with compensating employment provision

5. Open Space

Local Green Spaces

- 5.1 A Local Green Space (LGS) is a designation which can be made through Local or Neighbourhood Plans. Designation as a LGS provides similar protection to that of the Green Belt.
- 5.2 LPP1 Policy DP2 designates Open Areas of Local Significance and indicates that consideration will be given to whether these sites are designated as Local Green Space in LPP2. Following the Examination, a review of the approach to Local Green Space designation is required and, in addition to consideration in Neighbourhood Plans, this will be carried out in the future Local Plan Review.
- 5.3 LPP1 Policy DP2 will continue to provide guidance on the protection of open spaces.

Sport and Recreation

- 5.4 LPP1 Policy DP16 covers open spaces and green infrastructure. These areas are identified on the adopted Local Plan Part I Policies Map. Additional recreation grounds have been identified as a result of consultation with Town and Parish Councils.
- 5.5 The following sites subject to DP16 are added to the Policies Map:
- Sports Ground, Chilcompton
 - Feltham Lane playing fields, Frome
 - Allotments, North Parade, Frome
 - Horrington Cricket Club, East Horrington
 - Millfield senior school playing fields, Street
 - West Pennard Primary School
 - Greenbank Swimming Pool, Street
 - Tennis Courts, Beckington
 - Church Meadows, Baltonsborough
 - Allotments, Stoke St Michael
 - Whatley Field, Whatley
 - Jubilee Field, Easton
 - Thorndun Play Park, Glastonbury
 - Bowls club, tennis club and allotment, Collet Park, Shepton Mallet
 - Play area and allotments at Goodeaves Close, Coleford
 - Play area at Roman Way, Coleford
 - Cricket Field, Ditchat
 - Meadow Lane play area, Walton
 - Eastmead Lane Allotments, Walton
 - Frome Showfield, Frome
 - Allotment Gardens, Walton

- 5.6 LPP1 Policy DP16 sets out strategic policy for open spaces, recreation space and spaces for sporting activity. A comprehensive assessment of sporting need, using the methodology set out in Sport England’s “Assessing Needs and Opportunities, Guide for Indoor and Outdoor Sports Facilities” will be addressed as part of a future Plan Review.
- 5.7 The Council will prepare a formal Supplementary Planning Document on open space, sports and recreation to provide more detailed guidance on the implementation of LPP1 Policy DP16.
- 5.8 Three areas of land (two in Frome and one in Street) which were identified for playing field extensions in the Mendip District Plan 2001 and retained as saved policy, no longer need to be retained⁵.

⁵ Policy F10 and S&W9

Development Policies

6. Self & Custom-Build Housing

- 6.1 A self-build project is defined as one where the occupier is directly involved in the design and construction process. The self-builder need not physically construct the house but can arrange a contractor to carry out the work. A custom build project is one where the occupier works with a specialist developer to deliver the home.
- 6.2 The Government is committed to delivering Custom and Self-Build housing. In the 2017 Housing White Paper, the Government reaffirmed their commitment to unlock the growth potential of this sector and double the number of Custom and Self-Build homes by 2020.
- 6.3 Since April 2016, local authorities have been required to hold a register of people who want to acquire serviced plots of land in their area for Custom and Self-Build housebuilding. The Government has subsequently brought forward further legislation requiring local authorities to make sufficient suitable land available for self and custom build housing to meet the demand on their register within three years.
- 6.4 Self-build provides the opportunity to introduce another form of more affordable housing for local people in the rural parts of the district.
- 6.5 Monitoring of small sites indicates there are a significant number of self/custom build projects in Mendip, particularly involving replacement dwellings or conversions of rural buildings. However, these are generally plots or development opportunities which are not affordable to households on the self-build register. Opportunities to use the Council's own land are limited. There is no general exception policy to permit self-build dwellings in open countryside. The Council will support self-builders through:
- 1) Encouraging proposals on allocated and windfall sites to include custom-build properties or serviced plots;
 - 2) Allocation of site FR7 in Frome for self-build;
 - 3) The identification of specific sites for plots through the Local Plan Review and a call for sites;
 - 4) The introduction of an additional affordable housing policy (DP24) to encourage self-build homes for local people in housing need in rural parts of the district.
- 6.6 The purpose of DP24 is to meet a specific need to deliver rural affordable housing for those that cannot otherwise afford to live in areas where they have a strong local connection. Self-build provides a mechanism for applicants to build their own affordable home. In common with LPP1 Policy DP12: Rural Exception Sites, the homes will be secured at a discount in perpetuity, but DP24 sites will be for home ownership rather than rent.

- 6.7 Supplementary guidance to support the implementation of Policy DP24 will be prepared by the Council in due course.

Policy DP24: Single-plot Exception Sites for Self & Custom-Build

As an exception to normal policy for the provision of housing set out in Core Policies 1 and 2, permission may be granted for single affordable self-build and custom build dwellings in locations adjoining rural settlements where the following criteria are met:

Eligibility:

- Applicants must demonstrate to the satisfaction of the Council that they are in housing need and are unable to identify or afford a suitable alternative home currently available for sale on the open market in the local area or within 5km of the proposed site (excluding major settlements). Applicants must also demonstrate a strong local connection to the settlement.

Housing need is demonstrated where the household unit has no independent home of its own, or is renting and would like to become an owner-occupier, or occupies accommodation deemed by the Council to be unsuitable for either their current or reasonably foreseeable future needs for some other reason.

Location:

- Exception sites must be demonstrably part of, or adjacent to, a recognisable named settlement. It does not apply to the main towns. Sites that do not lie in a settlement, constituting isolated or sporadic development, or which would adversely affect an AONB, landscape character, local historic or rural character (for example due to an elevated, exposed or other prominent position) are not considered acceptable.

Design and Scale:

- The dwelling size will not normally be permitted to exceed 140 square metre gross internal floor space or occupy a plot of more than 0.1ha.
- Development must be in harmony with the character of the area, of a suitable design which is appropriate to its location.

Future Occupation

To ensure community benefit going forward, appropriate mechanisms must be in place to ensure dwellings remain affordable in perpetuity.

All sites will be assessed on an individual basis and be subject to the same considerations as other developments with regard to access, sustainable design, ecological networks, greenbelt and mitigation for effects on protected sites – including phosphates etc.

7. Employment Allocations

- 7.1 Local Plan Part I contains specific policies which address opportunities in the town centres and key serviced estates. However, given the pressures for redevelopment of employment land to other uses, there is a need to identify and retain where possible the established employment and commercial areas to support economic development in the district.
- 7.2 Policy DP25 is intended to give weight to retaining and expanding a mix of job opportunities on individual sites and clusters of business premises, support co-ordination, investment and maintain their vitality. The established employment areas include a range of uses (industrial, commercial, sui generis and retail) but exclude freestanding supermarkets. Specific redevelopment proposals will be assessed against LPP1 Policy DP20: Reuse of Employment Sites.
- 7.3 The established employment sites are part of the Council's Employment Land Strategy referred to in Local Plan Part I – Core Policy 3. Proposals for redevelopment or change of use for individual premises/proposals within these areas will continue to be assessed against adopted Policy DP20. The Council have adopted a Marketing and Business Evidence Supplementary Planning Document (SPD) to support proposals for redevelopment.
- 7.4 Established Employment sites which are subject to Policy DP25 are listed in Table 8 and shown on the settlement maps. Sites not associated with a settlement are shown in Appendix 1. A number of rural sites in environmentally sensitive locations – mainly connected with peat, biofuels and wood processing activities – are not identified. In these cases, the Council will seek to work with landowners and operators to promote and encourage sustainable and appropriate uses. The Council intends to retain the notation for employment sites identified in LPP1 as 'Employment Areas with Future Capacity'.

Future Employment Growth Areas

- 7.5 Future employment growth areas are identified as locations which have potential for employment development over the plan period. These sites are indicative rather than formal allocations as further work will be required to assess need and prospects for delivery. The Council will work with landowners and other partners to explore their potential for development. These will need to take into account the environmental and amenity policies in LPP1 (including noise and air quality). Development proposals should exclude 'town centre' uses.
- 7.6 The Council expects that Future Employment Growth Areas identified in the Plan and other proposals should come forward through development briefs or masterplans. Boundaries of Future Employment Growth areas are shown on the Policies Map. In addition to these locations, zones beyond the allocated Enterprise area but within the

Development Framework of the Bath and West showground may provide opportunities for built employment-related development in the Plan period.

Table 7: DP25 – Future Employment Growth Areas

Settlement	Location	Uses	Ha
Frome	Land east of Commerce Park	B1, B2, B8	7.02
Nunney Catch	Land at Nunney Catch Roundabout	Distribution	1.27
Wells	Land south of St Cuthberts Mill	B1, B2, B8	7.01
Street	Land N of the Westway	B1, B2, B8	2.20

Policy DP25: Employment Land

The Council will support proposals which maintain the integrity of, and support investment in, jobs, premises and infrastructure within the established employment areas which are listed in Table 8 and shown on the policies map. Specific allocations of land for employment use are set out Table 7 of this Plan and in the settlement chapters. This forms part of the Council's Employment Land Strategy

Future Employment Growth Areas are identified on the policies map to support the Employment Land Strategy and the Council's economic development objectives. The Council will explore the potential for additional sites in the following locations:

- Adjacent to existing employment areas which have the potential for extension;
- Locations on the fringes of the main towns;
- Accessible locations close to the primary highway network;
- Locations which support investment or growth of established businesses in the district.

The release of land in identified Future Employment Growth Areas will be supported through proposals which:

- a) Deliver office and industrial space (B1, B2, B8); and
- b) Do not compete with, or have an adverse effect on, town centre uses; and
- c) Comply with the amenity, design and environmental policies in LPP1; and
- d) Demonstrate the site can be safely accessed and traffic generation can be safely accommodated on the road network; and
- e) Seek to maximise opportunities for access by sustainable transport modes.

The requirements relating to proposals for change of use to non-employment sites are set out in Mendip District Council's Marketing and Business Evidence SPD to support Planning Applications, and especially in Section 4.

Table 8: DP25 – Established Employment Sites

Sites in or near Mendip Towns*	Ha Gross
Marston Trading Estate	26.2
Commerce Park, Frome	26
Fosse Way Trading Estate, Shepton Mallet	15.3
Wirral Park – Beckery Road, Glastonbury	14.5
Crowne Trading Estate, Shepton Mallet	11.2
Clarks Head Office & Distribution Centre	10.2
Royal Bath and West Showground Enterprise Area	10.1
Bighams Foods, Dulcote Quarry, Wells	10.1
Cathedral Park & Cold Store site, Wells	8.7
Morlands Enterprise Area, Glastonbury	8.3
Kilver Street	7.8
Wirral Park – Dyehouse Lane, Glastonbury	7.1
Wirral Park – Wirral Park Road, Glastonbury	6.7
Staplemead (north Frome)	6.6
Street Business Park (Phase 1), Street	5.9
Wessex Fields	4.3
Station Yard, Haybridge	4.3
Tor Quarry, Dulcote, Wells	3.6
St Cuthberts Mill, Wells	3.4
Underwood Business Park, Wells	3.3
Vallis Way Trading Estate, Frome	3.3
Wells Road Trading Estate, Glastonbury	3
Anglo Trading Estate, Shepton Mallet	3
Charlton Trading Estate, Shepton Mallet	2.4
Frome Station	2.4
Shape Mendip Hub, Shepton Mallet	2.3
Stream Business Park, Wells	1.8
Kilver Court	1.2
Former T H White Site, Vallis Rd, Frome	1.1
Haydon Works, Bath Road, Wells	1.1
Centurion Business Park, Shepton Mallet	1
Wallbridge Industrial Estate, Frome	0.9
Station Road Estate, Shepton Mallet	0.8
The Tanyard, Street	0.8
Land Off Adderwell	0.6
Keyward Business Park/Mill Estate, Wells	0.4
St Andrews Business Park	0.2
Welch Mill Hub	0.2
Draper, Chilkwell St, Glastonbury	0.2
*Excludes Town Centre areas which are identified on the policies map	

Table 8 (continued) Rural and Village Sites**

Evercreech – Evercreech Junction (Southwood)	23.2
Mells Road Works	17.3
Standerwick – Standerwick Market	9.8
Evercreech – Leighton Lane Industrial Area	6.6
Leighton – J F Pearce (Depot)	5.8
Rode – land at Parkgate Lane (Fussells)	4.6
Coleford – Newbury Works	4.1
Ditcheat – Maryland Factory (Barbers)	3.6
Waterlip – Willmott’s Business Park	3.5
Emborough – Emborough Depot	3.1
Chilcompton – The Rookery (Mulberry)	3
Waterlip – Quarry Way Business Park	2.8
Evercreech – Former Greencore Group	2.7
Pylle – Bridge Park Industrial Estate/John Thorners	3.3
Chilcompton – New & South Road Industrial Estates	2.2
Chilcompton – Massey/Wilcox	2
Emborough – Rookery Farm	1.7
West Pennard – Sabre Engineering Works	1.5
Westbury-sub-Mendip – Lodge Hill Business Park	1.5
Sharpham – Tor View, Sharpham Drove	1.3
Mells – Lakeside Park	1.3
Chilcompton – Old Down Business Park	1.3
Charmborough – Charmborough Farm Rural Business Park	1.2
Millbrook, Yellingmill Lane, Shepton Mallet	1.1
Lydford Business Park (Toy Farm)	1.1
Green Ore – depot site	1.1
Sharpham – The Works, Back River Drove	0.8
Chewton Mendip – Pennys	0.7
Land off Glastonbury Road, near Wells	0.6
Excludes rural sites over 0.5 ha, active/dormant quarries and site for specific rural activities such as peat, biofuels and wood processing	

8. Green Belt

- 8.1 The fundamental purpose of a Green Belt is to prevent urban sprawl by keeping land permanently open. A small part of the Bristol – Bath Green Belt lies in the north east corner of the district, with some adjacent to the north of the village of Norton St Philip. The main purpose therefore of the Green Belt within the district is to assist in safeguarding the countryside from encroachment.
- 8.2 Local Planning Authorities are required to show the extent of Green Belt boundary within their area.

Policy DP26: Green Belt

**The extent of the Green Belt within the district is shown on the Policies Map.
The openness of the Green Belt will be protected from inappropriate development in accordance with national planning policy.**

9. Frome Highway Infrastructure

- 9.1 Effective highway circulation around Frome is important to enable the town to fulfil its potential during the plan period and its role as a primary settlement. Highways infrastructure capacity improvements and/or transport measures are likely to be needed to support growth over the plan period as part of both the strategic road network and the local road network at Frome.
- 9.2 Development committed through this Plan will therefore need to recognise its impact in the context of cumulative planned growth and the likely limitations of the existing highway network.
- 9.3 Development committed through this Plan should support growth in such a way that the functionality of the highway network is not compromised.
- 9.4 In addition to complying with the requirements of Policy DP9, this will include a demonstration of how development reasonably and proportionately supports the necessary delivery of highway infrastructure set out in policy DP27 through the planning application process.

Policy DP27: Highway Infrastructure Measures for Frome, Beckington and Rode

Key infrastructure measures will be provided during the plan period, in addition to proposals identified in other policies of this plan, in order to support the delivery of development within Frome, Beckington and Rode.

The following necessary Strategic Road Network schemes shall be provided during the plan period to support the delivery of the development strategy for Frome:

- 1. A36 Beckington roundabout**
- 2. A36 White Row roundabout**

Where necessary, Non-Strategic Road Network schemes on the A362 corridor through Frome shall be provided during the plan period to support the delivery of the development strategy for the Town.

10. Settlement Allocations - Towns

- 10.1 Frome
- 10.2 Glastonbury
- 10.3 Street
- 10.4 Shepton Mallet
- 10.5 Wells
- ~~10.6 Midsomer Norton~~

10.1 Frome

- 10.1.1 Frome is the largest town in Mendip, with a population of approximately 27,000 people. It is a vibrant town offering a good range of services and shopping, including a strong independent retail sector.
- 10.1.2 Frome is also known for its thriving creative sector and is home to two theatres, a cinema and a concert venue. The arts are prominent in the town and the Frome Festival and local markets attract performers and visitors throughout the year.
- 10.1.3 Frome is designated as a principal settlement in the LPP1, serving a market town role to its wider rural catchment area. A vision and development policies for Frome are set out in LPP1 Core Policy 6: Frome Town Strategy. The policy promotes redevelopment in the town centre (at Saxonvale) and greenfield sites at Southfield Farm and at the Mount (to the east and south east of the town). Commerce Park is identified as the key employment site with future capacity.
- 10.1.4 In the town centre, Saxonvale remains the significant opportunity for mixed-use development. A more specific policy is included in this Plan to clarify the intentions for this site. Both greenfield sites allocated in LPP1 are under construction.

Infrastructure

- 10.1.5 The opening of the Steiner school has improved the overall capacity of school provision. Financial contributions may be sought to ensure delivery of additional primary places in the medium to long term.
- 10.1.6 Both Mendip District Council, Somerset County Council (as highways authority) and the Highways Agency are aware of capacity issues on key junctions through the town and impacts on traffic affecting the A36. This is addressed by Policy DP27 which requires consideration of cumulative impacts from major development and contribution and/or provision of infrastructure measures.

Community Planning in Frome

- 10.1.7 Frome Town Council have a Neighbourhood Plan in place. The "Neighbourhood Plan for Frome 2008 -2028" does not make housing or employment land allocations, but contains a number of objectives and policies relating to:
- Housing – including design, delivering major projects, energy efficient homes, promoting opportunities for self-build and community housing;
 - Business and Employment – including protection of employment land and sustainable construction;
 - Town Centre – including town centre improvements, the Westway Centre, the Cattle Market Car Park and Saxonvale;
 - River Corridor and Public Open Spaces – including the proposal of a number of open spaces to be protected;

- Transport – including transport strategies and travel plans;
- Design – including urban landscapes, gateway site improvements and skyline developments, and tree planting and landscape protection.

10.1.8 The Neighbourhood Plan for Frome and associated documents are available on the Council’s website: www.mendip.gov.uk/fromeneighbourhoodplan. A Town Design Statement for Frome has been adopted as a Supplementary Planning Document. This outlines the important features of Frome to be protected and includes a number of guidelines relating to design. The Design Statement can be viewed on the Council’s website: www.mendip.gov.uk/frometds.

Site Allocations

10.1.9 Local Plan Part I sets out that Frome should deliver a minimum of 2300 new homes over the plan period. Compared against completions and current commitments, there is a shortfall of 309 dwellings against the residual requirement. There is a need to allocate additional housing sites in the town and to contribute to the district-wide housing supply.

10.1.10 Frome is the largest of the Mendip towns and has good prospects for growth and delivery. There has been an average net gain of 96 homes a year since 2006, on track with the minimum delivery rate set out in LPP1.

10.1.11 Additional allocations are proposed to the southwest of the town based on the sustainability appraisal. A site is also allocated for self and custom-build development in response to the aspirations of the neighbourhood plan and work by Frome Town Council to demonstrate local demand for this type of housing. Other windfall sites are expected to come forward within development limits.

Employment Land

10.1.12 Local Plan Part I calls for 20.2ha of employment land to be delivered in a variety of mechanisms, including development of the allocated site at Commerce Park, refurbishment or mixed-use development of existing sites, provision of office and workshop space in the town centre and provision for sites on the fringes of the town. A number of specific allocations are made including a Future Employment Growth Area to extend Commerce Park.

10.1.13 The following sites are allocated for development under the following policies:

- **FR1 - Saxonvale (HELAA site FRO009) – Mixed use**
- **FR2 - Land E and W. of Sandy’s Hill Lane (HELAA site FR0152) – Mixed Use**
- **FR3a - Land South of Little Keyford and The Mount (HELAA site FRO001, FRO150 and FRO150a) – Housing**
- **FR7 - Land at Little Keyford (HELAA site FRO004) – Self & Custom-build Housing**
- **FR8 - Marston Gate (HELAA site FRO012M) - Employment**

Future Growth Area

- 10.1.14 South of site allocation FR3a, land is highlighted as a Future Growth Area (FGA) in Local Plan Part I, south to Birchill Lane and west of Feltham Lane. Taking into account the proposed allocations, development of this area is likely to require a more comprehensive approach – particularly in terms of infrastructure, highway access and landscape assessment. The future of this location will therefore be re-assessed in the context of the future Plan Review. The FGA designation has been deleted from the Policies Map.

Development Limit

- 10.1.15 Changes to the Frome development limit to reflect committed development at Egford Lane and Gibbet Hill and sites allocated for development have been included on the Policies map.

FR1: Saxonvale (HELAA site FRO009)

Context

The site is 5.49ha of brownfield land immediately south of the River Frome. The historic core of Frome is immediately to the west, the river and mineral railway bound the site to the north. To the east land has been redeveloped for housing at River's Reach. Historic Vicarage Street runs along the southern boundary. The site is largely occupied by derelict industrial buildings, although there are a number of buildings, some of which are listed. The Silk Mills Studio occupies a listed building on the site. There is also a town centre car park and an operational abattoir on the site.

The development area has been revised based on land now in public ownership and the Council will be working to secure early redevelopment. The site is allocated for a mixed-use neighbourhood including flexible commercial/employment space, high quality public realm, homes for all ages and parking. The mix of uses will be determined through master planning work but could be expected to deliver at least 250 homes. The masterplan should draw on the Planning Brief and Design Code adopted by the Council in 2005.

FR1 falls within a wider redevelopment area identified in LPP1 Policy CP6c: Masterplanning and submitted proposals should facilitate a seamless transition from the existing town centre and demonstrate that proposals will not create a competing or isolated destination.

Landscape & Ecology

Some investigation has already been carried out for the site, and there is evidence of protected species including bats, reptiles (slow worm), badgers and invertebrates. These should be further surveyed and protected within any scheme. Trees and woodland, scrub and the river also provide wildlife habitats. These should be replaced and enhanced within any scheme. Japanese Knotweed has also been noted on the site, and this will need to be removed.

The River Frome running through the site provides a wildlife habitat and is an important landscape feature of the site. This area could provide for attractive recreational open space

alongside the river. The recreational value of the area would be enhanced by strong linkages to other nearby open spaces.

Heritage

There are several listed buildings and a number of historic buildings worthy of retention on the site. The site is partially within the Conservation Area and adjoins the historic core of Frome. Any proposals should be informed by and complement the historic character of Frome.

Flooding

The site is adjacent to the River Frome and any scheme will need to make provision for flooding, ensuring that the new development is secure from flooding and that flooding elsewhere is not made worse. Any scheme will need to meet the requirements of the Environment Agency to address both fluvial flooding and surface water drainage.

Retaining Walls

There are significant differences in level on some parts of the site and all retaining structures will need to be assessed.

Contamination

There is potential for contamination on the site from previous industrial uses. This will need to be assessed in any scheme.

Highways & Infrastructure

Highways assessments show that the capacity of the road network around the site is limited. Further investigation of off-site infrastructure requirements will be needed and any proposals should reflect the limitations of the site's location. The site is close to town centre amenities and there are opportunities to provide for increased walking and cycling.

Car Parking

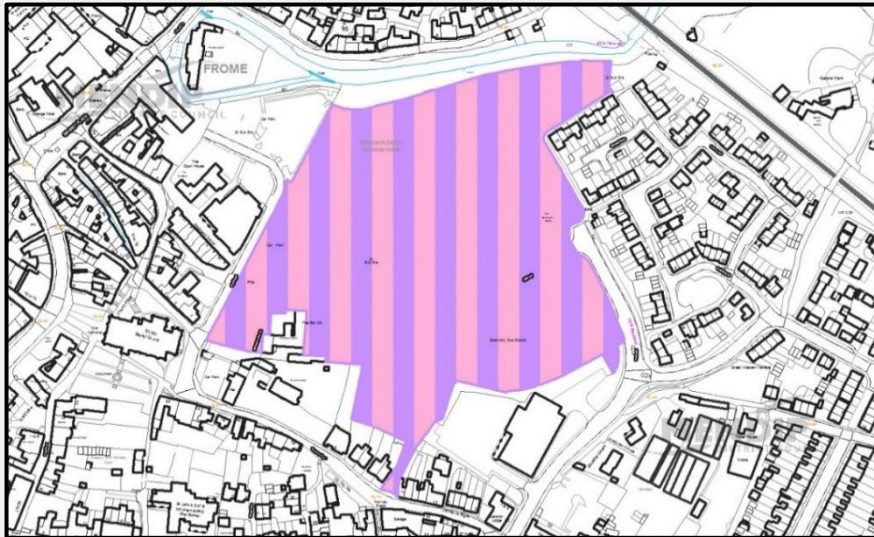
Parts of the site are currently used to provide town centre car parking. This should be retained or replaced within any scheme and additional town centre parking provided as appropriate.

Policy FR1: Development Requirements and Design Principles

- 1. 4.6ha is allocated for mixed use comprising a minimum of 250 dwellings town centre uses, employment and car parking.**
- 2. A comprehensive approach will be required to achieve optimum development of the whole site.**
- 3. A high quality of design will be expected, complementing Frome's distinctive character and drawing on previous briefs and codes for the site.**
- 4. The site should be divided into areas with a different character.**
- 5. Proposals should demonstrate how they will effectively integrate with the town centre**
- 6. Any design should complement Frome's distinctive character.**
- 7. Continuous mixed use frontages should be created as appropriate within retail and commercial areas to provide visual interest.**

8. A high quality public realm including public open space, landscaping and play provision should be provided.
9. A mix of housing type, size and tenure, including affordable housing should be provided in line with relevant policies.
10. Replacement public car parking should be provided in any scheme to be managed as part of the town centre car parking.
11. The scheme should enhance and optimise the use of the Frome River Corridor and provide a new footbridge on the northern boundary to Willow Vale.
12. Off-site works to mitigate traffic impact will require further investigation and measures put in place.
13. Highway infrastructure incorporating a main vehicular access avoiding Vicarage Street will be required. No significant increase in activity can be accommodated in this street.
14. Proposals should create a permeable and highly accessible development with priority for pedestrian and cycle routes and access to public transport.
15. Sustainable and creative means of flood alleviation and surface water management should be provided to satisfy Environment Agency requirements.
16. The sites ecological value should be enhanced including the river corridor and protected trees.
17. Any scheme should enhance the Conservation Area, utilising and improving the setting of the historic and listed buildings.

Policy FR1: Saxonvale (HELAA site FRO009)



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FR2: Land North and South of Sandy's Hill Lane (HELAA site FRO152M)

Context

The site is 12.4ha and an undeveloped area adjoining the Wessex Fields trading estate and extending further south adjoining Sainsbury's. It lies outside but adjacent to development limits. It is allocated for mixed use, including at least 4.5ha for employment use.

Highways

The main access to the site is via the Marston Lane / Sandy's Hill Lane Roundabout. This lane would need complete upgrading to highway standards. The impact on surrounding junctions would also need to be assessed including Little Keyford Lane/B3092.

Landscape & Ecology

The site adjoins the built up area, and is bounded by employment development on two sides and open fields with a scattering of housing on two sides. The site is, for the most part, visually well contained. There is a stepping stone for broadleaved woodland on the extreme southern edge of the site. Barn owls, a Schedule 1 and s41 bird, may hunt over the site north of Sandy's Hill Lane.

The site lies within the outer consultation zone (Band C) of the Mells Valley SAC. Greater horseshoe bats have been recorded just to the south of the site and a good diversity of other species. Land north of Sandy's Hill Lane (semi improved grassland) provide better quality foraging habitat than the south. Artificial lighting and loss of hedgerows may also be an issue. Provisionally, a masterplan should include 1.82 ha of replacement habitat.

Heritage

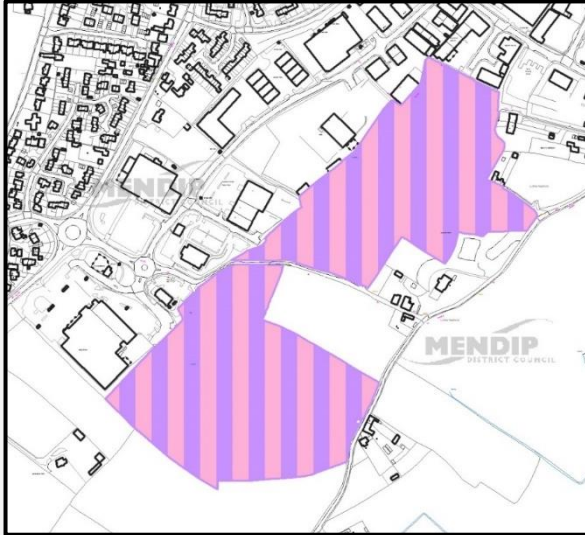
The site adjoins industrial development on two sides but there are older houses and some attractive countryside to the east. The site forms a back drop to the listed buildings to the east. There are a total of 6 listed buildings at Keyford House, Gurnville Cottages and Little Keyford.

Policy FR2: Development Requirements and Design Principles

- 1. A minimum of 200 dwellings making provision for affordable housing in line with relevant policies and approximately 4.5ha of employment uses to include B1,B2,B8 premises, commercial (to include Use Class A3/A5) and retail units.**
- 2. The site should be designed sensitively to ensure no harm to the setting, with particular regard to the listed buildings and the open countryside to the east.**
- 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this edge of town location.**
- 4. New development should reflect the local materials and style.**

5. The site should be designed to safeguard the amenity of neighbouring residential properties.
6. Opportunities should be taken to maintain and enhance biodiversity and create green links to surrounding countryside.
7. The site should include provisionally 1.8ha of replacement habitat.
8. The site should be designed to achieve a satisfactory relationship between the employment uses and the residential uses.
9. Pedestrian and cycle access should be improved from the surrounding network.

Policy FR2: Land north and south of Sandy's Hill Lane (HELAA site FRO152M)



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FR3a: Land South of Little Keyford and The Mount (HELAA site FRO150, FRO150a and FRO001)

Context

The development allocation comprises three fields totalling 10 ha adjoining the B3092. Parts of the site close to the skyline and extend onto sloping land.

Masterplanning

Masterplanning for the entire site should be carried out prior to grant of planning permission for any part of site FR3a. The masterplan should include one or more indicative layouts covering:

- Highway access points and links
- Pedestrian and cycle links to the surrounding network
- Drainage (surface and foul)
- Replacement habitat and green infrastructure
- Sustainable transport - access points and links
- Landscaped areas - particularly to mitigate impact on the Frome skyline and its hilltop location

The masterplan could also show housing layouts (market and affordable). Highways masterplanning should also include the potential to improve the accessibility of site FR7.

Proposals should also be supported by technical studies to demonstrate how the following issues will be addressed: drainage, sustainable transport including bus links, landscape impact and biodiversity.

Landscape & Ecology

There is potential for development to impact on the skyline and development will need to take into account where the allocation extends onto the southern slopes. Local habitats comprise semi improved grassland and arable land. The allocation is within Band C of Mells Valley SAC. There is potentially a good diversity of bats including common and soprano pipistrelle, serotine, noctule, lesser horseshoe and the rarer barbastelle and greater horseshoe are potentially present at low density. Barn owls, a Schedule 1 and s41 bird, may hunt over the site.

Provisionally 1.2ha of replacement habitat should be provided across the site as mitigation for impacts upon the SAC. Where plots are delivered by different developers a collaborative and coordinated approach to the delivery of bat replacement habitat that is accessible to greater horseshoe bats needs to be agreed. The precise quantum of replacement habitat should also be informed by the findings of detailed habitat assessment and bat survey work which must be completed for each site to inform the Masterplan and prior to any application being submitted.

Heritage

While the site does not lie within a Conservation Area or close to any designated heritage assets any development should respect the local context and be sensitive to the location.

Drainage

A master planning approach should be taken to provision of drainage infrastructure. It is likely that foul water flows will need to be pumped to the existing sewer network.

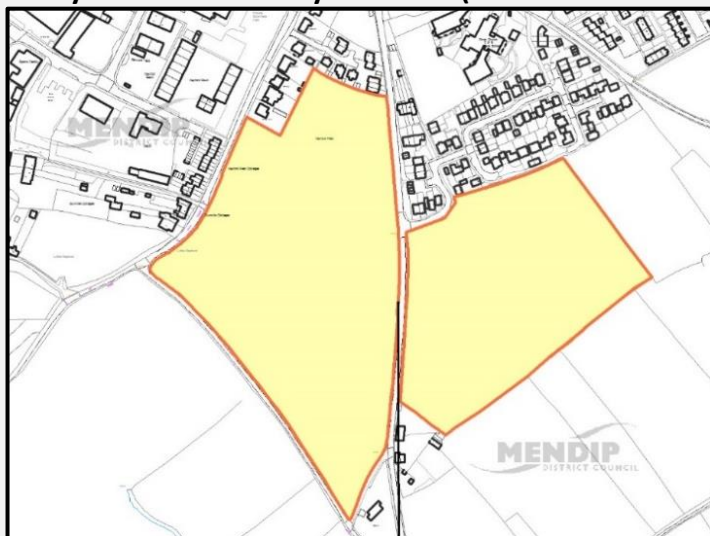
Highways

A master planning approach should be taken to provision of infrastructure for this and adjoining sites, including those east of the B3092. Access points will need to meet highways standards. Footway linkages will need to be considered as well as sustainable transport measures.

Policy FR3a: Development Requirements and Design Principles

1. A minimum of 325 dwellings making provision for affordable housing in line with relevant policy.
2. The site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop and any design should take account and utilise long range views and provide an appropriate the setting of the town.
3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this edge of town location.
4. New development should reflect the local materials and style.
5. The site should be designed to safeguard the amenity of nearby residential properties with regard to noise, disturbance, overlooking, privacy, outlook, odour and pollution.
6. Opportunities should be taken to maintain and enhance biodiversity as part of comprehensive master planning.
7. Each part of the site should contribute appropriately to achieving effective mitigation of the potential loss of land and provide enhancement for biodiversity ensuring that habitat connectivity is maintained throughout the site and with the wider countryside.
8. A comprehensive approach should be taken to provision of infrastructure for the whole allocation. The development should facilitate links and improvements to the surrounding land and features.

Policy FR3a: Land at Keyford Field (HELAA Sites FRO001, FRO150 and FRO150a)



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FR7: Land at Little Keyford (HELAA site FRO004)

Context

The site is 0.73ha and is a field adjoining the development limit off Little Keyford Lane. It is bounded by development to the north and listed buildings to the west. There is a driveway accessing the listed buildings with a number of low stone walls and an avenue of pollarded trees to the south. While the site is adjacent to Little Keyford Lane to the east, there is a line of protected trees (with TPO) along this frontage. The trees are on top of a high bank and close together. The site has been promoted for self-build.

The site is not a preferred option arising from the sustainability appraisal but provides an opportunity to deliver self-build and address specific housing needs which meet objectives in the Frome Neighbourhood Plan.

Landscape & Ecology

Trees protected under a TPO are an important landscape feature, visible for some distance. The site is otherwise visually well contained.

Habitat is probably semi or unimproved grassland potentially used by greater horseshoe bats. There is a good diversity of bats including common and soprano pipistrelle, serotine, noctule, lesser horseshoe and the rarer barbastelle and greater horseshoe are potentially present at low density. Within Band C of Mells Valley SAC. Provisionally a masterplan should include 0.18 ha of accessible replacement habitat. Barn owls, a schedule 6 and s41 bird, may hunt over the site.

Heritage

The site is close to three listed buildings. The entrance driveway to the south of the site is a distinctive feature, affording views of the listed buildings and its low stone walls and pollarded trees contribute to its setting.

Highways

A masterplanning approach should be taken to provision of infrastructure for this and adjoining sites. This may help to resolve existing access issues to the site.

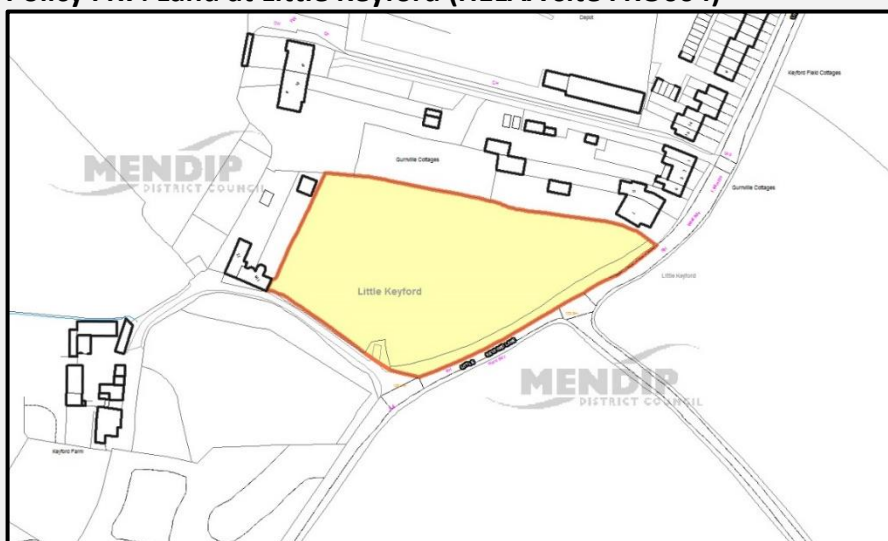
Policy FR7: Development Requirements and Design Principles

- 1. A minimum of 20 dwellings making provision for affordable housing in line with relevant policies.**
- 2. The site will be exclusively for serviced self-build plots.**
- 3. A suitable access will need to be found for the site which does not affect the protected trees or the heritage value of the listed buildings and their curtilage features, including the driveway with its low wall and pollarded trees.**
- 4. The site should be designed sensitively to ensure no harm to its sensitive location.**

⁶ Wildlife and Countryside Act 1981 and s41 Natural Environment and Rural Communities Act 2006.

5. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this edge of town location.
6. New development should reflect the local materials and style.
7. The site should be designed to safeguard the amenity of neighbouring residential properties.
8. Opportunities should be taken to maintain or enhance biodiversity and 0.18 ha of accessible replacement habitat should be included in any scheme.
9. A masterplanning approach should be taken to provision of infrastructure for this and adjoining sites, including those east of the B3092.

Policy FR7: Land at Little Keyford (HELAA site FRO004)



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FR8: Land at Marston Gate (HELAA site FRO012M)

Context

The site is 1.46ha and is on the edge of the built-up area adjoining Sainsbury's, south of the Marston trading estate. It adjoins but is outside development limits. It is at the extreme southern edge of the town and is distant from many facilities.

Highways

The site has access onto Marston Road. The access point will need to meet highways standards on width and visibility. A right hand turn lane should be considered.

Landscape & Ecology

The site is relatively well contained visually and does not have extensive views, although it would be visible from the south, appearing as the edge of the built-up area.

This site has previously undergone a HRA and greater horseshoe bats are present on site, commuting. The site lies within Band B of the Mells Valley SAC and an area of 0.18ha will be required as replacement habitat.

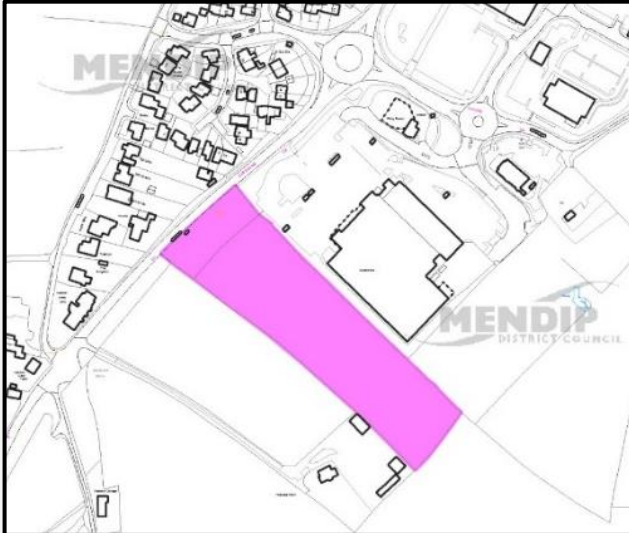
Heritage

While the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.

Policy FR8: Development Requirements and Design Principles

- 1. The site should be restricted to employment uses.**
- 2. The site should be designed sensitively to ensure no harm to its location and any design should take account of long range views and the setting of the town.**
- 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this edge of town location.**
- 4. The site should be designed to safeguard the amenity of nearby and adjoining residential properties.**
- 5. Opportunities should be taken to maintain or enhance biodiversity.**
- 6. Replacement habitat of 0.18ha will be required.**

Policy FR8: Land at Marston Gate (HELAA site FRO012M)



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10.2 Glastonbury

- 10.2.1 Glastonbury is the smallest of the five Mendip towns with a population of just over 8,400 people. It is also the most environmentally constrained as it is surrounded by high quality landscape and extensive floodplain.
- 10.2.2 Glastonbury's rich history and heritage, including features such as Glastonbury Tor and Wearyall Hill, draws many tourists to the town.
- 10.2.3 It is one of the smaller retail centres in the district and mainly caters for local needs and the tourist market. It is dominated by independent retailers and traders with its alternative shops being a feature of the town. The town has a strong relationship with nearby Street for work and also access to shops and services.
- 10.2.4 Glastonbury is identified LPP1 as a principal settlement. A vision and development policies for the town are set out in LPP1 Core Policy 7: Glastonbury Town Strategy. The policy promotes opportunities within development limits.

Community Planning in Glastonbury

- 10.2.5 A Neighbourhood Plan is being prepared for Glastonbury and the Neighbourhood Area has been designated. Work on the plan is ongoing.

Site Allocations

- 10.2.6 Core Policy 7 indicates 1,000 new homes are to be delivered over the plan period. Compared against completions since 2006 and current commitments of 869 dwellings, there is a shortfall of 131 dwellings against the residual requirement. There is a need to allocate additional sites in the town.
- 10.2.7 Five of the sites submitted through LPP2 are considered to be suitable for allocation. These sites are capable of delivering a minimum of 167 homes. Additional windfall sites would be expected to come forward within development limits.
- 10.2.8 A site for Travellers is allocated at Morlands. While this site has constraints, the allocation will address a significant unmet need for pitches identified in LPP1. A joint living spaces panel involving Mendip, the Glastonbury Town Council and Somerset County Council has been established to consider solutions to both temporary and permanent accommodation needs in the town including travellers and other groups.
- 10.2.9 Expansion of existing employment areas in the town are constrained by flood zones and a careful balance has been taken in allocating land for housing currently in employment use and reducing the area of additional land available at Morlands in Policy GL5. Further work will be undertaken as part of the future Plan Review on flood risk to explore additional employment that might come forward around the town.
- 10.2.10 Glastonbury is within an area where wastewater and other water flows may have a 'likely significant effect' on the Somerset Levels and Moors RAMSAR which is in an

‘unfavourable condition’. Development allocations should assess additional phosphate loading on the catchment of the designated area and a mitigation solution agreed to secure a ‘phosphate neutral’ position.

10.2.11 The following sites are allocated for development under the following policies:

- **GL1 - Glastonbury Highway Depot and GL1a Avalon Motors (HELAA Site GLAS001 and GLAS001a) – Housing**
- **GL2 - Allotments, Lowsides Lane (HELAA Site GLAS019) – Housing**
- **GL3 - Garage site, Frogmore, Street Road (HELAA Site GLAS027) – Housing**
- **GL4 - Lintells and Avalon Garage (HELAA Site GLAS055/GLAS121) – Housing**
- **GL5 - Land at Morlands – Travellers and Employment**

Development Limit

10.2.12 Amendments to the development limits to reflect committed development on land northwest of the A39 and at West Mendip Hospital / Uppingstock Farm and sites allocated for development have been included on the Policies Map.

GL1: Glastonbury Highway Depot (HELAA site GLAS001)

Context

The site is 1.95ha and is currently a depot and offices located behind residential development on the Wells Road. The site has a strong tree lined southern boundary. Access to the site is through the Avalon Motors site (GLAS001a). Development would need to ensure relocation of depot functions to an alternative site and agreement on access arrangements. The site is well located for access to town centre facilities and is in close proximity to bus stops on Wells Road. It is well integrated into existing residential development although some noise mitigation measures may be needed as the site adjoins a haulage yard.

Landscape & Ecology

The site borders Edmund Hill which forms part of the Glastonbury Special Landscape Feature. However, as the site is already developed as a highways depot and assuming the site is designed appropriately and sensitively, redevelopment would not further encroach on the SLF area or have detrimental landscape impact. Consideration of protected species (specifically the barn owl) will also be needed in any redevelopment. Pipistrelle and brown long-eared bats are likely to be present in low numbers.

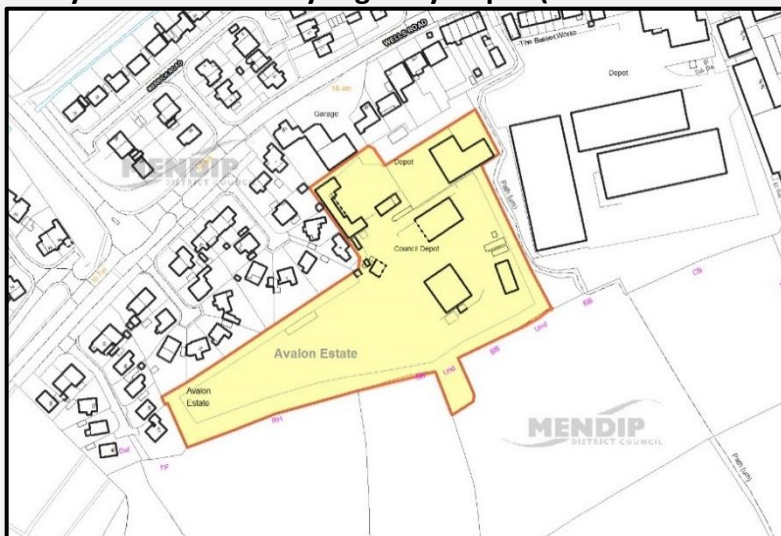
Heritage

While the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.

Policy GL1: Development Requirements and Design Principles

- 1. A minimum of 62 dwellings making provision for affordable housing in line with relevant policies.**
- 2. The site should be designed sensitively to ensure no harm to the Glastonbury Special Landscape Area, which protects St Edmunds Hill and The Tor.**
- 3. A satisfactory access arrangement will need to be achieved with the adjoining site GLAS001a.**
- 4. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this sensitive location.**
- 5. New development should reflect the local materials and style.**
- 6. The site should be designed to safeguard the amenity of neighbouring residential properties.**
- 7. Opportunities should be taken to maintain or enhance biodiversity.**
- 8. The site should be designed to achieve a satisfactory relationship between the employment uses and the residential uses, including protecting future residents from nuisance from the adjoining haulage yard.**
- 9. The mitigation necessary to ensure development likely to affect the SL&M Ramsar site is 'phosphate neutral'.**

Policy GL1: Glastonbury Highway Depot (HELAA site GLAS001)



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GL1a: Avalon Motors (HELAA Site GLAS001a)

Context

The site is 0.14ha and is currently a garage on Wells Road. Access to GLAS001 is through the garage. Development would need to ensure relocation of the existing business or rationalisation of the site as well as consideration of the constraints identified. This site is well located within the existing development limits with good access to services and bus links. Redevelopment of the site could be well-integrated into the existing urban form and provide access for redevelopment of the Highways Depot behind. Appropriate noise mitigation measures may be needed as the site adjoins a haulage yard, as well as potential land remediation measures.

Landscape & Ecology

The site is in relatively close proximity to the Glastonbury Tor Special Landscape Feature, but a sensitively designed redevelopment should not impact on this. The site's impact on the Local Wildlife Site 90m to the north-west must also be considered. Pipistrelle and brown long-eared bats are likely to be present in low numbers.

Heritage

While the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.

Policy GL1a: Development Requirements and Design Principles

- 1. Up to 5 dwellings.**
- 2. The site should be designed sensitively to ensure no harm to the nearby Special Landscape Feature.**
- 3. A satisfactory access arrangement will need to be achieved with the adjoining site GLAS001, to allow access to the development site at the rear.**
- 4. The need to address contaminated land will need to be assessed.**
- 5. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development.**
- 6. New development should reflect the local materials and style.**
- 7. The site should be designed to safeguard the amenity of neighbouring residential properties.**
- 8. Opportunities should be taken to maintain or enhance biodiversity with particular regard to the nearby wildlife site.**
- 9. The site should be designed to achieve a satisfactory relationship between adjoining employment uses and the residential use, including protecting future residents from nuisance from the haulage yard.**
- 10. The mitigation necessary to ensure development likely to affect the SL&M Ramsar site is 'phosphate neutral'.**

Policy GL1a: Avalon Motors (HELAA site GLAS001a)



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GL2: Allotments, Lowerside Lane (HELAA site GLAS119)

Context

The site is 1.54ha and is currently well-used allotments owned by Glastonbury Town Council. The site lies adjacent to the A39 and is currently accessed by Lowerside Lane.

This site could deliver housing in a logical extension to the adjoining large site which already has planning permission (2013/2618/OTS) and could potentially offer additional options for access. However, it would result in the loss of well-used and mature allotment land (designated Recreation Space under Policy DP16). Ordinarily, allocations affecting designated recreation spaces would not be acceptable, but the constraints around Glastonbury are so significant that this site is one of few viable options to provide for the housing needs of the town. Alternative provision will be made to ensure the loss of allotments is mitigated.

Landscape & Ecology

The Glastonbury Conservation Area Appraisal states that the landscape setting of Glastonbury from the west is characterised by the town appearing as an island almost surrounded by the flat watery Somerset Levels on three sides. Development of this site could encroach on this sense of an island rising from the levels by increasing the built up area on the levels to the west of the town. The landscape impact of this site should be carefully considered in any scheme brought forward as it lies in the predominantly flat and agricultural area west of the A39.

The allotment gardens are likely to support slow-worms. Common and soprano pipistrelle and brown long-eared bats are potentially present in low numbers.

Heritage

While the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location with particular regard to the impact on views of the distant Tor.

Flooding

Pockets of flood zone 2 also cover much of the site and appropriate consideration of this will be essential. Part of the northern end of the site is in flood zone 3 and development of this area should be avoided. The site is surrounded by flood zone and this should be carefully assessed in any scheme.

Highways

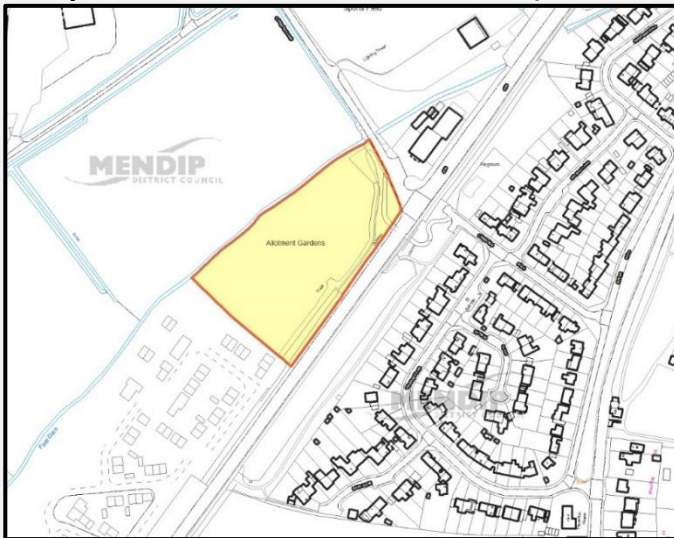
Opportunities to create additional options to access this and the adjoining site which has planning permission should be fully assessed.

Policy GL2: Development Requirements and Design Principles

- 1. A minimum of 50 dwellings making provision for affordable housing in line with relevant policies.**

2. The site should be designed sensitively to ensure no harm to its setting with particular regard to landscape impacts and distant views of the Tor.
3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this sensitive location.
4. New development should reflect the local materials and style.
5. The site should be designed to safeguard the amenity of nearby residential properties.
6. Opportunities should be taken to maintain or enhance biodiversity.
7. Opportunities to create additional options to access this and the adjoining site which has planning permission should be fully assessed.
8. Flooding on and near to the site should be fully assessed in the development of any scheme and mitigation measures put in place as needed.
9. The mitigation necessary to ensure development likely to affect the SL&M Ramsar site is 'phosphate neutral'.

Policy GL2: Allotments, Lowerside Lane (HELAA site GLAS119)



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GL3: Frogmore Garage (HELAA site GLAS027)

Context

The site is 0.14ha and it is currently a garage on Street Road. It is within the development boundary and would relate well to existing residential development. It is situated within reach of the town centre and amenities. However, the entire site is designated as contaminated land.

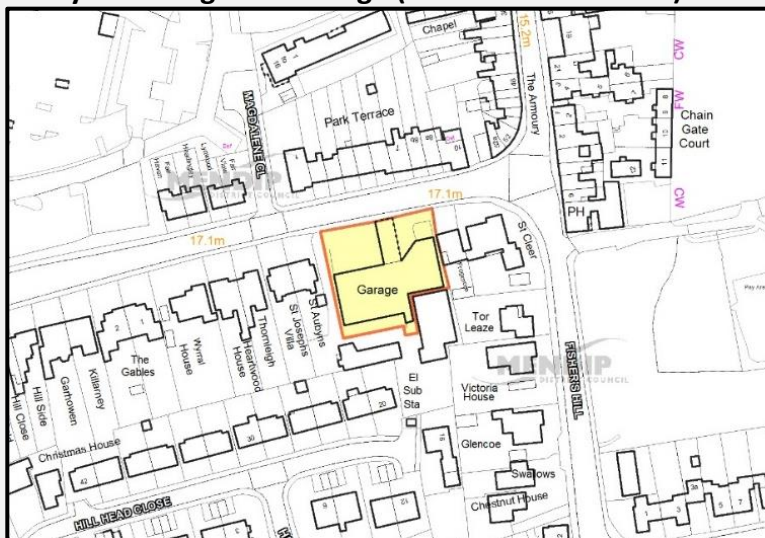
Heritage

The site is within the Glastonbury Conservation Area and is listed as a negative feature in the Street Road Character Area of the Glastonbury Conservation Area Appraisal. A well-designed redevelopment could enhance this area. The current use is incongruous with the character of its surroundings which are typically gable-fronted Edwardian buildings. The site is close to an Area of High Archaeological Potential.

Policy GL3: Development Requirements and Design Principles

- 1. A minimum of 25 dwellings making provision for affordable housing in line with relevant policies.**
- 2. The site should be designed sensitively to preserve and enhance the significance and setting of the site and heritage assets in the vicinity.**
- 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development.**
- 4. New development should reflect the local materials and style.**
- 5. The site should be designed to safeguard the amenity of neighbouring residential properties.**
- 6. Opportunities should be taken to maintain or enhance biodiversity with particular regard to barn owls.**
- 7. Contamination of the land should be assessed and remediation measures put in place as required.**
- 8. An assessment of the sites archaeological value should be made.**
- 9. The mitigation necessary to ensure development likely to affect the SL&M Ramsar site is 'phosphate neutral'.**

Policy GL3: Frogmore Garage (HELAA site GLAS027)



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GL4: Lintells and Avalon Garage, Wells Road (HELAA site GLAS055/GLAS121)

Context

The site is 0.6 ha and comprises a garage and separate car repair workshop to the rear. It is well integrated with the existing urban form and lies in close proximity to bus stops on Wells Road and within reasonably close proximity to the town centre and amenities. Well-designed redevelopment of this site could enhance the street scene. The site is designated as contaminated land and noise mitigation measures will need to be considered as the site adjoins a haulage yard.

Landscape & Ecology

The site does not directly adjoin, but it is in reasonable proximity to, the Glastonbury Tor Special Landscape Feature and any design should ensure there is no adverse impact on this. Pipistrelle bats are likely to be present in low numbers.

Heritage

While the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.

Policy GL4: Development Requirements and Design Principles

- 1. A minimum of 25 dwellings.**
- 2. The site should be designed sensitively to ensure no harm to its setting.**
- 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development.**
- 4. New development should reflect the local materials and style.**
- 5. The site should be designed to safeguard the amenity of nearby residential properties.**
- 6. Opportunities should be taken to maintain or enhance biodiversity.**
- 7. Contamination of the land should be assessed and remediation measures put in place as required.**
- 8. The site should be designed to achieve a satisfactory relationship between adjoining employment uses and the residential use, including protecting future residents from nuisance from the haulage yard.**
- 9. The mitigation necessary to ensure development likely to affect the SL&M Ramsar site is 'phosphate neutral'.**

Policy GL4: Lintells Garage, Wells Road (HELAA site GLAS055)



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GL5: Land at Morlands (HELAA Site GLAS117E)

Context

Morlands is a former factory site of around 3 ha in total within adopted development limits. The site is subject to a number of constraints which affect the arrangement and type of suitable uses. These include an area of flood risk to the north and a central area of contaminated land. The site lies adjacent to the Glastonbury Sewage Treatment Works and the whole site is subject to odour nuisance. The site is vacant and a historic permission for employment use has not been implemented. Over a number of years, parts of the site have been trespassed by van dwellers resulting in a significant number of lived-in and abandoned vehicles on the site.

Provision of a Traveller Site

This location would not normally be considered appropriate for residential use. However, the Council will seek to bring forward a permanent and regularised site for Travellers within the allocated area identified as Policy GL5. This is justified on the basis of the urgent need for Traveller pitches in Mendip District and specifically around Glastonbury. The Council cannot demonstrate a five-year supply of Traveller sites and LPP1 Policy DP15 identifies a need for around 140 residential pitches over the plan period 2006-2029 -based on the 2013 Gypsy and Traveller accommodation assessment (GTAA). 31 pitches on individual private sites have been provided to 2019 against the shortfall in the GTAA. While the GTAA is to be updated, there remains a shortfall to be addressed and no alternative sites have been identified through this or other plans to date. Occupiers of the Travellers site should meet the definition in national policy.

The extent, location and number of pitches will be identified through a remediation and implementation plan for the site as detailed in this policy. The form of pitch provision and services will need to be addressed to take account of site constraints. The Travellers site will be expected to make a significant contribution to addressing the current need for pitches. Provisionally around 1.3 Ha may be required for the Travellers site (including mitigation areas) with 0.6 Ha in employment uses.

Employment Uses

The remainder of the allocated land is suitable for a range of employment uses. The layout and type of provision should be addressed in the implementation plan. Potential uses will need to take account of land contamination and environmental constraints. Priority will be given to bringing forward a remediated site for Traveller provision and wider use of the site may be needed in the first instance to put in place remediation and mitigation measures.

Remediation and Implementation Plan

The revised extent of the allocated area takes into account known constraints including Flood Zone 2, a sewer easement, buffer to the Mill Stream and drainage ditches adjoining the levels and moors. However, additional assessment of on-site risks from constraints, mitigation options and costs and the nature/phasing of remediation work is required.

A remediation and implementation plan will be developed prior to grant of planning permission for any part of site ST3. The plan should include:

- A comprehensive summary of site constraints and associated risks -linked to supporting technical studies
- Details and feasibility of mitigation options and remediation measures
- A masterplan for the allocated land clarifying extents of the Travellers site and employment area including access arrangements
- A phasing plan for putting in place remediation and mitigation including the relocation of trespassers currently on the site
- Details of timescale for implementations and ongoing costs and risks
- Assessment of the impact of remediation and development on potential protected species (including bats) and the Levels and Moors SPA
- Supporting and updated evidence on traveller need/ management arrangements for the site
- Measures to address other development considerations and constraints outlined below.

To reflect the urgent need for provision, the remediation and implementation plan should be published within 12 months of adoption of LPP2.

Odour Nuisance

The allocated site is directly adjacent to the Glastonbury Sewage Treatment Works (STW) and is subject to potentially significant levels of odour nuisance. However, the level of nuisance will be balanced against the exceptional need to provide for a travellers site in this Plan and cannot be a considered absolute constraint. It will also need to be taken into account in considering employment uses. Updated odour studies are being undertaken to provide the basis to explore practical ways to minimise odour nuisance (through landscaping, buffer areas and location of the Traveller site). In addition, the implementation plan should specify on-site and off-site mitigation measures to proactively reduce risk of nuisance.

Highways

The main highway access will be from the southern part of site (Beckery) and there is potential for a secondary access from Beckery Old Road. Both access points cross flood zone 2. A traffic impact assessment will be required to support the implementation plan.

Contaminated Land

Previous studies have identified an area of contaminated land in the north of the allocated site where risks can be mitigated. This will need to be addressed in the implementation plan.

Landscape & Ecology

The site is adjacent to the Glastonbury Wastewater Treatment Works and within 4km of the Somerset Levels and Moors SPA / Ramsar. This will need to be taken into account in the remediation plan and its implementation. This will include managing runoff and drainage from the Travellers site and employment area and the impact of additional phosphates. Updated surveys should be undertaken to cover trees, biodiversity and the presence of invasive species.

The implementation plan should also include measures to maintain and enhance the biodiversity of the site.

Phosphates

The features of the Somerset Levels and Moors Ramsar Site are considered unfavourable, or at risk, from the effects of excessive phosphates. The remediation plan and subsequent development proposals will need to take into account the impact of additional phosphate loading of the uses proposed on designated areas. A mitigation solution will need to be agreed to secure a 'phosphate neutral' position.

Drainage and Flood Risk

The allocated area is in flood zone 1 (lower risk) and excludes the area of flood zone 2 to the north.

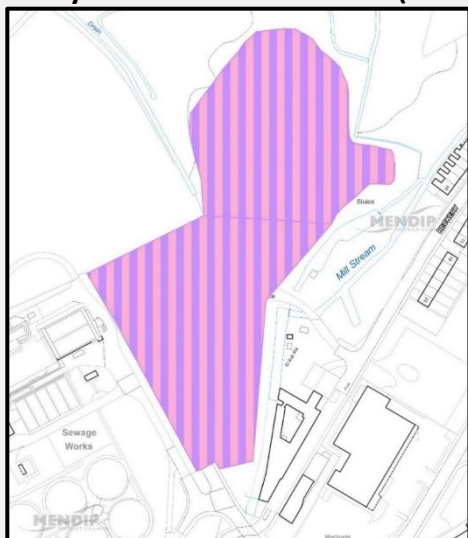
Heritage

Consideration should be given to impact on the setting of the listed Bailys Tannery. The Tannery buildings are vacant and subject to a consented restoration scheme.

Policy GL5: Morlands Development Requirements and Design Principles

1. 1.9ha of land at Morlands is allocated for mixed uses comprising a permanent site for travellers and employment uses.
2. Development is subject to a mitigation and implementation plan which will address:
 - (a) Measures agreed with Wessex Water on minimising the risks of odour nuisance;
 - (b) Mitigation of risks from contaminated land and remediation measures;
 - (c) A plan setting out extent, location and access arrangements for the Travellers site, employment area and any areas required for mitigation
 - (d) Timescales and phasing for the remediation works and Traveller site provision;
 - (e) Assessment impacts from remediation and development on potential protected species (including bats) and the Levels and Moors SPA including phosphates.
3. Provision of safe and suitable access taking into account areas of flood risk outside the site.
4. Development layout and design should have regard to layout, building heights and landscaping, to minimise the visual impact of the development and to safeguard the amenity of future occupiers and neighbouring residential properties.
5. The site should be designed sensitively to minimise harm to the setting of listed buildings.
6. The mitigation necessary to ensure development likely to affect the SL&M Ramsar site is 'phosphate neutral'.

Policy GL5: Land at Morlands (HELAA Site GLAS117E)



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10.3 Street

- 10.3.1 The village of Street is the second largest settlement in the district with a population of just under 13,000 people. Despite its village status, it provides a good range of services and facilities similar to the other market towns in Mendip.
- 10.3.2 The economy of Street was formerly based around shoe making, with the Clarks brand being synonymous with the town. Following a decline in the UK manufacture of shoes in the 1980s, Clarks moved from their original premises in the town to their Houndwood headquarters. They remain a major employer in the town and are an internationally recognised business.
- 10.3.3 In the 1990s the original Clarks site was regenerated into Clarks Village Factory Outlet Centre. This is a sub-regional shopping destination attracting shoppers from well beyond the district boundaries.
- 10.3.4 Street is also an important educational centre with Strode College, Crispin School and Millfield Senior School all located within the town. The education authority have advised financial contributions may be sought to ensure delivery of additional primary places in the medium to long term.
- 10.3.5 The town has a strong relationship with nearby Glastonbury for work and access to shops and services. It also has a close relationship with the village of Walton which lies directly to the west of Street.

Community Planning in Street

- 10.3.6 A Neighbourhood Plan is being prepared for Street and the Neighbourhood Area has been designated. Work on the plan is ongoing.

Site Allocations

- 10.3.7 Street is identified in LPP1 as a principal settlement. LPP1 Core Policy 8: Street Parish Strategy indicates 1,300 new homes are to be delivered over the plan period in the town. Compared against completions since 2006 and current commitments of 868 dwellings, there is a shortfall of 432 dwellings against the residual plan requirement. The strategic site allocated to the west of Brooks Road will provide around 400 dwellings.
- 10.3.8 Street is within an area where wastewater and other water flows may have a 'likely significant effect' on the Somerset Levels and Moors RAMSAR which is in an 'unfavourable condition'. Development allocations should assess additional phosphate loading on the catchment of the designated area and a mitigation solution agreed to secure a 'phosphate neutral' position.
- 10.3.9 Since adoption of LPP1, there has been limited progress to develop a masterplan for the strategic site. With development on the Houndwood site nearing completion, further allocations are warranted to support supply over the plan period.

10.3.10 Housing allocations are proposed at:

- **ST1 Land to the west of Somerton Road**
- **ST2 Land adjacent to Street Cemetery**
- **ST3 Land West of Street and Future Growth Area**

10.3.11 Core Policy 8 (Street Parish Strategy) identifies a broad area for 400-500 dwellings to come forward to the west of Street (in the Parish of Walton). A Future Growth Area (FGA) was identified on land to the south of the site in LPP1.

10.3.12 The Habitat Regulations Assessment for LPP2 highlights that the development potential of the FGA, including the southern extent of the land allocated in LPP1, remain subject to further ecological assessment. Potentially, alternative development options in the wider location will need to be explored including north and west of the strategic site.

10.3.13 Policy ST3 identifies a Main Development Area (MDA) to provide a minimum of 400 dwellings. This includes the majority of the land previously allocated as the FGA in LPP1 and additional land to the north and west. This provides additional access options to deliver the strategic site from Brooks Road or the A39 and greater certainty in deliverability. It also provides flexibility to address the 'strategic-scale' open space requirement of LPP1 and opportunities to provide mitigation for phosphates impacts. The MDA involves a revision to the 'Green Gap' that was previously identified. The revised Green Gap still provides a visual separation between Street and Walton.

Employment

10.3.14 A specific employment allocation has been made on land in Walton Parish, which was previously identified as a Future Employment Growth Area in the LPP1. The potential of land to the north of the Westway (opposite Clarks) will also be explored; this continues to be highlighted as a Future Employment Growth Area.

- **ST4 land adjacent to Street Business Park**

Development Limit

10.3.15 There are no amendments proposed to reflect committed development. Limits around sites allocated for development have been amended on the Policies Map. The appropriate development limit adjacent to the allocated strategic site / designated FGA will be determined through wider masterplanning.

ST1: Land west of Somerton Road (HELAA Site STR003)

Context

An 11.6ha site comprising three agricultural fields on the south eastern edge of Street. The site adjoins existing housing to the north. The southern and western fringes lie adjacent to open agricultural land. A public footpath crosses the site. The site currently has an open rural character and is distant from town facilities. Access is anticipated from Somerton Road. The site promoter suggests that the development could include affordable housing, custom build housing, public open space, allotments and community orchards.

Landscape & Ecology

The site contains a number of hedgerows and trees. There is a white willow tree which is protected on the northern boundary. Lesser horseshoe, brown long-eared, common and soprano pipistrelle bats are potentially present at low density. Surveys and biodiversity measures should consider the value of the site for butterflies (including brown hairstreak) and for owls.

The hedgerows within and bordering the site may support hazel dormice, a European protected species, which have been recorded on Walton Hill. Surveys will be needed and further assessment may be required to demonstrate 'Favourable Conservation Status', if present. However, this site is more distant from Walton Hill than the strategic site west of street (Policy ST3). Hedgerows should be protected by additional planting and a buffer of meadow grassland, and not incorporated as residential garden boundaries.

Heritage

Development should respect the local context and be sensitive to the location. The Street Conservation Area lies to the west of the site.

Flooding

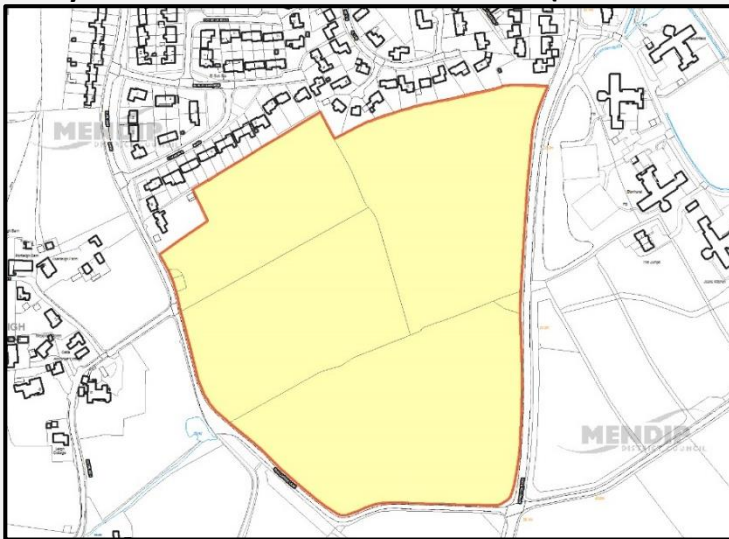
A stream runs along the northern boundary of the site which is flood zone 3. There is an area of low-medium risk for surface water flooding located through the middle section of the site. There are high risk areas for surface water flooding in the north-east corner and in the south-east of the site.

Policy ST1: Development Requirements and Design Principles

- 1. A minimum of 280 dwellings, making provision for affordable housing in line with relevant policies.**
- 2. Surveys will be required to establish whether protected species, including the hazel dormouse, are present on the site. The 'Favourable Conservation Status' of the population will need to be maintained.**
- 3. Proposals should preserve and enhance the significance and setting of heritage assets in the adjoining Street Conservation Area.**

4. Have particular regard to site layout, building height and soft landscaping, to minimise the visual impact of the development in this edge of town location and to respect the rural character of the locality.
5. Provision should be made to link the site to facilities in the town by foot and cycle, and to maintain the Right of Way across the site.
6. New development should reflect the local materials and style.
7. The site should be designed to safeguard the amenity of neighbouring residential properties.
8. Opportunities should be taken to maintain or enhance biodiversity in any scheme.
9. New and retained hedgerows should be protected by additional planting and a buffer of meadow grassland, and not incorporated as residential garden boundaries.
10. Flood risk should be assessed in any scheme and mitigation measures included as necessary.
11. The site should be designed to include public open space incorporating allotments and community orchard.
12. The mitigation necessary to ensure development likely to affect the SL&M Ramsar site is 'phosphate neutral'.

Policy ST1: Land West of Somerton Road (HELAA Site STR003)



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ST2: Land adjacent to Street Cemetery (HELAA Site STR137)

Context

The site is 0.94ha and is open land with a frontage to Cemetery Lane and a smaller plot fronting Portland Road. It is adjacent to development limits with open land to the north and woodland cover at the eastern end of the site where it adjoins the cemetery. It fits well within the existing built form. Although much of Street Village's facilities are located across the A39, there are good pedestrian links and this site could link to the adjacent recreation space. Access could be achieved from Portland Road/Cemetery Lane.

Landscape & Ecology

The site fits well within the built form of Street and is not considered to have a significant landscape impact.

The Habitat Regulations Assessment notes the proximity of this site to the Somerset Levels and Moors SPA/Ramsar. This can be mitigated through provision of sufficient accessible natural greenspace located in the Strategic Site and Future Growth Area. There is a designated local wildlife site at Bullmead Ditch which is 230m east of the site.

The site is a semi-improved grassland field with internal hedgerows. Lesser horseshoe, brown long-eared and soprano pipistrelle bats are potentially present at low density. Brown hairstreak butterflies, which is a S41 species, may be present in hedgerows and along the lane. Barn owls, a Schedule 1 and s41 bird, may hunt over the site.

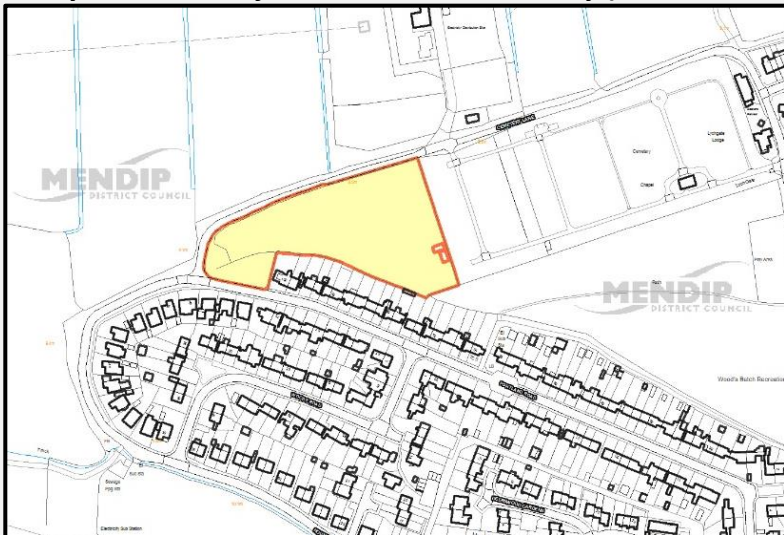
Heritage

While the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.

Policy ST2: Development Requirements and Design Principles

- 1. A minimum of 32 dwellings making provision for affordable housing in line with relevant policies.**
- 2. The site should be designed sensitively to ensure no harm to its setting.**
- 3. Have particular regard to site layout, building height and soft landscaping to minimise the visual impact of the development.**
- 4. New development should reflect the local materials and style.**
- 5. The site should be designed to safeguard the amenity of neighbouring residential properties.**
- 6. The scheme should ensure a satisfactory relationship to the cemetery.**
- 7. Opportunities should be taken to maintain or enhance biodiversity and habitats with particular regard to the nearby wildlife site and the species present in the locality.**
- 8. The mitigation necessary to ensure development likely to affect the SL&M Ramsar site is 'phosphate neutral'.**

Policy ST2: Land adjacent to Street Cemetery (HELAA Site STR137)



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ST3: Land west of Brooks Road & Future Growth Area (FGA) (HELAA Sites STR001, WAL022b & WAL026)

Context

Land to the west of Brooks Road is identified as a strategic housing allocation by LPP1 Policy CP8b. The adopted allocation and additional land (formerly Future Growth Area) is allocated for housing and other uses as specified in LPP1 Policy ST3. A Future Growth Area (FGA) is identified to the south of the Main Development Area.

Land within the Main Development Area

The 24ha allocated as the Main Development Area is expected to provide a minimum of 400 dwellings, a link road from the A39, recreation space and land for a primary school. Existing woodland to the north and west of Brookfield Way should form part of a 'green corridor' which links to the FGA. Development of land around the A39 should reflect its importance as a gateway into Street.

Land within the Future Growth Area (FGA)

Development in the FGA (24ha) will need to reflect wildlife constraints and provide green links to the Walton and Ivythorn Hill SSSI 700m to the south. The FGA will be expected to include buffer areas to sensitive habitats and provision of strategic accessible greenspace/green recreation uses. Additional small-scale housing, compatible with the environmental constraints, may also be appropriate.

Masterplanning

Masterplanning for both the Main Development Area and the FGA should be undertaken prior to the granting of planning permission for any part of site ST3. The masterplan should include:

- Highway access points and links
- Location of school and community facilities
- Pedestrian and cycle links to the surrounding network
- Sustainable drainage
- Identification of locations for habitat enhancement and strategic open space and phosphate mitigation
- Linkages into Walton and Street

A masterplan and subsequent development proposals should be supported by technical studies covering highways and traffic impact, sustainable transport links and demonstrate how the following issues will be addressed: ecology, drainage, transport and landscape.

The Council will seek the involvement of appropriate professionals and all stakeholders, together with early agreement of a programme for delivery.

Highways

The principal access to the adopted allocation is expected from the A39. There are a number of access options from Brooks Road which may be suitable to accommodate initial phases of

development. An extension of the link road through the FGA to create a 'loop' to Brooks Road should be tested through the masterplan and supporting technical studies.

Landscape

Ivythorn Hill Special Landscape Feature is around 250m to the south of the site. Views from Walton Hill will also need to be considered in the masterplan.

Ecology

The woodlands and hedgerow in the FGA are known to support a population of hazel dormice, a European protected species. Masterplanning of the area is required to avoid impacts through loss and fragmentation of dormice habitat. Any proposal will need to demonstrate the maintenance of Favourable Conservation Status of the population.

The woodland within the proposed allocation site is a 'stepping stone' in the ecological network. Ecological advice recommends that new and retained hedgerows should be protected by additional planting and a buffer of meadow grassland. Hedgerows should not be incorporated as residential garden boundaries.

Common and soprano pipistrelle and noctule bats have been recorded in the locale. On-site and adjacent woodland should be surveyed. Appropriate and sufficient replacement habitat for bats is likely to be required within the masterplan. Two s41 priority butterfly species may also present - the brown hairstreak and wall - and surveys will need to cover this group.

Accessible Natural Greenspace

The strategic site and FGA are identified as a location to provide strategic accessible greenspace to mitigate wider development impacts on the Somerset Levels and Moors SPA/Ramsar site.

Heritage

While the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.

Contamination

There is a small landfill site just east of Eastmead Cottages.

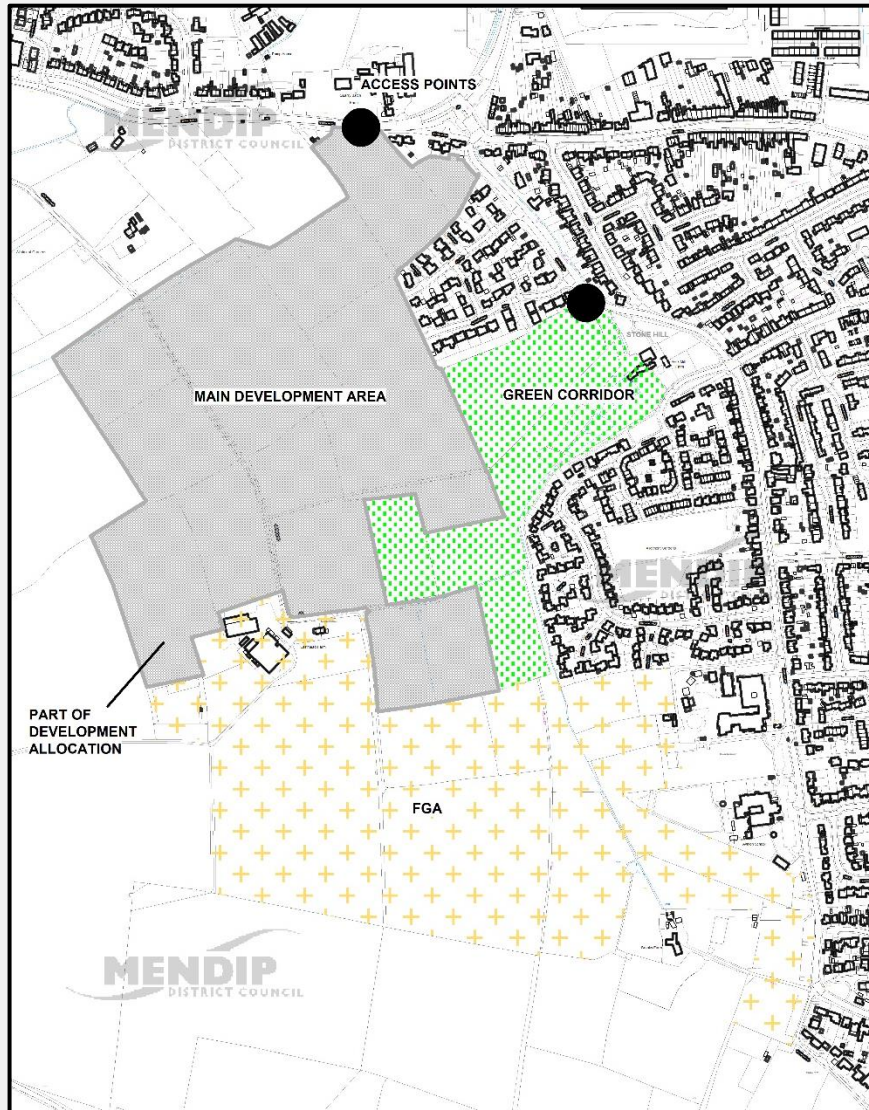
Policy ST3: Development Requirements and Design Principles

Land is identified as a Main Development Area and Future Growth Area (FGA) and includes the strategic housing allocation in LPP1 Policy CP8b. The release of the land will be dependent on a comprehensive masterplan.

- 1. A minimum of 400 dwellings should come forward in the Main Development Area making provision for affordable housing in line with relevant policy.**
- 2. A satisfactory access arrangement will need to be achieved.**
- 3. The site should be designed to safeguard the amenity of neighbouring residential properties.**

- 4. Proposals should have particular regard to site layout, building heights and soft landscaping to minimise the visual impact of development in this edge of town location and potential impacts on the Special Landscape Feature.**
- 5. The masterplan should demonstrate measures to enhance biodiversity with particular regard to strengthening the ecological network (woodlands and hedgerows) and opportunities to provide the mitigation necessary to ensure development is 'phosphate neutral'.**
- 6. In the FGA area, surveys will be required to establish whether protected species, including the hazel dormouse and protected butterfly species, are present on the site. The 'Favourable Conservation Status' of the population will need to be maintained and the Council will need to be convinced that this status will not be compromised before the land can be released for development.**
- 7. Accessible greenspace - primarily in the FGA area - at minimum to Natural England's Accessible Natural Greenspace Standard will be provided to mitigate any impact on the wider area and the SPA / Ramsar sites on the Levels and Moors.**
- 8. The need to address any contaminated land should be assessed.**

Policy ST3 Land West of Brooks Road



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ST4: Land south of Street Business Park (HELAA Site STR138E)

Context

The site is 4.32ha of open land off Gravenchon Way, between Street Business Park and Quarry Batch Farm. The land was identified as a Future Growth Area for employment in LPP1 and is now allocated for that purpose.

Masterplanning

A masterplan should be developed for the allocation which should seek to maximise delivery of B1, B2 and B8 uses, landscaping and highways infrastructure. Development of the site should seek to retain a visual break between Street and Walton from the Westway frontage.

Landscape & Ecology

The site is currently a green gap between Street and Walton and this is a notable feature of the approach to Street from the west. However, the FGA does not abut Westway and there is a strip of land outside the FGA between it and the road. This strip has been left outside the FGA to maintain the sense of a green gap between Quarry Batch Farm and the business park. Part of this area is currently used as a skate park. It is now proposed to include the strip of land abutting Westway in the allocation in order to secure its future use as a green area within any scheme.

There is a designated local wildlife site - Bullmead Ditch - which crosses the western part of the site. Bullmead Ditch is a tufa stream with rare invertebrates. Lighting will need to be strictly controlled.

The site is improved pasture with over-managed hedgerows and immature trees/scrub along the A361 on the southern boundary. Brown hairstreak butterflies, a s41 priority species, is potentially present in the hedgerows.

Soprano pipistrelle bats are potentially present at low density over Bullmead Ditch, and the Great Green Bush-cricket, a s41 priority species, is probably present.

Phosphates

The potential impact of phosphates on designated sites from the allocated uses should be taken into account in mitigating the environmental impact of the development. Mixed use or residential proposals should assess additional phosphate loading on the designated catchment and a mitigation solution agreed to secure a 'phosphate neutral' position.

Heritage

While the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.

Surface Water

There are areas of low, medium and high risk from surface water flooding around the Bullmead Ditch to the west of the site and along the eastern boundary.

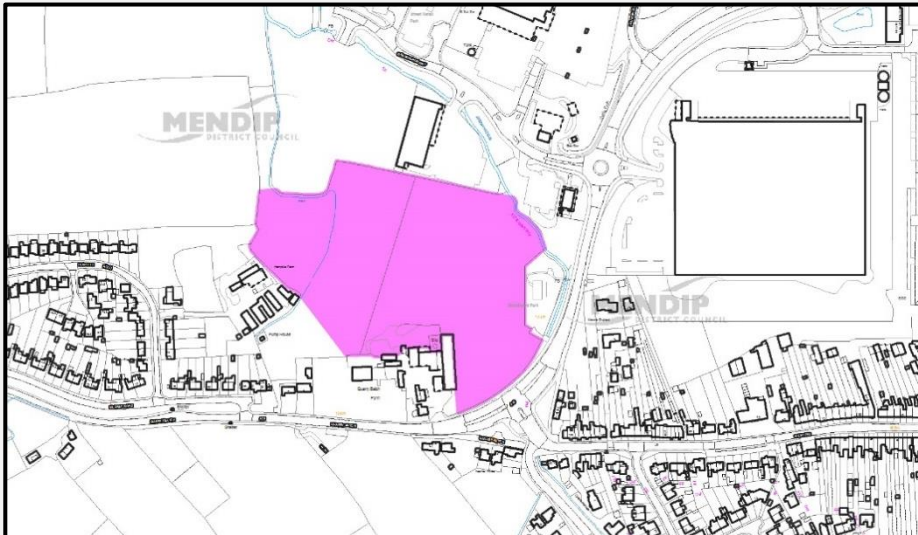
Highways

The need and feasibility of a second highways access from Westway connecting to Gravenchon Way should be explored as part of a comprehensive plan for the allocation.

Policy ST4: Development Requirements and Design Principles

1. 4.32ha of land for employment use.
2. Wildlife interest at Bullmead Ditch will need to be protected in any scheme, which will include strict control of lighting.
3. Impact of development on protected species, including bats and Great Green Bush-crickets, will need to be established.
4. Opportunities should be taken to maintain or enhance biodiversity, with particular regard to the protection of species on the site and designated wildlife sites including mitigation for the impact of additional phosphates.
5. A green space abutting the Westway should be designed into any scheme, and protected in perpetuity, to maintain the green gap between Street and Walton.
6. A satisfactory access arrangement will need to be achieved.
7. Have particular regard to site layout, building height and soft landscaping to minimise the visual impact of the development in this edge of town location.
8. New development should reflect the local materials and style.
9. The site should be designed to safeguard the amenity of nearby residential properties.
10. Any development should be comprehensively masterplanned and be designed to complement the existing Street Business Park.

Policy ST4: Land south of Street Business Park (HELAA Site STR138E)



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10.4 Shepton Mallet

- 10.4.1 Shepton Mallet is located in the heart of Mendip district, with the Mendip Hills lying to the north and the River Sheppey running through the town. It lies on the A37 primary route with good links to the other Mendip towns as well as Bristol, Bath and Yeovil.
- 10.4.2 The town contains a fine parish church and a considerable number of historic and interesting sites. Shepton Mallet Prison, for example, was England's oldest prison still in use until its closure in March 2013.
- 10.4.3 Shepton Mallet is the second smallest town with a population of just over 10,000 people but has the smallest town centre which, although home to a number of successful independent businesses and retailers, would benefit from improvements to its physical appearance to encourage investment. A masterplan is in preparation to support public realm improvements, connectivity and green infrastructure in the town centre.

Infrastructure

- 10.4.4 The education authority have advised financial contributions will be sought on major development to ensure delivery of additional primary places in the medium term. A primary school site will be provided in the Cannards Grave allocation.

Community Planning in Shepton Mallet

- 10.4.5 A Neighbourhood Plan is being prepared for Shepton Mallet and the Neighbourhood Area has been designated.

Site Allocations

- 10.4.6 Shepton Mallet was identified in LPP1 as a principal settlement and Core Policy 9 indicates 1,300 new homes are to be delivered over the plan period in the town.
- 10.4.7 727 homes were completed to March 2019 and total identified supply is 786 dwellings. The supply figure includes allocated land at Cannards Grave Road which has been subject to a detailed masterplanning exercise. The site is expected to deliver in the region of 600 homes. In addition to this site, consent has been granted for the refurbishment and redevelopment of the former Shepton Mallet Prison for 134 dwellings. Given that these schemes will deliver a substantial uplift over the LPP1 requirement, no additional sites are allocated in the town.
- 10.4.8 Additional windfall sites are expected to come forward within the development limits of the town. There are also a number of potential redevelopment opportunities on brownfield land around the town centre.

Future Growth Area

- 10.4.9 Land is highlighted by LPP1 as a Future Growth Area east of Compton Road. This notation will be deleted from the policies map as masterplanning has now clarified the extent of land needed to deliver the strategic site. As development will require a

comprehensive approach – particularly infrastructure and access which would be better re-assessed in the context of the future Plan Review.

- 10.4.10 Shepton Mallet is within an area where wastewater and other water flows may have a 'likely significant effect' on the Somerset Levels and Moors RAMSAR which is in an 'unfavourable condition'. Development allocations should assess additional phosphate loading on the catchment of the designated area and a mitigation solution agreed to secure a 'phosphate neutral' position.

Employment Land

- 10.4.11 There are a number of major employment sites within the town. A site is allocated on promoted land off Fosse Lane for employment use. South of Shepton Mallet, the Bath & West Showground includes specific provision of a further 10 hectares of employment land.

Development Limit

- 10.4.12 No amendments are proposed to the development limits.

SM1: Land off Fosse Lane (HELAA site SHEP112E)

Context

This is an extensive greenfield area adjacent to Fosse Lane with access onto to the A37 and A361. It lies just south of Shepton Mallet and is adjacent to the development limit.

Landscape & Ecology

The site is identified as improved grassland with no significant biodiversity issues. While the site is allocated for employment uses, the potential impact of phosphates should be considered in any assessment and mitigation of environmental impacts.

Heritage

The allocated land lies adjacent to a designated Scheduled Monument; this contains an area of the Romano-British linear village at Fosse Lane. The whole site is in an Area of High Archaeological Potential and an Area of Archaeological Interest. Archaeological surveys indicate a developable scheme is achievable without impact on significant archaeology.

Prior to submission of any detailed development scheme, the Council will require a detailed assessment of the potential impact on archaeological assets to be agreed with English Heritage.

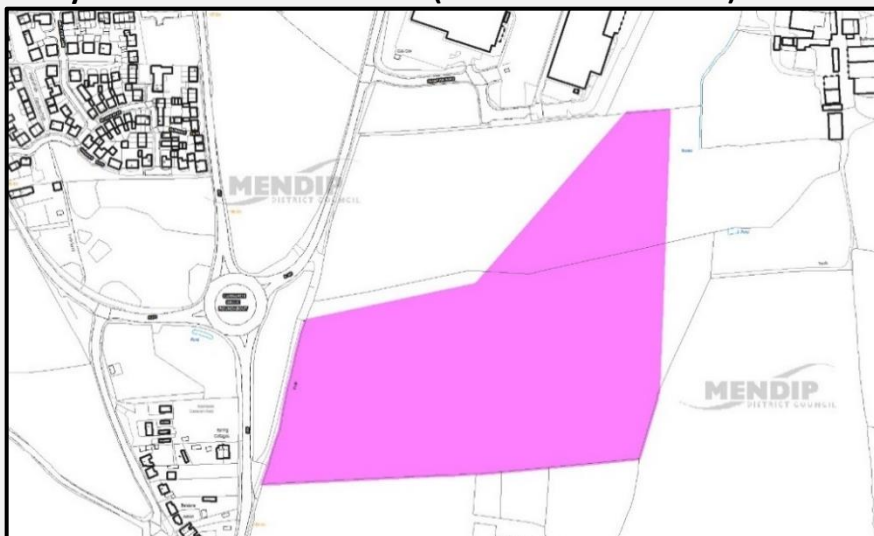
Highways

Access is proposed from the A361 from Frampton Road. The route will need to take into account archaeological constraints as it will cross the scheduled area.

Policy SM1: Development Requirements and Design Principles

- 1. 7.5ha is allocated for office and industrial uses (Use classes B1, B2 and B8).**
- 2. A masterplan for the site will be required detailing access, layout and proposed uses together with an assessment of the impact on historic assets.**
- 3. Retail uses will not be permitted on the site.**
- 4. The form and layout of development will need to be planned to avoid any adverse impact on areas of archaeological significance.**
- 5. The site should be designed sensitively to ensure no harm to its location and any design should take account of long range views and the setting of the town.**
- 6. Have particular regard to site layout, building height and soft landscaping to minimise the visual impact of the development in this edge of town location.**
- 7. The site should be designed to safeguard the amenity of nearby and adjoining residential properties.**
- 8. Opportunities should be taken to enhance the biodiversity of the site.**

Policy SM1: Land off Fosse Lane (HELAA Site SHEP112E)



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10.5 Wells

- 10.5.1 Wells is widely known as the smallest city in England, with a population of 11,000 people. The city is an important cultural and historic centre focused on Wells Cathedral and the Bishop's Palace. Wells is also a significant centre for local services and shopping and has a strong independent retail sector.
- 10.5.2 Wells is a key economic centre in Mendip and has a broad base of employment with a workforce with skill levels above the national average. There are a range of specialist professional practices, a public school and a range of health sector services, as well as a vibrant small business sector and a growing tourist economy.
- 10.5.3 The city has an older age-profile than other towns in Mendip. Long term in-migration has put pressure on housing affordability.
- 10.5.4 The heritage, landscape and compact character of Wells constrain the locations for new development in the city.

Community Planning in Wells

- 10.5.5 Both Wells and the Parish of St Cuthbert-Out are designated as Neighbourhood Plan Areas. No formal consultation has yet been undertaken on these plans.

Infrastructure

- 10.5.6 The education authority have advised financial contributions will be sought on major development to ensure delivery of additional primary places in the medium term. A primary school site is likely to come forward off Wookey Hole Road.
- 10.5.7 Wells is within an area where wastewater and other water flows may have a 'likely significant effect' on the Somerset Levels and Moors RAMSAR which is in an 'unfavourable condition'. Development allocations should assess additional phosphate loading on the catchment of the designated area and a mitigation solution agreed to secure a 'phosphate neutral' position.

Site Allocations

- 10.5.8 LPP1 sets out that Wells should deliver a minimum of 1,450 homes. Existing commitments and dwellings built to date totals 1,423 leaving a residual figure of 27 dwellings (see Table 3). Sites are allocated to meet the residual requirement and to maintain housing supply. Land south of Elm Close supports supply in the medium term.

Employment Sites

- 10.5.9 There are a number of business parks in the city with the majority of space at Cathedral Park now taken up. The land allocated at Dulcote Quarry has now been taken up by a food manufacturer. The potential of land south of the St Cuthbert's Mill in St Cuthbert Out Parish will be explored.
- 10.5.10 The following sites are allocated for development under the following policies:

- **WL1 - Land off Bubwith Walk (HELAA site WELLS044) – Housing**
- **WL2 - Land at Wells Rugby Club (HELAA site WELLS094) – Housing**
- **WL4 - Tincknells, Strawberry Way (HELAA site WELLS116M) – Mixed Use**
- **WL5 - Land off Elm Close – (HELAA site WELLS084) – Housing**

10.5.11 Community facilities are proposed at:
WL3 - New Rugby Club Site at Haybridge (linked to WL4)

Development Limit

10.5.12 Development limits were amended to include strategic sites in LPP1. A change to the development limit is proposed to reflect the developable area associated with the permission on the Future Growth Area identified in LPP1. The adopted green gap designation will be extended to ensure the separation of built development from Haybridge. Limits around sites allocated for development have been revised.

WL1: Land off Bubwith Walk (HELAA Site WELLS044)

Context

The site is made up of three fields on the south-west side of the city which slope to the south. There are some mature hedgerow boundaries along and within the site. The site abuts existing residential development on its eastern edge.

This site was previously excluded given its proximity to the Wells Sewage Treatment Plant and location within a buffer zone where development should be restricted. The promoter has provided updated modelling of the area affected by odour from the plant in consultation with Wessex Water. It indicates that around 4.5ha would be suitable for residential use with the northern field (adjacent to Burcott Road) and southerly field (opposite Stilling Close) having the most potential.

Landscape

The site is not prominent in the wider landscape, although there are views from the land towards Ham Hill and Ben Knowle Hill.

Ecology

The site is adjacent to Wells Sewage Treatment Works Wildlife site. Surveys will be needed to assess the potential for disturbance on wintering and protected birds as this may have an effect on the Somerset Levels and Moors SPA/Ramsar site. Development will involve potential loss of foraging habitat for bats. Provisionally a masterplan should include a minimum of 1.2 ha of accessible replacement habitat.

Highways

There are a number of points of access including Burcott Road. Access will need to meet highways standards on width and visibility. Provision of footways and cycle connections will also need to be considered. Burcott Road would need to be upgraded to standard acceptable to the Highway Authority.

Heritage

While the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.

Odour Nuisance

Wessex Water have advised that updated modelling to the latest industry guidelines will be required to determine the developable areas and capacity of the site.

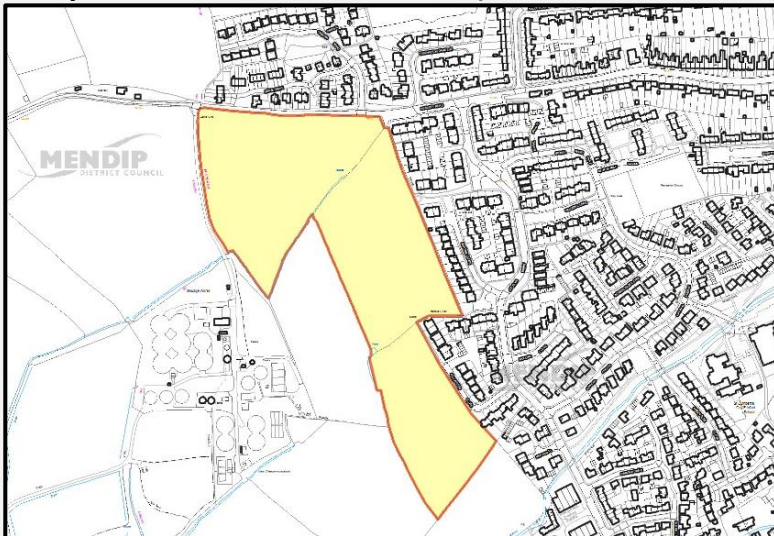
Flooding

There is an area at low to medium risk of flooding from surface water on the northern part of the site.

Policy WL1: Development Requirements and Design Principles

- 1. A minimum of 120 dwellings making provision for affordable housing in line with relevant policies. The capacity of the site remains subject to additional assessment work on odour nuisance in liaison with Wessex Water.**
- 2. Have particular regard to site layout, building height and soft landscaping to minimise the visual impact of the development in this edge of town location.**
- 3. New development should reflect the local materials and style.**
- 4. The site should be designed to safeguard the amenity of neighbouring residential properties.**
- 5. Opportunities should be taken to maintain or enhance biodiversity. Additional work will be required to ensure no harm to the local wildlife site at the sewage works and the protected species that it supports.**
- 6. A masterplan should include a minimum of 1.2 ha of accessible replacement habitat.**
- 7. Surface water flooding on the northern part of the site will need to be addressed.**
- 8. Further investigation will be required to ensure that any contamination is remediated before development can go ahead.**
- 9. Satisfactory means of access will need to be achieved.**
- 10. The mitigation necessary to ensure any residential development likely to affect the SL&M Ramsar site is 'phosphate neutral'.**

Policy WL1: Land off Bubwith Walk (HELAA Site WELLS044)



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WL4: Tincknells Depot (HELAA Site WELLS116M)

Context

This is a large edge of centre site which is bounded by Glastonbury Road and Strawberry Way. Part of the site is used as a country store with an extensive depot to the rear (mix of shed/storage buildings). The northern portion of the site includes a 'tongue' of land following St Andrews stream. This was former railway land which is partly overgrown together with open storage. The extent of development would need to reflect a flood risk assessment on the site.

Landscape & Ecology

A row of protected trees in the north-west corner of site, north of St Andrews stream, would need to be taken into account and protected in any scheme.

The site is brownfield comprised of hardstanding and buildings and is of low biodiversity value.

Heritage

There are adjacent listed buildings to the west - Priory Hospital and the Sherston Pub which is opposite on Strawberry Way roundabout. The site is adjacent to the Conservation Area boundary.

Flood Risk

Parts of the site are within flood zones 2 and 3 and any design will need to take flood risk into account.

Contamination

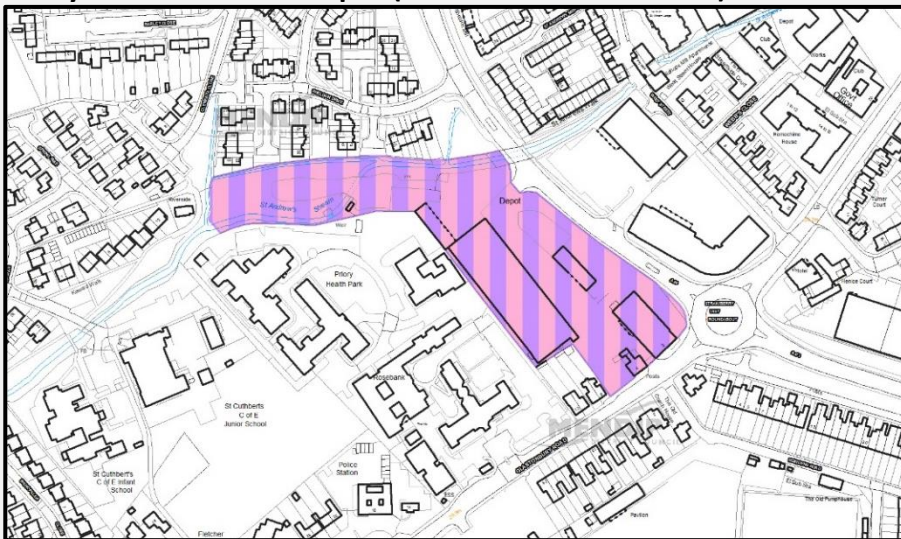
There may be localised contamination on the site which would require remediation.

Policy WL4: Development Requirements and Design Principles

- 1. A minimum of 25 dwellings as part of a mixed use scheme to include residential and employment uses including provision for affordable housing in line with relevant policies.**
- 2. The site should be designed sensitively to ensure no harm to the location.**
- 3. Any scheme should be designed to protect and enhance the adjoining Conservation Area and the setting of the nearby listed buildings.**
- 4. Have particular regard to site layout, building height and soft landscaping to minimise the visual impact of the development in this edge of centre location.**
- 5. New development should reflect the local materials and style.**
- 6. The site should be designed to safeguard the amenity of neighbouring residential properties.**
- 7. Opportunities should be taken to maintain or enhance biodiversity.**
- 8. Any design will need to address flooding as parts of the site are in flood zones 2 and 3.**
- 9. All houses will be required to be located outside of flood zones 2 and 3.**
- 10. Further investigation will be required to ensure that any contamination is remediated before development can go ahead.**

11. The mitigation necessary to ensure any residential development likely to affect the SL&M Ramsar site is 'phosphate neutral'.

Policy WL4: Tincknells Depot (HELAA Site WELLS116M)



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WL2: Land at Wells Rugby Club (HELAA site WELLS094)

Context

Redevelopment of the club and sports ground for housing is linked to the relocation of Wells Rugby Ground to a new facility at Haybridge in accordance with LPP2 Policy WL3. The site consists of sports pitches and a club building surrounded by residential development on three sides. The club building is located next to Wells Leisure Centre. This is a greenfield site within the urban area which is accessible to the town centre and local facilities.

The land is suitable for housing but is subject to the re-provision of the club and pitches. A traffic impact assessment will be needed and may constrain the overall capacity of the site as it is accessed through surrounding residential areas.

Landscape & Ecology

The existing ground is enclosed by residential development and an adjacent car park/open space around Wells Leisure Centre. The site is amenity grassland with some hedgerow likely to be of low biodiversity value. There would be opportunities to improve the biodiversity of the site through strengthening hedgerows and landscaping. The removal of floodlighting may also be beneficial to local/foraging bat populations.

Heritage

While the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.

Flood Risk

The site is in flood zone 1 but there is a localised surface water flood risk along the southern boundary of the site and an area of high risk in the south-west corner of the sports ground.

Highways

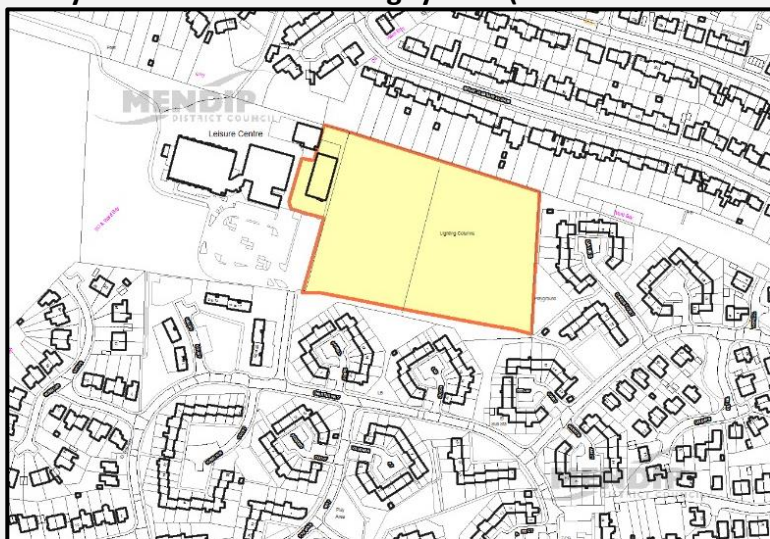
The site can only be accessed through the Charter Way estate which links to the A371. A traffic assessment will be required which takes into account the cumulative impact of committed development to the west.

Policy WL2: Development Requirements and Design Principles

- 1. A minimum of 80 dwellings making provision for affordable housing in line with relevant policies.**
- 2. The release of land is subject to the provision of replacement sports pitches and club facilities. Re-provision must be of equal or better community and sporting value.**
- 3. The site should be designed sensitively to ensure no harm to its setting.**
- 4. Have particular regard to site layout, building height and soft landscaping to minimise the visual impact of the development.**
- 5. New development should reflect the local materials and style.**

6. The site should be designed to safeguard the amenity of neighbouring residential properties.
7. Opportunities should be taken to maintain or enhance biodiversity.
8. Surface water flooding should be addressed in any scheme.
9. A traffic impact assessment will be needed and may constrain the overall capacity of the site as it is accessed through surrounding residential areas.
10. The mitigation necessary to ensure any residential development likely to affect the SL&M Ramsar site is 'phosphate neutral'.

Policy WL2: Land at Wells Rugby Club (HELAA site WELLS094)



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WL3: New Rugby Club Site at Haybridge

Context

Land is allocated to replace and enhance the existing club and ground and is linked to LPP2 Policy WL2. Other sports facilities may also be provided on this site and may also include a relocation of the Tennis Club.

The preferred site is in open countryside and careful design will be needed to minimise the impact on landscape and surrounding countryside. This is a greenfield site in open countryside west of the small settlement of Haybridge. A traffic impact assessment will be needed to ensure there is capacity for road access. Footpath and cycle access is absent and will need to be addressed in any scheme.

Landscape

The site will be largely playing pitches, which are a green use, but there are likely to be some buildings and hard surfaced areas. The development may therefore have some visual impact on this approach to Wells. There may also be a potential impact on views towards Ben Knowle Hill.

Ecology

Greater and lesser horseshoe bats are likely to be present. Other bats which may potentially be present at low densities along the river corridor include Daubenton's, Serotine and the rare Barbastelle. The site is within Band B of the North Somerset and Mendip Bats SAC. Currently the site is improved grassland with over managed hedgerows except for the river corridor. Proposals should include 1 Ha of accessible replacement habitat and provide a wildlife buffer along the River Axe corridor. Proposals should also demonstrate lighting would not affect bats.

The site is adjacent to the River Axe wildlife corridor and Local Wildlife Site. Brown Hairstreak and Wall Butterflies, both of which are s41 priority species, may be present in hedgerows.

Heritage

While the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.

Highways

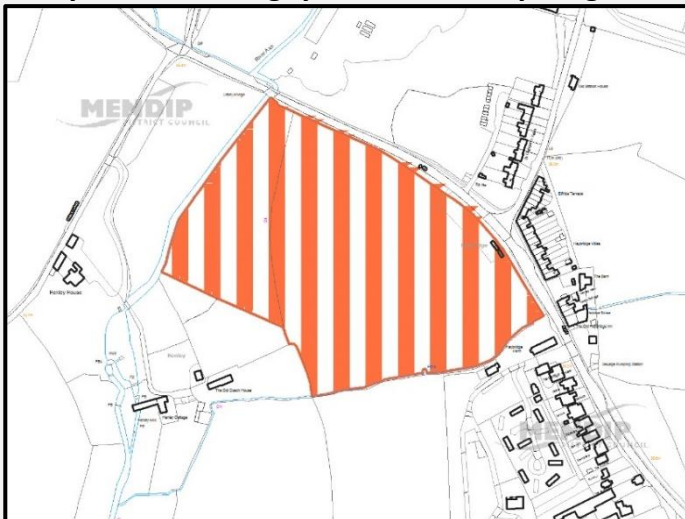
Further assessment of capacity may be required. Access by foot and cycle is currently poor.

Policy WL3: Development Requirements and Design Principles

- 1. Sports facilities must be of equal or better community and sporting value compared to the current rugby club site, which would be released for housing.**
- 2. The site should be designed sensitively to ensure no harm to its setting.**
- 3. Have particular regard to site layout, building height and soft landscaping to minimise the visual impact of the development in this countryside location. The site should be designed to safeguard the amenity of neighbouring residential properties.**
- 4. 1 Ha of replacement habitat should be provided.**

5. Internal hedgerows should be retained and managed appropriately within any scheme.
6. The adjoining wildlife corridor and LWS should be safeguarded in any scheme.
7. Opportunities should be taken to maintain or enhance biodiversity.
8. Access by footpath and cycle should be provided for in any scheme.

Policy WL3: New Rugby Club Site at Haybridge



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WL5: Land off Elm Close (HELAA Site WELLS084)

Context

The site comprises three fields of open grassland bounded by mature hedgerows. The eastern boundary of the site adjoins land reserved to extend Wells Cemetery. Elm Close is on a ridge and the fields slope from north to south.

The site is on the edge of Wells and not as accessible as other sites to town centre facilities. Development would represent an extension into the countryside although there are opportunities to provide some community gain through affordable housing and provision of land to extend the city cemetery.

Release and Timing of Development

More than 1000 dwellings are committed to come forward in the next 10 years (2017-2027) located to the west and southwest of Wells. Given the level of significant short time supply and its focus in one location on the edge of the City, early development of this site is not considered necessary in the short term. The site is therefore identified for release after 2024-5. The later release of the site in the Plan period would also provide an opportunity for community uses to be incorporated into masterplanning of the site. The release of the site before 2024-5 should only be considered if necessary to make up a shortfall in delivery from allocated and committed sites in Wells.

Cemetery Extension

The site should provide around 1 ha of land to enable an extension to the Wells Cemetery. This should adjoin the existing site and be located on the ridgeline. The lower parts of the allocated site are not suitable.

Landscape

Previous landscape studies have highlighted the ridgeline as a feature in the wider setting of Wells and the contribution of this general location as a backdrop to Wells. The land to the south of the site is undeveloped. There is potential for impact on views of the Special Landscape Feature at Ben Knowle Hill.

Ecology

The site falls within the Consultation Zone of the North Somerset and Mendip Bats SAC (Band C) and both Greater and lesser horseshoe bats are present in the locality. Provisionally a masterplan should include 0.93 ha of replacement habitat. Any proposals should also seek to minimise the loss and/or fragmentation of internal hedgerows. Brown hairstreak butterflies, a s41 priority species, may be present in the hedgerows.

Heritage

While the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.

Odour Nuisance

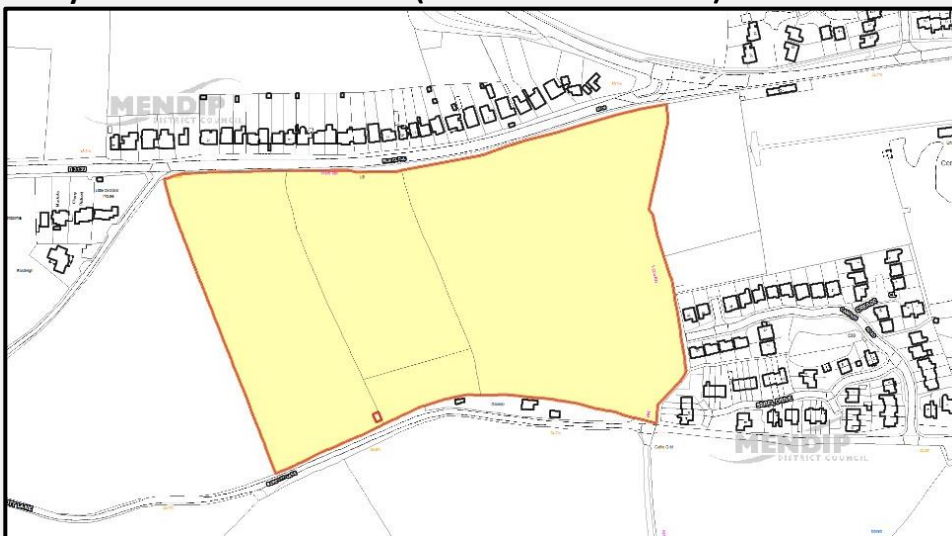
There is a potential for odour nuisance from the Wells Sewage Treatment Works (located 200m from the southern boundary of the site).

Policy WL5: Development Requirements and Design Principles

The site is allocated for a minimum of 100 dwellings to be developed after 2024-5. Earlier release of the site will need to demonstrate a shortfall in delivery from committed and allocated sites in Wells.

1. The site should make provision for affordable housing in line with relevant policies.
2. The potential and need to include land for an extension to the cemetery in any scheme should be assessed in masterplanning the development.
3. Surveys will be required to establish whether protected species, including several species of bat, are present on the site.
4. Bat habitat will need to be replaced. 0.93 ha of replacement habitat should be provided.
5. Loss and/or fragmentation of internal hedgerows should be avoided and the s41 priority species the brown hairstreak butterfly may be present in hedgerows.
6. Opportunities should be taken to maintain or enhance biodiversity with particular regard to the protection of species on the site.
7. The site should be designed sensitively to ensure no harm to the nearby Special Landscape Feature.
8. A satisfactory access arrangement will need to be achieved.
9. Have particular regard to site layout, building height and soft landscaping to minimise the visual impact of the development in this edge of town location.
10. New development should reflect the local materials and style.
11. The site should be designed to safeguard the amenity of neighbouring residential properties.
12. The potential for odour nuisance from the nearby Sewage Treatment Works should be assessed.
13. The mitigation necessary to ensure any residential development likely to affect the SL&M Ramsar site is 'phosphate neutral'.

Policy WL5: Land off Elm Close (HELAA Site WELLS084)



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10.6 Midsomer Norton & Radstock

~~10.6.1 The market towns of Midsomer Norton and Radstock immediately adjoin the northern boundary of Mendip District and fall within Bath and North East Somerset District. They have functional relationships with some villages in the wider rural catchment within the north of the district.~~

~~10.6.2 LPP1 Core Policy 2 identified an additional 505 dwellings as part of the adopted local plan requirement which was not allocated to a specific settlement. The 505 dwellings result from rolling forward the plan period to 2029 and the Review of Housing Requirements (2013) considered in the LPP1 examination. LPP1 Paragraph 4.21 explains that allocations should be in sustainable locations in accordance with the overall spatial strategy and may include land in the north/north east of the district, primarily on land adjacent to the towns of Midsomer Norton and Radstock. LPP1 Paragraph 4.7 specifically identifies a need to consider allocations in Local Plan Part II in this part of the district to meet Mendip's development needs.~~

~~10.6.3 Following consideration of allocated housing allocations in line with the spatial strategy at the Local Plan examination and wider plan objectives, sites to provide 505 dwellings have been identified as a strategic requirement and were addressed through Main Modifications to this plan. LPP1 Paragraph 4.7 notes the need for consultation with Bath & NE Somerset (BaNES) and local communities which was undertaken through the LPP2 examination process and particularly the Main Modifications consultation.~~

~~10.6.4 The determination of planning applications on these sites will require joint working with BaNES in the assessment of proposals and impacts on infrastructure and planning gain arrangements. The education authority estimates that the allocations will require around 130 primary school places.~~

Development Plan framework for Midsomer Norton & Radstock

~~10.6.5 The Bath & North East Somerset Placemaking Plan sets out its strategy for the two towns. This strategy is to make provision for the development of the economic and community facilities needed to increase self-reliance and economic revitalisation.~~

Community planning in Midsomer Norton & Radstock

~~10.6.6 A Neighbourhood Area was designated for Midsomer Norton in November 2013 and a Neighbourhood Plan is in production. Radstock Town Council have also shown interest in developing a Neighbourhood Plan but as yet no formal application for a Neighbourhood Area has been made. A Neighbourhood plan was "made" for Westfield Parish in November 2018.~~

Cross-Boundary Transport Issues

~~10.6.7 Circa 1,000 dwellings have been built in Midsomer Norton & Radstock in the period 2011-2020. 417 more homes are committed within B&NES to be delivered by 2029,~~

and a further 455 dwellings are allocated by this Local Plan at Midsomer Norton in Mendip District. Development proposals must assess and mitigate the potential cumulative transport impacts which may arise from committed development, both within Mendip District and Bath and North East Somerset, through undertaking a cross-boundary transport impact assessment.

- ~~10.6.8~~ — The cross-boundary transport impact assessment must take account of the committed and allocated development schemes in Midsomer Norton and Westfield, analyse traffic impacts on both links and junctions, and robustly assess the potential traffic effects of re-routing as a result of any additional congestion. Development proposals must identify mitigation to address the cumulative impacts of committed and allocated development and establish the proportionate impact of the application scheme to enable appropriate mitigation to be agreed with the Highways Authorities. Development proposals will need to assess their impact on the availability of town centre parking, as this remains of key importance to enabling access to the town centre for much of the rural hinterland, thus supporting access to facilities and the vitality of the town centre itself.
- ~~10.6.9~~ — Detailed mitigation proposals will need to be identified and evidenced through the planning application process. In line with Climate Emergency declarations by both BaNES District Council and Mendip District Council, mitigation of impacts will need to be targeted at providing sustainable alternatives to car usage, with increases in highway capacity required only when opportunities to achieve mode shift to sustainable travel have been explored. Highway schemes will also need to address road safety and provide facilities for pedestrians and cyclists.
- ~~10.6.10~~ — Each development should appropriately connect with the walking and cycling network, proactively support the delivery of the West of England Local Walking and Cycling Infrastructure Plan (LCWIP), including routes W05 and C05, and address local gaps in provision along routes likely to be used by future occupiers. Improvements to the pedestrian environment and public realm in Midsomer Norton town centre will be supported as making a positive contribution towards mitigation requirements. Public transport service enhancements will be important to address the risk of car-dependent development, potentially including proportionate measures to improve the attractiveness of the Odd Down Park and Ride site for trips into Bath.

Site Allocations

- ~~10.6.11~~ — The following sites are allocated for development to meet housing needs in Mendip under the following policies:

~~—————~~ **MN1 — Land at White Post (HELAA site NRAD001M)**

~~—————~~ **MN2 — Land at Underhill Lane (HELAA site NRAD004)**

~~—————~~ **MN3 — Land east of the A367 (HELAA site NRAD005)**

Development Limit

- ~~10.6.12~~ — A development limit will be shown around the allocated sites on the policies map.

MN1: Land at White Post (HELAA Site NRAD001M)

Context

The site is 12.1 ha and consists of a large single field in open countryside on the fringe of Midsomer Norton. The field lies between the A367 Fosseway to the east and the B3355 Silver Street to the west. There is some limited built development to the south of the site including Norton Hall Farm on Silver Street and the White Post Inn on Fosseway. The northern boundary of the site is adjacent to a new housing development in the BaNES LPA area. A safeguarded recreation site under LPP1 Policy DP16 (Midsomer Norton Rugby Club) lies to the west on Silver Street.

Ecology

There is a well-established hedge line on the northern and eastern boundary of the site with mature trees. The site lies outside the Bat SAC consultation area but up to date surveys should be undertaken and there may be a need for bat mitigation. Development proposals should avoid loss of hedgerows and trees and strengthen their value as wildlife habitat. Biodiversity measures should deliver at least 10% net gain.

Landscape

The site lies on the edge of the built-up area. Development will have a degree of impact upon local landscape character and long distance views. Proposals should take account of the wider landscape context and adjacent built development.

Heritage

The site does not lie within a Conservation Area or close to designated heritage assets. Advice from Somerset archaeology on a previous planning application noted presence of archaeological features with potential for additional investigation.

Highways

There are potential points of access onto Fosseway (A367) and to Silver Street (B3355). Parts of Silver Street are being upgraded, including with improved pedestrian/cycle infrastructure. Access arrangements should be independent of adjacent development to the north of the site. Particular regard should be given to access by walking and cycling and connectivity of the site to local facilities. A cross-boundary transport impact assessment (agreed with both Mendip and BaNES) and travel plan for the development will be required. This should consider the cumulative impacts on the highway network (including on the availability of town centre parking) of committed and allocated development in Midsomer Norton, including MN3. Mitigation proposals will need to be targeted and primarily seek to reduce car usage, including through providing local walking and cycling improvements, and measures to improve the attractiveness and connectivity of bus services. The transport impact assessment will need to determine the need for, and form of, highway capacity measures to mitigate the impact of the proposed development. Proportionate contributions will be sought towards mitigation demonstrated to be required to address severe cumulative impacts of committed development proposals.

Education

The site falls within the Chilcompton primary school catchment which is at capacity. However, the site is within statutory walking distance of St Benedict's Catholic Primary School (in Mendip District) which is located to the north east of the site between Fosseyway and Charlton Lane. This school is also near capacity but takes a high proportion of pupils from BaNES (80%). A new three form entry BaNES school (Norton Hill Primary) is being built just to the west of the site, within the B&NES boundary, and will be accepting new pupils from September 2020. This new school will also be within walking distance of this site. Joint working will be required between the councils and education authorities to accommodate the pupil numbers arising from the proposed development at MN1 and MN3. Development contributions may be needed to enhance local capacity or for travel to schools outside statutory walking distance.

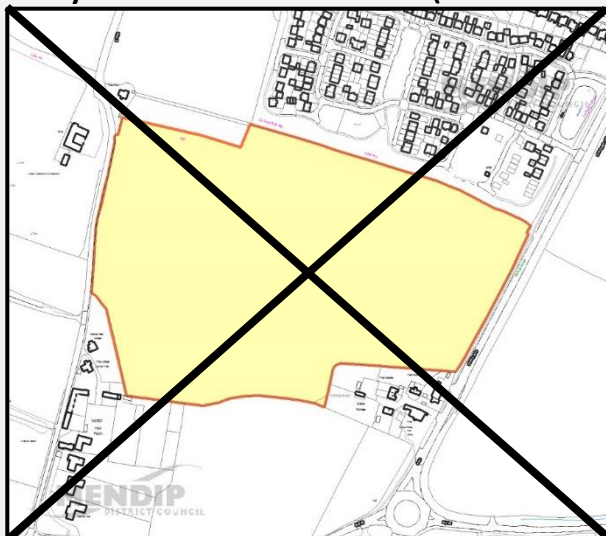
Flooding

The site lies within flood zone 1. There is a limited area of surface water flooding (low risk) on the NE boundary of the site. A flood risk assessment will be required to demonstrate surface water runoff can be managed through use of sustainable drainage (SuDs).

Policy MN1: Development Requirements and Design Principles

1. ~~A minimum of 250 dwellings making provision for affordable housing in line with relevant policies.~~
2. ~~A cross boundary Transport Impact Assessment will be required taking into account cumulative traffic impacts of this site, MN3, and other committed and allocated developments in Midsomer Norton. Mitigation for cumulative impacts will be required to be identified and delivered, proportionate to the impact of the scheme.~~
3. ~~Proposals should maximise opportunities for sustainable travel and make provision for connecting footpaths and cycleways to enhance the accessibility of the site.~~
4. ~~Development should have particular regard to site layout, building height, and soft landscaping, to minimise and mitigate the visual impact of the development in this edge of town location.~~
5. ~~The site should be designed to safeguard the amenity of neighbouring residential properties.~~
6. ~~Development should have regard to local materials and style.~~
7. ~~Opportunities should be taken to maintain and enhance biodiversity.~~
8. ~~An archaeological investigation of potential archaeological heritage assets should be undertaken and a report produced on any discoveries.~~
9. ~~Assessment of infrastructure impacts and contributions to be agreed jointly between BaNES and Mendip.~~

Policy MN1: Land at White Post (HELAA Site NRAD001M)



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MN2: Land at Underhill Lane (HELAA Site NRAD003)

Context

The site is 2.1ha and lies on the western edge of Midsomer Norton to the rear of residential properties at Orchard Vale and the Woodside Estate to the south. It forms part of the established countryside edge of the town, is enclosed by protected woodland to the north and south and sits within the Wellow Brook Valley. The site is accessed through a narrow track from Underhill Lane although access to the land may be sought from Orchard Vale. The Woodside estate to the south of the site includes four storey buildings and there may therefore be some overlooking issues across the site.

Landscape & Ecology

The surrounding broadleaf woodland is locally distinctive in the immediate area and Underhill Wood is a designated Local Wildlife Site. The woods have value both as a local habitat (for flora) and a wider value along the valley (as a stepping stone in the wider ecological network). The site is likely to require a 5-15m wide buffer between development and woodland on the western and southern boundaries. The site lies outside the Bat SAC consultation area. The woods are also potentially used by lesser horseshoe bats and potentially for roosting Daubenton's bats given the proximity of the river to the north. Mitigation measures may be required to offset any potential impact to this habitat and should deliver at least a 10% biodiversity net gain.

Heritage

While the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.

Highways

The existing access to the site from Underhill Lane is unlikely to be suitable and a more practical access would be via Orchard Vale. A suitable access will need to meet highways standards, including on width and visibility. Enhancement of connections to the town by all modes will also need to be considered. A Transport Impact Assessment will be required to assess impacts on the Local Road Network and mitigation measures may need to be agreed with BaNES.

Flood Risk

The site lies within flood zone 1. A flood risk assessment will be required to demonstrate surface water runoff can be managed through use of sustainable drainage (SuDs) and should take account flood risk associated with a watercourse which runs along the eastern boundary.

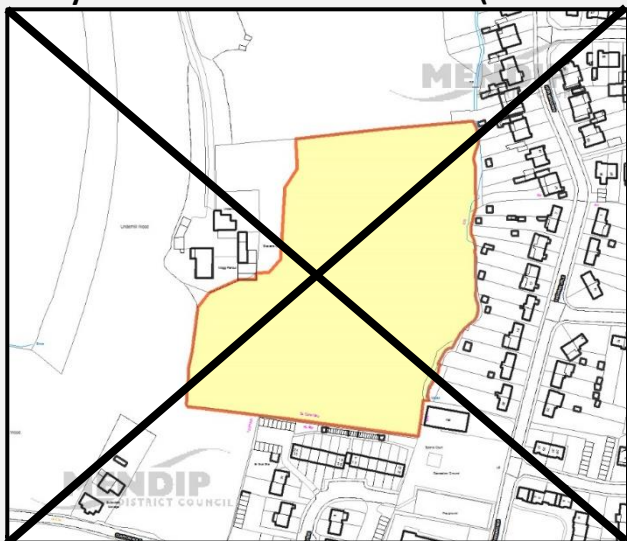
Education

The site is in the Chewton Mendip school catchment. There is short term capacity at this school although there are closer schools in BaNES. The impact on local school places in Midsomer Norton will require joint assessment and agreement of solutions with BaNES. Financial contributions may be required to mitigate the impact on local schools or funding for school transport.

Policy MN2: Development Requirements and Design Principles

- 1. A minimum of 60 dwellings making provision for affordable housing in line with relevant policies.**
- 2. Provision of a safe and suitable access to highway standards from Orchard Vale and provision of connecting footpaths and cycleways to enhance the accessibility of the site. Transport mitigation requirements will need to be determined through Transport Assessment and agreed with the Highways Authorities.**
- 3. Have particular regard to site layout, building height, and soft landscaping, to minimise and mitigate the visual impact of the development.**
- 4. A buffer area and mitigation measures will be needed to protect the wildlife value of surrounding broad-leaved woodland. Opportunities should be taken to maintain or enhance biodiversity.**
- 5. The layout should be designed to safeguard the amenity of neighbouring residential properties and have regard potential overlooking issues from properties on the Woodside estate.**
- 6. Assessment of infrastructure impacts and contributions to be agreed jointly between BaNES and Mendip.**
- 7. Consideration of potential impacts upon surface water flooding.**
- 8. Development which has regard to local materials and style.**

Policy MN2: Land at Underhill Lane (HELAA Site NRAD003)



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MN3: Land east of the A367 (HELAA Site NRAD005)

Context

The site is 6.5ha and is part of the countryside edge of Westfield, which forms part of the urban area of Norton Radstock. The northern boundary of the site is adjacent to the built up area of Westfield. The western boundary lies on the opposite side of the A367 Fosseway to a new housing development within B&NES.

Landscape

The site lies on the edge of the built up area. Development will have a degree of impact upon local landscape character and long distance views. Proposals should take account of the wider landscape context and adjacent built development.

Ecology

There is a well established hedge line on the western boundary of the site. The site lies on the periphery of the Mells Valley SAC Bat Consultation Area (Band C). Development should incorporate specific requirements for bat mitigation, minimise loss of hedgerows and trees and strengthen the value of the site overall and its existing features as wildlife habitat. Biodiversity measures should deliver at least a 10% net gain.

Heritage

While the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.

Highways and Connectivity

The principal access will be from A367 (Fosseway). A cross boundary traffic impact assessment (both Mendip and B&NES) and travel plan for the development will be required. This should consider the cumulative impacts on the highway network (including on the availability of town centre parking) of committed and allocated development in Midsomer Norton, including MN1. Mitigation proposals will need to be targeted and primarily seek to reduce car usage, including through providing local walking & cycling improvements, and measures to improve the attractiveness and connectivity of bus services. The transport impact assessment will need to determine the need for, and form of, highway capacity measures to mitigate the impact of the proposed development. Proportionate contributions will be sought towards mitigation demonstrated to be required to address severe cumulative impacts of committed development proposals.

Education

This site falls within the Kilmersdon primary school catchment which is at capacity. However, the site is within 300m of St Benedict's Catholic Primary School (in Mendip District) which is located to the north. This school is also near capacity but takes a high proportion of pupils from BaNES (80%). A new three form entry BaNES school (Norton Hill Primary) is under construction within walking distance of the site and will be accepting new pupils from September 2020. Joint working will be required between the councils and education authorities to accommodate the pupil

numbers arising from this allocation Development contributions may be needed to enhance local capacity or for travel to schools outside statutory walking distance.

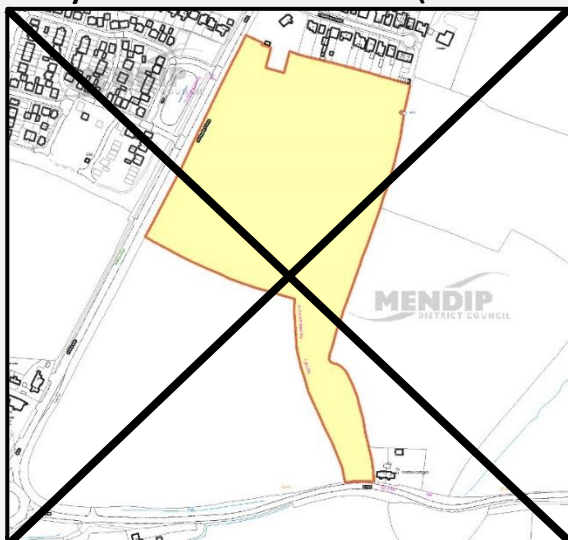
Flood Risk

The site lies within flood zone 1. A flood risk assessment will be required to demonstrate surface water runoff can be managed through use of sustainable drainage (SuDs).

Policy MN3: Development Requirements and Design Principles

1. A minimum of 145 dwellings making provision for affordable housing in line with relevant policies.
2. A cross boundary Transport Impact Assessment will be required taking into account cumulative traffic impacts of this site, MN1, and other committed and allocated developments in Midsomer Norton. Mitigation for cumulative impacts will be required to be identified and delivered, proportionate to the impact of the scheme.
3. Proposals should maximise opportunities for sustainable travel and make provision for connecting footpaths and cycleways to enhance the accessibility of the site.
4. Development should have particular regard to site layout, building height and soft landscaping, to minimise and mitigate the visual impact of the development in this edge of town location and on long range views.
5. The site should be designed to safeguard the amenity of neighbouring residential properties.
6. Development should have regard to local materials and style.
7. Provisionally 0.4 ha of bat replacement habitat for should be included within the development site alongside any other required mitigation measures.
8. Opportunities should be taken to maintain and enhance biodiversity.

Policy MN3: Land east of A367 (HELAA Site NRAD005)



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11 Settlement Allocations - Villages

- 11.1 Baltonsborough
- 11.2 Beckington
- 11.3 Binegar & Gurney Slade
- 11.4 Butleigh
- 11.5 Chewton Mendip
- 11.6 Chilcompton
- 11.7 Coleford
- 11.8 Coxley
- 11.9 Croscombe
- 11.10 Ditcheat
- 11.11 Doultong
- 11.12 Draycott
- 11.13 Evercreech
- 11.14 Faulkland
- 11.15 Holcombe
- 11.16 Kilmersdon
- 11.17 The Lydfords
- 11.18 Meare and Westhay
- 11.19 Mells
- 11.20 Norton St Philip
- 11.21 Nunney
- 11.22 Oakhill
- 11.23 Rode
- 11.24 Stoke St Michael
- 11.25 Walton
- 11.26 West Pennard
- 11.27 Westbury sub-Mendip
- 11.28 Wookey
- 11.29 Wookey Hole

11.1 Baltonsborough

- 11.1.1 Baltonsborough is a small village - closely related to adjoining Ham Street - approximately 4 miles south east of Glastonbury. It is bounded on the south west by the River Brue and is an area mainly given over to dairy farming.
- 11.1.2 The village is within the Baltonsborough Farms and Orchards Landscape Character Area. Orchards are the most dominant characteristic within this area and these stand out in contrast to the adjacent moors. This area is characterised by frequent dispersed settlements linked by numerous narrow winding lanes and small fields.
- Infrastructure**
- 11.1.3 Issues raised through the development of the Local Plan have been around the lack of infrastructure in the village. This includes sewerage, road, no mains gas supply to the village and poor mobile phone coverage. Sensitivities regarding the former have been confirmed by Wessex Water and site visits to the village have confirmed the sensitivity of the road network.
- 11.1.4 The village school is at capacity and feasibility work would be needed to test whether additional demand could be accommodated. Financial contributions for education may be sought from proposed developments in this area.
- Site Allocations**
- 11.1.5 Baltonsborough is identified in LPP1 as a Primary Village with a minimum housing requirement of 45 dwellings reflecting the smaller size of the village. There has been a significant level of development in the village with completions and consents (2006-17) totalling 131 dwellings. This is more than the planned level of development in LPP1. There is no residual level of development to be delivered through LPP2. In accordance with this strategy no further sites have been allocated in Baltonsborough.
- Windfall Development**
- 11.1.6 Baltonsborough continues to have an identified development limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary.
- Development Limit**
- 11.1.7 Amendments are proposed to the development limits to reflect committed development and around the current DPD site at the eastern edge of the village. The committed sites to be included are found at:
- Martin St
 - Church Lane
 - off Ham Street

11.2 Beckington

- 11.2.1 Beckington is a village of some 360 homes with a population of approximately 900 people. Being three miles from Frome, and close by the A36, it is well connected by road. The village is situated on the east side of the valley of the River Frome with the core sited on a fairly level platform above the river's flood plain, between low rounded hills to the north and south. Bath Road forms the spine of the village. Church Hill climbs steeply from its northern end and the Parish Church is situated at a high point above the main part of the village.

Site Allocations

- 11.2.2 Beckington is identified in LPP1 as a Primary Village with a minimum housing requirement of 55 dwellings in Policy CP2. Completions and committed development in the plan period to date totals 108 dwellings, a 30% increase to dwelling stock. Given this level of growth, no sites were allocated in Beckington in the Submission plan. ~~Following the examination hearings, additional allocations are necessary to make the plan sound, specifically to address the requirement in Policy CP2 to provide 505 dwellings located adjacent to Midsomer Norton and Radstock and in settlements in the north/northeast of the district.~~

- ~~11.2.3 A site south of Great Dunns Close has been identified as a sustainable location although outside adopted development limits. A development proposal on this site was refused on appeal on this site in 2018 but established that settlement infrastructure constraints could be overcome. It is considered deliverable as a medium term site.~~

- ~~• Land south of Great Dunns Close is allocated for residential development under Policy BK1~~

Education

- 11.2.4 The village school is near capacity and not capable of expansion. However, roll numbers are predicted to fall in the medium term. Financial contributions for education may be required for transport to alternative schools depending on the timing of development.

Highways

- 11.2.5 The Highways Agency have identified capacity issues on both A36 roundabouts which link to the village. Development proposals are subject to Policy DP27 - Highway Infrastructure Measures for Frome, Beckington and Rode'. Major proposals which require a traffic impact assessment will need to take this into account and may be subject to development contributions to support strategic highway infrastructure.

Drainage and Sewage Infrastructure

- 11.2.6 A comprehensive drainage review was undertaken in 2020 in the village to address long-standing issues relating to surface water, highway and sewer flooding in high rainfall in the village. This identifies a range of measures to reduce flood risk and provide capacity for surface water and sewage flows.

Windfall Sites

- 11.2.7 Beckington continues to have an identified development limit. Over the lifetime of the plan, additional small-scale development can potentially come forward within this boundary.

Development Limit

- 11.2.8 Changes to the development limit have been made to reflect committed development. There are four significant sites which have planning permission which have now been included within the development limits - south of Warminster Road, north of Warminster Road, off Bath Road and at Mill Lane.

~~BK1: Land off Great Dunns Close, Beckington~~ **~~(HELAA site BECK023)~~**

~~Context~~

~~The site is 1.2 ha and consists of fields adjacent to a recent development at Great Dunns Close. There is development to the north, west and south and a hotel to the north east. As such it is well contained and does not have extensive views of the countryside. The site is central to the village and close to village amenities. The site is in relative proximity to a junction of the A36.~~

~~Highways~~

~~Access is proposed via the recently completed development to the north. The development at Great Dunns Close has footpaths which connect to the existing network on Bath Road. The allocation should link with the surrounding footpath network.~~

~~Landscape & Ecology~~

~~There is a prominent hedgerow with trees which is central to the site. The site lies entirely within Band C for Greater Horseshoe bats from both the Mells Valley SAC and the Bath and Bradford on Avon Bats SAC. Therefore, some mitigation will be necessary.~~

~~Heritage~~

~~Development should respect the local context and be sensitive to the location. The Beckington Conservation Area lies to the south of the site and eight listed buildings are in close proximity. A buffer of green space should be provided to protect the setting of the heritage assets, having regard to the landform which rises northwards from the Conservation Area boundary.~~

~~Flood Risk and Drainage~~

~~Surface water drainage and sewer capacity in the village is under review and work is ongoing to establish capacity. Development proposals will need to demonstrate drainage capacity can be accommodated without a detrimental impact on the wider settlement and will need to work with relevant agencies and utilities providers. A limited area of medium surface water flood risk lies adjacent to the site.~~

~~School Infrastructure~~

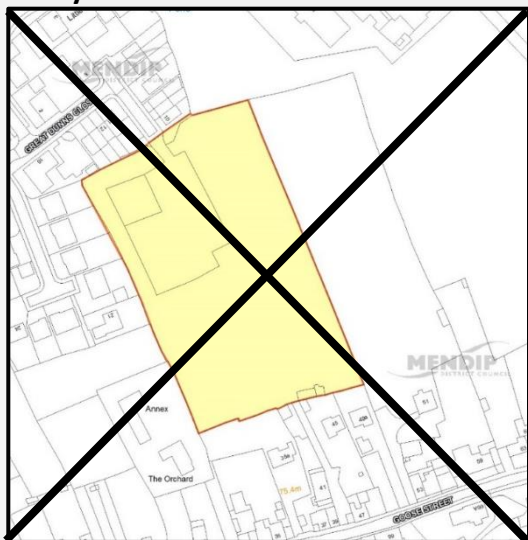
~~Beckington First School is within the village and has a capacity of 88 pupils. It is currently near capacity and has no ability to expand, although by 2023 numbers are expected to fall and more places will be available. Depending on the timing of development, there may be capacity to accommodate the pupils from the allocation. Development contributions may be required for transport to alternative schools.~~

~~Policy BK1: Development Requirements and Design Principles~~

- ~~13. A minimum of 28 dwellings, making provision for affordable housing in line with relevant policies.~~
- ~~14. Have particular regard to site layout, building height and soft landscaping, to minimise the visual impact of the development and to respect the rural character of the locality.~~

- ~~15. Proposals should preserve and enhance the significance and setting of heritage assets in the adjoining Conservation Area.~~
- ~~16. New development should have regard to local materials and style.~~
- ~~17. The site should be designed to safeguard the amenity of neighbouring residential properties.~~
- ~~18. Provisionally 0.22 ha of bat replacement habitat should be included within the development site alongside any other required mitigation measures.~~
- ~~19. An assessment of local and cumulative traffic impact on the A36 will be required with provision of contributions or mitigation measures in agreement with the highways authority.~~
- ~~20. Proposals will need to demonstrate surface drainage and sewage capacity can be accommodated without a detrimental impact on the settlement.~~

Policy BK1: Land south of Great Dunns Close



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11.3 Binegar and Gurney Slade

- 11.3.1 Gurney Slade lies on the A37, 6kms from Shepton Mallet and 5kms from Chilcompton. The village of Binegar lies immediately to the west. The development of both villages has been characterised by farming and quarrying and an active mineral quarry still operates at Gurney Slade.
- 11.3.2 Binegar is a sensitive location which is rural in nature. It is sparsely developed over a series of narrow country lanes. Development of any scale here would significantly alter the open rural nature of the village. The setting of the church is also an important characteristic of the village which should be protected. Sites in Binegar have the potential to impact on the Mells Valley SAC. Binegar does not have public surface water mains drainage.
- 11.3.3 Gurney Slade is less sensitive in landscape terms, but sites here are constrained by the proximity to Gurney Slade quarry and access issues onto the busy A37.

Infrastructure

- 11.3.4 The nearest village schools at Oakhill and Chilcompton are over capacity. Financial contributions for education may be sought from proposed developments in the area.

Site Allocations

- 11.3.5 LPP1 designates Binegar and Gurney Slade together as a Secondary Village, expected to deliver a minimum of 40 new homes. Recent years have seen relatively low levels of windfall development with completion and consent levels from 2006-2017 totalling 11 homes.
- 11.3.6 While there is a residual level of homes to be delivered, the suitability of these settlements for additional development is constrained. Both villages fall within a groundwater protection zone where drainage/sewage provision is susceptible to infiltration and there is a risk of rising groundwater. Wessex Water have advised that further investigations would be needed to assess the local impacts from sewer flooding and the options to mitigate the impact. A Local Groundwater management strategy agreed with the Local Flood Authority is recommended. The lack of drainage infrastructure means that small-scale windfall development could also impact flood risk.
- 11.3.7 None of the available sites are suitable locations for development - they could not be developed without a significant impact on local landscape and infrastructure. Given the constraints, an allocation would be preferable to additional windfall development. A small scale development (a minimum of 11 dwellings) could be accommodated at the junction of Station Road/A37 (GS001). However, the site lies adjacent to a designated wildlife site and there are a number of other considerations including sewerage and access.

Site Allocations

11.3.8 The following site is allocated for residential development under Policy GS001:

- **Land off Station Road is allocated for residential development under Policy GS001.**

Development Limit

11.3.9 The development limit has been amended to include a new small site at the rear of Rock House, to accommodate an anticipated two homes.

Policy BG1: Land off Station Road, Gurney Slade (HELAA Site GS001)

Context

The site is a gently sloping paddock lying behind an area of linear residential development which fronts the A37. It is 0.4ha in size and adjoins the development limit. The western edge of the site is defined by woodland which slopes upwards away from the site.

Landscape & Ecology

Further investigation of the site's ecological impacts will be needed, specifically the impact on the Mells Valley SAC (the site is a very suitable habitat for the greater horseshoe, lesser horseshoe, Daubenton's and barbastelle bats) and impact on the adjacent stepping stone (Broad Leave Wood) of the ecological network and Binegar Quarry Local Wildlife Site.

Highways

The site has a means of access onto Binegar Lane and will need to meet highways standards on width and visibility.

Infrastructure

The nearest village schools at Oakhill and Chilcompton are over capacity. Financial contributions for education may be sought from proposed developments in the area.

Heritage

While the site does not lie within a Conservation Area or in the vicinity of any designated heritage assets, any development should respect the local context and be sensitive to the rural character of the village.

Highways

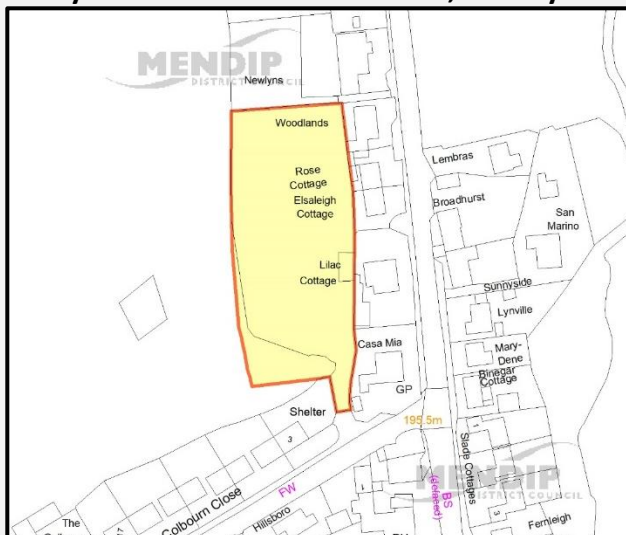
Appropriate consideration of access will be required due to the site's proximity to the A37.

Policy BG1: Development Requirements and Design Principles

- 1. The construction of a minimum of 11 dwellings, including affordable housing, consistent with relevant policies.**
- 2. Particular regard should be given to site layout, building height and soft landscaping to minimise the visual impact of the development in this rural location.**
- 3. New development should reflect local materials and style.**
- 4. The site should be designed to safeguard the amenity of neighbouring residential properties.**
- 5. Proposals should maintain or enhance biodiversity and mitigate any impacts on the Mells Valley SAC and local ecological network.**
- 6. Provision of a surface and foul water drainage solution which can demonstrate there will be no adverse impact on the Groundwater Source Protection Zone.**

7. Flooding and drainage will need to be addressed given the site's proximity to areas at risk of flooding and issues the village has with surface water flooding.
8. There should be provision of safe access onto the A37 from Station Lane.
9. The site should be considered in the context of local mineral operations.
10. A financial contribution may be required to mitigate the demand on education capacity.

Policy BG1: Land off Station Road, Gurney Slade (HELAA Site GS001)



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11.4 Butleigh

- 11.4.1 Butleigh is a medium sized village, located in the south west of the district. It lies approximately 3km from Street and 5km from Glastonbury. The village lies on the Somerset Moors and is within the Polden Ridge landscape character area. This area is characterised by large open fields and by the traditional orchards, woodlands and parkland which surround the village.

Site Allocations

- 11.4.2 LPP1 set a minimum housing requirement of 45 dwellings due to the smaller size of the village. The development limits are extended to include development at Butleigh Hospital, to reflect recent development of 15 homes. Completions and consents from 2006-2017 total 28 houses. Consequently, there is a residual level of 17 homes to be delivered through LPP2. Due to the number of homes still to be developed it is appropriate to look for a site(s) to allocate to deliver this housing. Land at West View, Sub Road is allocated for residential development under BT1.

- **Land at West View, Sub Road is allocated for residential development under Policy BT1.**

Windfall Development

- 11.4.3 Butleigh continues to have an identified development limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

- 11.4.4 The development limit has been altered to:
- Include a new small site BUT012 36 Cornish Cottages which can accommodate an anticipated two dwellings.
 - Reflect committed development at Parkfield's Orchard.
 - Correctly show the garden boundaries of the houses south of Holm Oaks.
 - Include development previously in open countryside on Barton Road.

Policy BT1: Land at West View, Sub Rd (HELAA site BUT003)

Context

The site is 1.6ha and comprises an undeveloped area to the south of the main core of the village, lying outside but adjacent to, development limits.

Landscape & Ecology

The site is near a Local Wildlife Site and also a woodland 'stepping stone' in the ecological network, forming arable and improved/unimproved grassland. Lesser horseshoe, serotine and brown long-eared bats are likely to be present at low density. The potential level of impact from development is considered to be negligible.

The settlement is within an area where wastewater and other water flows may have a 'likely significant effect' on the Somerset Levels and Moors RAMSAR which is in an 'unfavourable condition'. Development allocations should assess additional phosphate loading on the catchment of the designated area and a mitigation solution agreed to secure a 'phosphate neutral' position.

Highways

There site has access onto Sub Road and will need to meet highways standards on width and visibility. Footway connections into the village will also need to be considered.

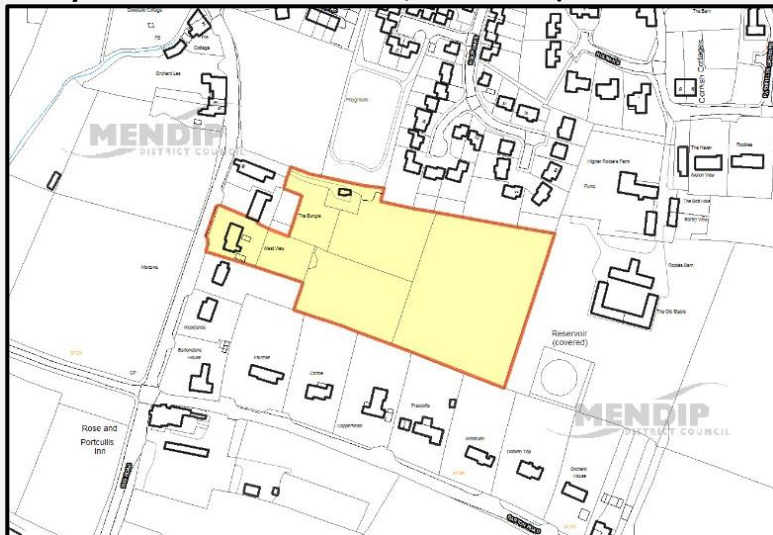
Heritage

Site abuts the Conservation Area therefore development will need to be sympathetic to this and sensitively designed to ensure that the conservation area setting is not harmed.

Policy BT1: Development Requirements and Design Principles

- 1. A minimum of 25 dwellings, making provision for affordable housing in line with relevant policies.**
- 2. The site should be designed sensitively to ensure no substantial harm to the conservation area setting and should achieve a satisfactory relationship with heritage assets including the listed buildings and curtilage listed buildings at Higher Rockes Farm, the listed building at Peony Cottage and the Conservation Area.**
- 3. Have particular regard to site layout, building height and soft landscaping, to minimise the visual impact of the development in this location.**
- 4. New development should reflect the local materials and style.**
- 5. The site should be designed to safeguard the amenity of neighbouring residential properties.**
- 6. Opportunities should be taken to maintain or enhance biodiversity.**
- 7. A safe access should be provided on to Sub Road.**
- 8. A link should be provided to the existing footpath network, allowing convenient pedestrian access to the village centre, potentially via the adjacent play area.**

9. Any scheme should be supported by evidence regarding ground conditions of the site including any recommendations regarding the formation of foundations. This is to ensure that development proposals minimise the potential for an impact on existing ground conditions for properties adjacent to the site along Sub Road and Barton Road.
10. The mitigation necessary to ensure any residential development likely to affect the SL&M Ramsar site is 'phosphate neutral'.



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11.5 Chewton Mendip

- 11.5.1 Chewton Mendip is a small village in the north of the district, approximately four miles from Wells and 16 miles from Bristol. It lies partly within the Mendip Hills Area of Outstanding Natural Beauty and is the source of the River Chew. The village is well connected in terms of roads with the A39 running through it.

Site Allocations

- 11.5.2 Chewton Mendip was identified in LPP1 as a Secondary Village and because of the small size of the village and its location on the edge of the AONB future housing numbers in the village were limited to 15 dwellings. Recent years have seen low levels of development. Completion and consent levels from 2006-2017 have resulted in 6 homes being delivered. Therefore, there is a residual requirement of 9 homes to be delivered through LPP2.

- 11.5.3 Due to its classification as a Secondary Village, Chewton Mendip continues to have an identified development limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary and this is likely to be sufficient to provide the 9 homes required. No sites will be allocated in Chewton Mendip.

Development Limit

- 11.5.4 An amendment has been made to the development limit to include part of a converted building at Kings Hill.

11.6 Chilcompton

- 11.6.1 Chilcompton is the third largest village in Mendip located in the north of the district near Westfield and Midsomer Norton town centre (in Bath and North East Somerset). The village is characterised by linear development along its main roads and an older village area along Parsonage Lane/The Street. There are a number of small-scale employment sites within and on the village periphery.

Site Allocations

- 11.6.2 Chilcompton was identified in LPP1 as a Primary Village and expected to accommodate 70 homes. There have been very high levels of development in recent years with 156 homes completed or consented between 2006 and 2017. This is significantly more than the planned level of development for the village therefore there is no residual level of development to be delivered through LPP2. In line with this strategy no sites have been allocated in Chilcompton.

Infrastructure

- 11.6.3 The village school is over capacity and not capable of further expansion. Financial contributions for education may be sought from proposed developments in this area.

Windfall development

- 11.6.4 Chilcompton continues to have an identified development limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

- 11.6.5 The following amendments have been made to reflect recent development:
- Limit to be amended by the Somerset Wagon (High Street) to reflect recent development.
 - Limit to be extended to include permission granted adjacent to the Recreation Ground.

11.7 Coleford

- 11.7.1 Coleford is the second largest village in Mendip, situated to the north of the River Mells and five miles west of Frome. It played a central role in the Somerset coalfield. The village is accessed by a complicated network of minor roads and is isolated from the main routes, being just under three miles from the A367 to the west and around four miles from the A361 to the south.

Infrastructure

- 11.7.2 The village school is over capacity and a feasibility study would be needed to test whether additional demand could be accommodated. Financial contributions for education would be sought from proposed developments in this area.
- 11.7.3 There are a number of wildlife sites around the village, and it is partly within the Mendip Bat Consultation Zone. The landscape setting is particularly important to the character of the lower part of the village.

Site Allocations

- 11.7.4 LPP1 limited future housing numbers in the village to 70 due to the environmental constraints and the isolation of the village from main transport routes. Recent years have seen relatively high levels of windfall development and completions and consents from 2006-2017 have already provided for 67 homes. Consequently, there is a residual level of 3 homes to be delivered through LPP2.
- 11.7.5 A suitable site has been put forward, which could deliver above the minimum requirement number of homes but remain proportional to the size, needs and limitations of the settlement.

- **Land off Highbury Street (HELAA Site COLE024) is allocated for residential development under Policy CL1**

Windfall Sites

- 11.7.6 Coleford continues to have an identified development limit. Over the lifetime of the plan, additional small-scale development could potentially come forward within this boundary.

Development Limit

- 11.7.7 One change to the development limits is included, to reflect committed development at the rear of the Gospel hall.

CL1: Land off Highbury Street

Context

The site is 0.72ha and is outside but adjacent to, development limits. It is a brownfield site which is currently not in use. It is well related to the village and accessible to most village facilities. It is enclosed by building/structures on three sides and the recreation field on the fourth side. It is visually well contained. The site could provide for the residual housing requirement in the village and some additional homes above minimum requirement.

Landscape & Ecology

The site is in the Mendip Bat Consultation Zone. Lesser horseshoe, brown long-eared and common pipistrelle bats are possibly present at moderate densities. Greater horseshoe, soprano and serotine bats are present at low densities. The site may form part of a commuting structure for bats around the north side of the village. Maintenance of 'Favourable Conservation Status' is likely to require an area of replacement habitat for bats pending bat activity survey findings.

Heritage

While the site does not lie within a Conservation Area or in the vicinity of any designated heritage assets, any development should respect the local context and be sensitive to the rural character of the village.

Highways

The site has a means of access via a lane to Newbury Cottages and will need to meet highways standards on width and visibility at the junction with Highbury Street.

Land Contamination

The site is a former landfill which will require remediation. This will require on site investigation at an early stage.

Policy CL1: Development Requirements and Design Principles

- 1. A minimum of 21 dwellings making provision for affordable housing in line with relevant policies.**
- 2. Have regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location.**
- 3. The site should be designed to safeguard the amenity of neighbouring residential properties and create a satisfactory relationship with the former tip site adjoining to the north.**
- 4. Opportunities should be taken to maintain or enhance biodiversity and to ensure that there is no impact on bats. An area of replacement habitat for bats may be required pending bat activity survey findings.**
- 5. Remediation of the landfill and investigation of potential contamination and land stability will be required.**
- 6. A financial contribution may be required to mitigate the demand on education capacity.**

Policy CL1: Land off Highbury Street (HELAA Site COLE024)

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11.8 Coxley

- 11.8.1 Coxley is a small village clustered around the A39, approximately two miles south of Wells, including Coxley Wick and Upper Coxley. It lies close to the River Sheppey and is one of a number of settlements lying in the parish of St Cuthbert (Out).

Site Allocations

- 11.8.2 Coxley is designated in the LPP1 as a Secondary Village and expected to deliver a minimum of 40 homes. 74 homes have been built to date and a further 7 have been granted permission or are under construction. This gives a total of 81 homes. Coxley is constrained in planning terms by areas of high flood risk, heritage assets and access issues onto the A39 and/or narrow rural lanes. The village has also seen high levels of recent development and in light of this, it is not proposed to allocate any further housing sites in Coxley.
- 11.8.3 The site COX030 could offer significant benefits to the village in terms of a community hub and is well located in relation to the village core and existing facilities. However, concerns about access, flooding and impact on protected species will need to be appropriately addressed.
- 11.8.4 Due to its classification as a Secondary Village, Coxley continues to have an identified development limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

- 11.8.5 The development limit has been amended to reflect new development adjacent to the A39, at “Coxley Vineyards” including the existing former hotel.

Policy CX1: Land adjacent to the Pound Inn and A39 (HELAA Site COX030)

Context

This 0.25ha site is bounded by the housing at the former Pound Inn to the southwest, A39 to the southeast and mature hedgerows and open fields to the northeast and northwest. This land lies at the crossroads of the three communities of Coxley, Upper Coxley and Coxley Wick and so is geographically at the centre of the community. The site would form an extension of linear development along the A39, further linking the clusters of Coxley and Upper Coxley. The site would adjoin existing development at the former Pound Inn and would sit opposite development around Stoppers Lane and low density development the other side of the river.

Landscape & Ecology

The site is an area of unimproved grassland with scrub, although the southern area of the site is a car park.

The River Sheppey, a wildlife corridor, runs along the site's northeast borders and is bounded by mature trees. The river supports otters and Daubenton's bats which are sensitive to the removal of bankside vegetation and introduced lighting.

The site is potentially used by lesser and greater horseshoe, serotine and common pipistrelle bats at low density and brown long-eared bats at moderate density.

The settlement is within an area where wastewater and other water flows may have a 'likely significant effect' on the Somerset Levels and Moors RAMSAR which is in an 'unfavourable condition'. Development allocations should assess additional phosphate loading on the catchment of the designated area and a mitigation solution agreed to secure a 'phosphate neutral' position.

Heritage

While the site does not lie within a Conservation Area or in the vicinity of any designated heritage assets, any development should respect the local context and be sensitive to the rural character of the village.

Highways

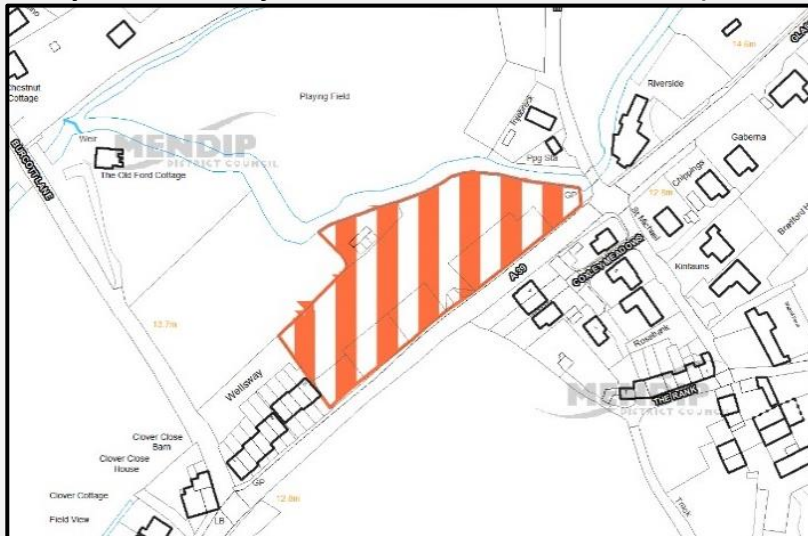
Provision of safe access will require careful consideration due to the site's position on the A39.

Policy CX1: Development Requirements and Design Principles

- 1. The site is allocated for appropriate community uses and provision must be made for this to remain in perpetuity.**
- 2. A limited number of dwellings could be included on the site but only to subsidise the development of the community facility.**
- 3. Development to be restricted to flood zone 1 only.**
- 4. Provision of suitable access.**

5. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location.
6. New development should reflect the local materials and style.
7. The site should be designed to safeguard the amenity of neighbouring residential properties.
8. Opportunities should be taken to maintain or enhance biodiversity and the river bank protected from removal of vegetation and artificial lighting. Survey work will be required to establish whether the site supports protected bats.
9. The mitigation necessary to ensure any residential development likely to affect the SL&M Ramsar site is 'phosphate neutral'.

Policy CX1: Land adjacent to the Pound Inn and A39 (HELAA Site COX030)



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11.9 Crocombe

11.9.1 Crocombe is a small village of some 250 homes that lies in the valley of the River Sheppey. Its historic centre contains many buildings of great character, including the Church of St Mary the Virgin with its unusual spire.

11.9.2 Crocombe is characterised by its topography, situated in a steep sided valley with important public views from surrounding hillsides. The steep sides of the valley lead to pasture and woodland, much of which is of great environmental significance.

Site Allocations

11.9.3 Crocombe is designated in the LPP1 as a Primary Village. It is expected to deliver at least 35 new homes over the Local Plan period 2006-2029, a level which takes into account its topographical constraints. A further 15 homes are still to be delivered. A small site has been included within an extension to development limits at Coombeside, which could provide up to 5 new homes. The remaining 10 homes might be expected to come from infilling within the development limits.

Windfall Development

11.9.4 Crocombe continues to have an identified development limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

11.9.5 The following amendments are proposed to the development limit:

- Minor extension west of Rookery Lane to reflect committed development.
- Amendment to the development limit east of Boards Lane to reflect committed development. This extension also includes site CROS014 in order to draw a logical development limit line and provide for up to 5 homes.

11.10 Ditcheat

- 11.10.1 Ditcheat is a small village in Mendip approximately 7km south of Shepton Mallet and 4km north-west of Castle Cary. It is situated in the Brue Valley and has retained much of the character once typically found across the county, with small pockets of traditional orchards. The village is only served by minor roads so is not as well connected as other villages.

Site Allocations

- 11.10.2 LPP1 designated Ditcheat as a Primary Village. It was expected to deliver 25 new homes, a figure which reflects the small size of the village. To date, there have been very low levels of incremental development, with only 6 homes completed or permitted in years 2006-17. Given the low level of incremental development and residual requirement for 19 homes it is considered that an allocation is appropriate.

- 11.10.3 The residual requirement can be accommodated in two small pockets of development across the village to reflect the views of the Parish Council and other respondents and respect the rural context and character of the village. The residual requirement is therefore to be met in two sites.

- **DIT008 Land adjacent to the eastern edge of Ditcheat to be allocated for residential development under Policy DT1.**
- **DIT009 Land at Back Lane to be allocated for residential development under Policy DT2.**

Infrastructure

- 11.10.4 The village school is over capacity and a feasibility study would be needed to test whether additional demand could be accommodated. Financial contributions for education may be sought from proposed developments in this area.

Windfall Development

- 11.10.5 Ditcheat continues to have an identified development limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

- 11.10.6 No further changes have been made to the development limit.

DT1 Land adjacent to the eastern edge of Ditchheat (HELAA Site DIT008)

Context

The greenfield site is 2.49ha in size and currently in agricultural use. It lies to the very east of the village, with its western edge bordering existing development. A recreation area lies adjacent to the south west of the site.

Landscape & Ecology

Biodiversity records indicate the presence of barn owls and grass snakes in the area but the site is not considered suitable habitat.

The settlement is within an area where wastewater and other water flows may have a 'likely significant effect' on the Somerset Levels and Moors RAMSAR which is in an 'unfavourable condition'. Development allocations should assess additional phosphate loading on the catchment of the designated area and a mitigation solution agreed to secure a 'phosphate neutral' position.

Infrastructure

The village school is close to capacity and financial contributions may be required to extend the school (where feasible) or funding for school transport.

Highways

There is access onto the road linking the village with the A371. Access will need to meet highways standards on width and visibility. Footway connections into the village will also need to be considered.

Heritage

While the site does not lie within a Conservation Area or in the vicinity of any designated heritage assets, any development should respect the local context and be sensitive to the rural character of the village.

Flood Risk

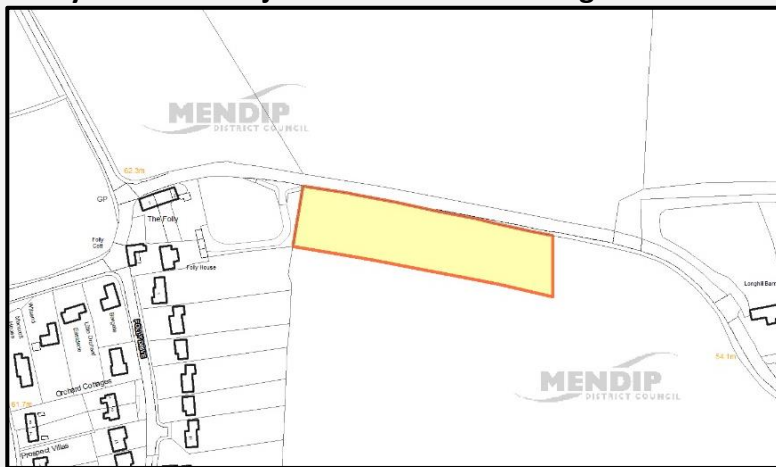
While the site is not in an area of fluvial flood risk, development could have the potential to increase the risk of surface water flooding which is known to be an issue on the other side of the road to the north of the site.

Policy DIT008: Development Requirements and Design Principles

- 1. A minimum of 16 dwellings making provision for affordable housing in line with relevant policies.**
- 2. Inclusion of appropriate open space and landscaping to reflect the village context.**
- 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location and in particular the rural approach to the village.**

4. New development should reflect the local materials and style.
5. The site should be designed to safeguard the amenity of neighbouring residential properties.
6. Opportunities should be taken to maintain or enhance biodiversity.
7. Appropriate consideration of the archaeological potential of the site (which falls within an Area of High Archaeological Potential) will be needed.
8. The site's impact on surface water flooding must be considered.
9. The mitigation necessary to ensure any residential development likely to affect the SL&M Ramsar site is 'phosphate neutral'.
10. The site must include safe highway and pedestrian access, including appropriate links to core facilities in the village.
11. A financial contribution may be required to mitigate the demand on education capacity.

Policy DT1: Land adjacent to the Eastern Edge of Ditchet (HELAA Site DIT008)



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DT2: Land at Back Lane Ditchheat (HELAA site DIT009)

Context

This greenfield site is 0.5ha in size and currently in agricultural use. It is located at the northern end of the village, opposite existing development on the northern side of Back Lane. Further development lies to the west of the site on Wraxall Road, separated from the site by a traditional orchard.

Landscape & Ecology

The site lies in a predominantly rural context and development in this area of the village is largely sparse and scattered.

The site comprises improved grassland with a tree line/hedgerow along the northern edge and hedgerow on the western boundary. Biodiversity records indicate the presence of barn owls in the area but the site is not considered suitable habitat. There is a nearby roost of brown long-eared and serotine bats to the west. Lesser horseshoe bats are possibly present at low density and the site links to bat commuting structure to the west and north of Ditchheat. The site also lies adjacent to a traditional orchard.

The settlement is within an area where wastewater and other water flows may have a 'likely significant effect' on the Somerset Levels and Moors RAMSAR which is in an 'unfavourable condition'. Development allocations should assess additional phosphate loading on the catchment of the designated area and a mitigation solution agreed to secure a 'phosphate neutral' position.

Highways

The site has access onto Back Lane and will need to meet highways standards on width and visibility. Footway connections into the village will also need to be considered.

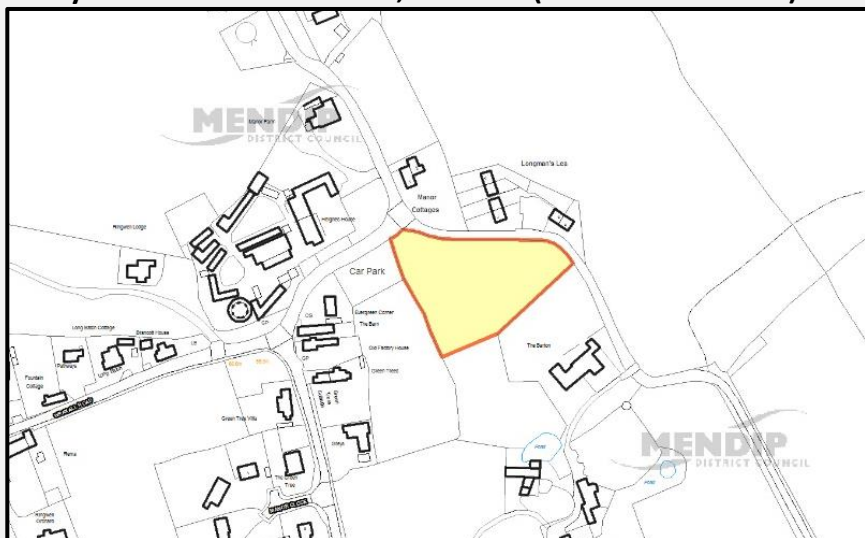
Heritage

The site lies in relatively close proximity to protected heritage assets, specifically the Grade II* Ditchheat Manor (Formerly listed as Ditchheat House) and the Grade I listed Church of St Mary Magdalene.

Policy DT2: Development Requirements and Design Principles DIT009

- 1. Up to 5 dwellings.**
- 2. Inclusion of appropriate open space and landscaping to reflect the village context and minimise any potential impact on the setting of heritage assets.**
- 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development on this rural location and nearby heritage assets.**
- 4. New development should reflect the local materials and style.**
- 5. The site should be designed to safeguard the amenity of neighbouring residential properties.**
- 6. Opportunities should be taken to maintain or enhance biodiversity, particularly in relation to the adjacent traditional orchard.**

- ## Policy DT2: Land at Back Lane, Ditcheat (HELAA Site DIT009)



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11.11 Doulting

- 11.11.1 Doulting is a small village 2km east of Shepton Mallet on the A361. There are some extensive quarries around the village including those from which and later additions to Glastonbury Abbey were built.

Site Allocations

- 11.11.2 LPP1 designates Doulting as a Secondary Village making it appropriate for development aimed at meeting more localised housing, business and service needs. It was expected to deliver 15 homes over the plan period.

- 11.11.3 Recent years have seen low levels of incremental development with completion and consent levels from 2006-2016 totalling 5 homes. Consequently, there is a residual level of 10 homes to be delivered through LPP2. No suitable sites have been put forward for allocation and it might be expected that some of the total will come forward from infilling. The Council will work with the Parish Council to develop opportunities for additional housing growth to meet need in the village.

Windfall development

- 11.11.4 Doulting continues to have an identified development limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

- 11.11.5 The following amendments have been made to the development limit:
- Change to include permitted minor development at The York Inn House.
 - Amend to include recent development at Carey Close.

11.12 Draycott

- 11.12.1 Draycott is located on the A371, 3kms from Cheddar and on the administrative boundary with Sedgemoor District. The village lies on the southern edge of the Mendip Hills AONB. Draycott is a compact village with development constrained by the Mendip Hills to the north and floodplain in the Cheddar valley to the south. The village has good access to Cheddar. The village and neighbouring Rodney Stoke has a long association with strawberry production.

Site Allocations

- 11.12.2 Draycott is designated as a Primary Village and the village is expected to deliver at least 65 new homes over the Local Plan period 2006-2029. 32 new homes have been built or permitted leaving 33 homes to meet the planned requirement.
- 11.12.3 Due to the number of homes still to be developed, and the level of past development, an allocation is proposed at Westfield Lane, combining two promoted sites, (DRAY004a and DRAY022). A comprehensive scheme is preferable with access via Cross Farm Road. However, if this is not deliverable, a limited development accessed via Westfield Lane may be considered, subject to highway assessment.

- **Land north of Westfield Lane is allocated for residential development under Policy DR1.**

The allocated site includes HELAA sites DRAY004a and DRAY022

Windfall Development

- 11.12.4 Draycott continues to have an identified development limit. Over the lifetime of the plan additional small scale development could potentially come forward within this boundary.

Development Limit

- 11.12.5 No changes have been made to the development limit.

DR1: Land at Westfield Lane, Draycott (HELAA sites DRAY004A & DRAY0022)

Context

Site DRAY004a is comprised of a residential property and a narrow field which joins onto a larger and more open area of fields to the north. Site DRAY022 is comprised of a dwelling fronting Westfield Lane with a field behind. This site is between site DRAY004a and development at South Close and North Close.

The site could provide for the residual housing requirement in the village and some additional homes above minimum requirement.

Landscape & Ecology

The site is visible in views of the village from the west, but will appear as the edge of the village. It is viewed across level agricultural land and does not have particular prominence. The site would add to the bulk of the village in any views from the levels to the south and the AONB to the north, but will appear as part of the developed area. The site is not prominent in the street scene or views within the village, although it is visible from the rear of a number of properties and as glimpses between buildings within the built up area.

There are several protected species on the site and it is partly within the Mendip Bat Consultation Zone. The habitat comprises semi or unimproved grassland subdivided by hedgerows potentially used by greater horseshoe bats. It is within Band B of the North Somerset and Mendip Bats SAC. Provisionally any masterplan should include 0.40ha of accessible replacement habitat. In combination effects with other developments affecting the SAC around Cheddar should be considered. Common pipistrelle, serotine, lesser horseshoe and the rare barbastelle bats are also potentially present at low density.

The potential impact of phosphates should be taken into account in mitigating the environmental impact of the development. However, wastewater flows from this settlement are not considered to be hydrologically linked to the designated RAMSAR site.

Heritage

While the site does not lie within a Conservation Area or in the vicinity of any designated heritage assets, any development should respect the local context and be sensitive to the rural character of the village

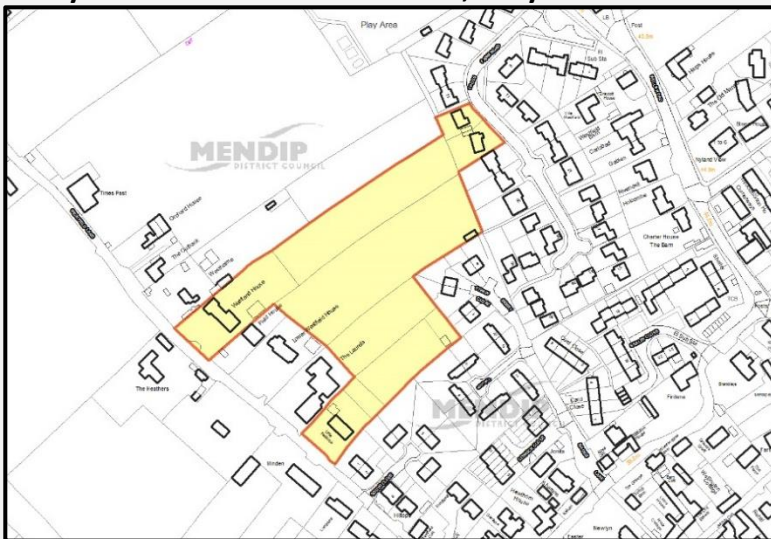
Highways

A suitable access will need to be provided to meet highway standards on width and visibility. The farm access from Baggs Lane will not be suitable. Capacity on the routes along Back lane and Westfield lane and Latches Lane is limited. Access should be considered via Cross Farm Road, although this will require the removal of one or two bungalows. Careful consideration of the impact of traffic on residential roads around the site and access to the A371 will be required.

DR1: Development Requirements and Design Principles

- 1. A minimum of 33 dwellings including affordable housing consistent with relevant policy.**
- 2. Sites DRAY004a and DRAY022 should be masterplanned and developed together to provide a comprehensive scheme.**
- 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location and the setting of the village in regard to the AONB.**
- 4. New development should reflect the local materials and style.**
- 5. The site should be designed to safeguard the amenity of neighbouring residential properties.**
- 6. Opportunities should be taken to maintain or enhance biodiversity and particular consideration will be needed of the impact on designated sites. 0.4ha of accessible replacement habitat for bats will be required on site.**
- 7. A suitable access will need to be provided and careful consideration of the impact of traffic on the roads around the site will be required. Road conditions may limit the capacity of the site.**
- 8. Links to the existing network of footpaths and pavements should be provided to facilitate pedestrian access to core facilities in the village core and should avoid increased pedestrian use of the A371 corridor wherever possible.**

Policy DR1: Land at Westfield Lane, Draycott



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11.13 Evercreech

- 11.13.1 Evercreech is a large village around 3 miles south of Shepton Mallet. It is closely related to the smaller settlement of Stoney Stratton to the east. The southern part of the village around Queens Road and the Church is designated as Conservation Area and there are numerous listed buildings. There are more modern housing areas particularly to the north of the village, and an active employment site at Leighton Lane.

Site Allocations

- 11.13.2 LPP1 designated Evercreech as a Primary Village. It is expected to deliver a minimum of 70 new homes in the plan period. Recent years have seen significant development. Completion and consent levels from 2006-2017 have been very high at 161 homes. This is significantly more than the planned level of development for the village therefore there is no residual level of development to be delivered through LPP2. In line with this strategy no sites have been allocated in Evercreech.

- 11.13.3 The Greencore site in Evercreech closed in 2018. This is identified as an established employment site in this Plan under Policy DP25 and should be retained and re-marketed for employment uses in accordance with the policy. Alternative uses will only be considered acceptable once its re-use for employment has been fully explored to the satisfaction of the Council. Proposals for alternative uses of the site should focus on a mixed-use scheme and come forward through a development brief to be prepared with close engagement of the Parish Council, making provision for employment uses and community facilities. A mixed-use proposal including residential development will need to include phosphate mitigation.

Infrastructure

- 11.13.4 The village school has a deficit of places. Contributions for education may be sought from proposed developments in this area.

Windfall Development

- 11.13.5 Evercreech continues to have an identified development limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

- 11.13.6 The following amendments have been made to the development limit:

- Amend to include recent development at Horsehill Farm.
- Amend development limit to reflect the development of the primary school and deletion of OALS001 (a correction from the previous District Local Plan 2001).

11.14 Faulkland

- 11.14.1 Faulkland is a small village that lies within the parish of Hemington, close to Radstock and Midsomer Norton in Bath and North East Somerset.
- 11.14.2 Historically the village has been characterised by farming and coal mining. The A366 runs through the village.

Site Allocations

- 11.14.3 Faulkland is identified in LPP1 as a Secondary Village and because of the small size of the village and its rural character future housing numbers in the village were limited to 20. Recent years have seen high levels of development. Completion and consent levels from 2006-2017 have resulted in 36 homes being delivered. Therefore, there is no residual requirement to be delivered through LPP2. No sites have been allocated in Faulkland.

Windfall Development

- 11.14.4 Faulkland continues to have an identified development limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

- 11.14.5 No amendments are proposed to the development limits other than to reflect committed development. There are two sites which have planning permission which are included in development limits south of West Farm and between Oaklea and Faulkland Farm. There is also a small change to include existing buildings at Ashgrove and The Beeches.

11.15 Holcombe

- 11.15.1 Holcombe is a former coalfield village which lies 10kms north-east from Shepton Mallet. The settlement is only served by minor roads and is 4kms from the A367.

Site Allocations

- 11.15.2 LPP1 designates Holcombe as a Secondary Village. It was expected to deliver 40 new homes. Recent years have seen relatively large amounts of development and to date, 42 homes have been delivered (2006-17). The planned level of development for the village has therefore been delivered and there is no residual level of development to be delivered through LPP2.

- 11.15.3 Access to the village is via minor roads and this, along with its rural nature and declining services, suggest it is not an appropriate location for substantial further development in the future. No sites are therefore allocated in Holcombe.

Infrastructure

- 11.15.4 The nearest primary schools are over capacity. Financial contributions for education may be sought from proposed developments in this area.

Windfall development

- 11.15.5 Holcombe continues to have an identified development limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

- 11.15.6 The Development limit has been amended to include committed development on the north western edge of the village at Stratton Road.

11.16 Kilmersdon

- 11.16.1 Kilmersdon is a small village, around 2 miles south-east of Radstock and 6 miles north-west of Frome, served by minor roads. It is located around 2.7km from the A366 and A362 and around 3.7km from the A367. There are numerous listed buildings and much of the village is Conservation Area. The village is surrounded by open countryside.

Site Allocations

- 11.16.2 Kilmersdon was identified in LPP1 as a Secondary Village and because of the small size of the village and its rural character future housing numbers in the village were limited to 15. Recent years have seen steady development. Completion and consent levels from 2006-2017 have resulted in 15 homes being delivered. Therefore, there is no residual requirement to be delivered through LPP2. No sites will be allocated in Kilmersdon.

Infrastructure

- 11.16.3 The village school is over capacity and not capable of further expansion. Financial contributions for education may be sought from proposed developments in this area.

Windfall Development

- 11.16.4 Kilmersdon continues to have an identified development limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

- 11.16.5 No amendments have been made to the development limits.

11.17 The Lydfords

11.17.1 “The Lydfords” refer to the villages of East Lydford, West Lydford and Lydford on Fosse, all situated in the very south of the district. The villages are well connected by road, lying either on or close to the A37.

11.17.2 The Lydfords are within the Brue Lowlands Landscape Character Area, which is predominantly an open, relatively flat landscape with sparse settlement, low hedges and lias buildings.

Site Allocations

11.17.3 LPP1 identifies The Lydfords as a Secondary village with a requirement for 25 homes over the plan period. As of 31st March 2017, 22 houses had either been completed or consented. As the residual requirement has the potential to be accommodated within development limits over the plan period, no sites will be allocated in The Lydfords.

Development Limit

11.17.4 A change to the development limit has been made at Church Lane, East Lydford to reflect existing development.

11.18 Meare & Westhay

11.18.1 Meare & Westhay lie to the west of the district close to the towns of Glastonbury & Street. Together they represent a significant sized settlement. They sit upon the Somerset Levels – an area at significant risk of flooding as well as being an important area for protected birds. The surrounding areas are also characterised by the history of peat working.

11.18.2 Meare & Westhay lie within the Westhay-Meare Island Landscape Character Area - a low ridge which contrasts with the neighbouring moors. Fields are generally small and hedged and fragments of orchards can be found around the settlements.

Site Allocations

11.18.3 LPP1 identified Meare & Westhay as a Secondary Village with a requirement for 40 homes over the plan period. As of 31st March 2017, 99 homes had either been completed or consented, more than double the requirement. There is therefore no need to allocate a site in Meare and Westhay.

Windfall Development

11.18.4 Meare & Westhay continue to have an identified development limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

11.18.5 The development limits have been altered to reflect committed development to the south of The Levels and Bramble Close and at Chestnut Farm.

11.19 Mells

- 11.19.1 Mells is situated some 5km west of Frome, in the valley of the Mells Stream. The area has an abundance of industrial archaeology and is also of great environmental significance including forming part of an important habitat for bats. Most of the road approaches to the village descend steeply to the valley floor which is well wooded. The village is characterised by extensive areas of green space within its core, along the watercourse and on the southern valley side, at Mells and Little Green. A large part of the village is designated Conservation Area and there are numerous listed buildings, including the Parish Church and Mells Manor which are listed Grade I.

Site Allocations

- 11.19.2 LPP1 limited future housing numbers in the village to 10 due to the environmental, heritage and topographical constraints and the isolation of the village from main transport routes. Recent years have seen relatively low levels of windfall development with completion and consent levels from 2006-2016 totalling 5 homes. Consequently, there is a residual level of 5 homes to be delivered through LPP2. However, given the low level of windfall development that has come forward in recent years and the constraints on the village it is appropriate to allocate a small site to facilitate development.

- **Land at Park Hill is allocated for residential development under Policy ML1 (HELAA Site MELLS002)**

Windfall Development

- 11.19.3 Mells continues to have an identified development limit. Over the lifetime of the plan additional small scale development could potentially come forward within this boundary.

Development Limit

- 11.19.4 No amendments have been made to the development limit.

ML1: Land at Park Hill (HELAA Site MELL002)

Context

The site is 0.13 ha and lies between housing to the north and converted farm buildings to the south adjacent to the development limits. It is close to the core of the village.

Landscape & Ecology

The site is within the Mendip Bat Consultation Zone. Serotine bats, lesser spotted woodpeckers and greater horseshoe bats are present on the site. The site is surrounded to the north, west and south by hedgerow and trees that are likely to be used by commuting greater horseshoe bats and is within Band A of the Mells Valley SAC. Connectivity will need to be maintained. An area of replacement habitat for bats may be required pending bat surveys.

Heritage

The site is close to a number of listed buildings and the Conservation Area boundary and has boundary hedgerows which should be respected in any designs that come forward.

Drainage

The site is within a water source protection zone which should be addressed in any designs that come forward.

Coal

The site is within the coal consultation zone and this will need to be addressed.

ML1: Development Requirements and Design Principles

- 1. Up to 4 dwellings.**
- 2. The site should be designed sensitively to ensure no harm to the conservation area setting and nearby listed buildings.**
- 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location. The boundary hedges should be incorporated into any design.**
- 4. New development should reflect the local materials and style.**
- 5. The site should be designed to safeguard the amenity of neighbouring residential properties.**
- 6. Opportunities should be taken to maintain or enhance biodiversity with particular regard to the conservation of bats. Connectivity for commuting bats will need to be maintained.**
- 7. Designs should address the need to protect the water source protection area.**

Policy ML1: Land at Park Hill (HELAA site MELL5002)

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11.20 Norton St Philip

- 11.20.1 Norton St Philip is a medium sized village located 12km (9 miles) south of Bath and 11km (8 miles) north of Frome, situated around the junction of the A366 Wells to Trowbridge road and the B3110 route, about 1.5km west of the A36 (T) main route from Bath to Warminster. It occupies an elevated position on a pronounced west-facing ridge overlooking the valley of Norton Brook. The village's position on a ridge and down its western slopes, means that it dominates its immediate surroundings and is visible from lower ground to the west. There are many older and listed buildings and much of the village is Conservation Area. The older buildings of High Street and The Plain form a strong skyline when viewed from the lower ground. The village lies adjacent to an area designated as the Bath & Bristol Green Belt.

Community Planning

- 11.20.2 A Neighbourhood Plan for the Parish Area of Norton St Phillip was submitted and examined in June/July 2019.

Site Allocations

- 11.20.3 Norton St Philip is identified in LPP1 as a Primary Village with a minimum housing requirement of 45 dwellings in Policy CP2. Completions and committed development in the plan period to date totals 105 dwellings, a 34% increase to dwelling stock. Given this level of growth, no sites were allocated in this village in the Submission plan. ~~Following examination hearings, additional allocations were necessary to make the plan sound, specifically to address the requirement in Policy CP2 to provide 505 dwellings located adjacent to Midsomer Norton and Radstock and in settlements in the north/northeast of the district.~~

- ~~11.20.4 Land to the east of the Fortescue Fields development, off Mackley Lane, is identified as a suitable location for additional development. This location is not subject to designations in the Neighbourhood Plan. The land is outside but adjacent to the adopted development limit.~~

- ~~• Land off Mackley Lane is allocated for residential development under Policy NSP1 (27 dwellings)~~

Windfall Development

- 11.20.5 Norton St Philip continues to have an identified development limit. Therefore, over the lifetime of the plan, additional small scale development can potentially come forward within this boundary.

Development Limit

- 11.20.6 The development limit has been amended than to reflect committed development at Longmead Close and to reflect existing development on the southern edge of Fortescue Fields.

NSP1: Land off Mackley Lane (HELAA sites NSP013 and NSP16)

Context

This site is 1.1 ha and lies outside of development limits to the south of the village, north west of Mackley Lane. It is a greenfield site consisting of fields and is adjacent to the Fortescue Fields development. It borders the B3110 and there is other residential development on the opposite side of this road. The land is raised above the level of surrounding road.

Highways

The site adjoins Mackley Lane with the potential for a suitable access from here. There is also potential to access the Laverton Triangle section of the site from Fortescue Fields. Mackley Lane is currently a lightly used rural lane and the need for improvements, including the junction with Townsend, should be considered. There are currently no footpath links and no footways on Mackley Lane. There is potential to link into the local footpath network and to provide convenient access to local facilities, including the playing field and school.

Landscape & Ecology

The north eastern part of the site is considered to be visually important – a gateway to the village and important to its setting. A bank of newly planted trees is also identified as important to the character and setting of the village and has the potential to reduce the sense of buildings being an incursion into open countryside. It would be necessary to retain the appearance of countryside at this gateway in order to mitigate the impact of development.

The south western part of the site is on the slopes forming the southern edge of the ridge on which Norton St Philip sits. Although the landscape setting on the ridge is important to the character of the village, the slopes here are less prominent than in other parts of the village.

The site lies within the outer area (Band C) of the Mells Valley and Bradford on Avon Bat consultation zones. Appropriate mitigation measures will be required.

Affordable Housing

A village survey has identified a need for an affordable housing format that allows for purchase as well as rental. Affordable housing formats that allow an element of purchase should be considered.

Heritage

Development should respect the local context and be sensitive to the location. The Norton St Phillip Conservation Area covers part of the Laverton Triangle site.

Flood Risk / Drainage Infrastructure

There is no known flood risk on the site. There has been significant development in the village in recent years and therefore it is possible that additional development will require drainage capacity improvements.

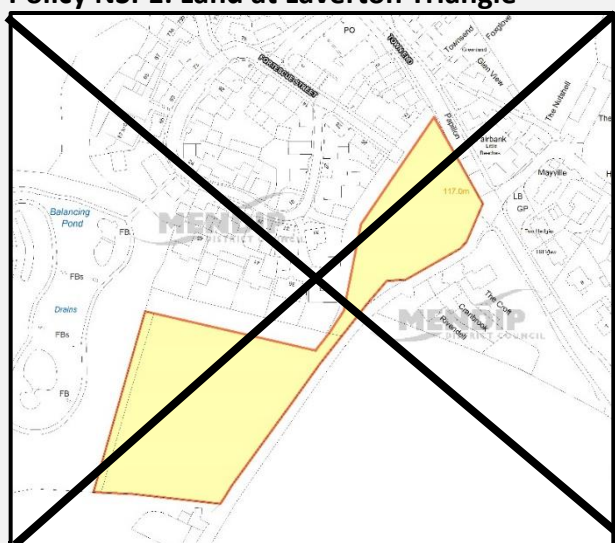
School Infrastructure

Norton St Philip is served by both Norton St Philip First School and Rode First School. Middle school provision is in Frome. At present, both of the First schools are relatively full but not at capacity. The number of pupils on the school roll is expected to fall over the next five years. Therefore, it is likely that the school would be able to accommodate growth from the identified allocation.

Policy NSP1: Development Requirements and Design Principles

1. A minimum of 27 dwellings (7 on Laverton Triangle and 20 on land to the south), making provision for affordable housing in line with relevant policies.
2. Have particular regard to site layout, building height and soft landscaping, to minimise the visual impact of the development, respect the rural character of the locality and maintain the Laverton Triangle's role as a feature at this gateway to the village. In particular the belt of trees on the site should be retained. Regard should be had to the elevation of the site compared to surrounding land.
3. Proposals should preserve and enhance the significance and setting of heritage assets in the adjoining Conservation Area. Creating an appearance of countryside on the northern edge of the site will be important to the setting of the Conservation Area.
4. New development should have regard to local materials and style.
5. The site should be designed to safeguard the amenity of neighbouring residential properties.
6. Opportunities should be taken to maintain and enhance biodiversity in any scheme. Provisionally 0.24 ha of bat replacement habitat should be included within the development site alongside any other required mitigation measures.
7. Links should be made to the local footpath network, to provide convenient access to village facilities, including the recreation ground and the school.
8. Safe access should be provided to the site from Mackley Lane, and at the junction between Mackley Lane and Townsend.

Policy NSP1: Land at Laverton Triangle



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11.21 Nunney

- 11.21.1 Nunney is a medium sized village which lies 5kms southwest of Frome. Distinctive features include its castle, historic high street and location in the Nunney Brook valley. Most of the village falls within a Conservation Area. The main access to the village is from the A361 at Nunney Catch (1km from the village centre).

Site Allocations

- 11.21.2 LPP1 defined Nunney as a Primary Village and the village is expected to accommodate at least 55 new homes. Recent years have seen relatively low levels of windfall development with completion and consent levels from 2006-2017 totalling two dwellings. Consequently, there is a residual level of 53 homes to be delivered through LPP2. This will be addressed through allocation of land off Green Pits Lane. This site was subject to an outline planning permission (2014/0198/OTS) for the erection of up to 100 no. dwellings with vehicular access from Green Pits Lane and pedestrian/cycle access from Glebelands. This was dismissed on appeal. However, the site is suitable for a more limited scale of development to meet the settlement requirement.

- **Land at Green Pits Lane to be allocated for residential development under Policy NN1 (HELAA Site NUNN001a)**

Employment

- 11.21.3 A site at the Nunney Catch roundabout is identified as a Future Employment Growth Area for employment/distribution use (see Policy DP25).

Development Limit

- 11.21.4 No amendments have been made to the development limit.

NN1: Land at Green Pits Lane (HELAA Site NUN001a)

Context

Flat field adjoining settlement boundary to the south of the village. The majority of site is currently used for agriculture.

Landscape & Ecology

While the site is not in a particularly sensitive or prominent position in landscape terms (and is relatively well screened at present), the site is currently rural and open in nature and development would have some landscape impact.

An Ecology Strategy on file was prepared for the previous application which was agreed subject to conditions. Surveys are now out of date which may require amending the strategy. The site is an arable field with a smaller field of unimproved grassland. It is within Band C of Mells Valley SAC. Provisionally a masterplan should include 0.28 ha of accessible replacement habitat (dependent on updated bat activity surveys).

Heritage

The village has a historic core with a number of Listed Buildings, a Conservation Area, Area of High Archaeological Potential and Scheduled Ancient Monument (Nunney Castle). However, the site lies some distance from the historic core. The Nunney Conservation Area is around 400m north of the site and separated by more recent housing development, including the Glebelands estate. The nearest listed building is not adjacent, but it is only 60m away, to the southeast at the Theobald Arms.

Highways

The site has a number of access options and will need to take account the width of Green Pits Lane. Accesses will need to meet standards on width and visibility and highway safety. Footway and cycle connections into the village will need to be considered. A comprehensive approach will be needed to provide safe access by a range of means (including by means other than private car).

Sewerage

There is an existing sewer which crosses the site which will require protection and easement. Local capacity is likely to exist within networks.

Surface Water Flooding

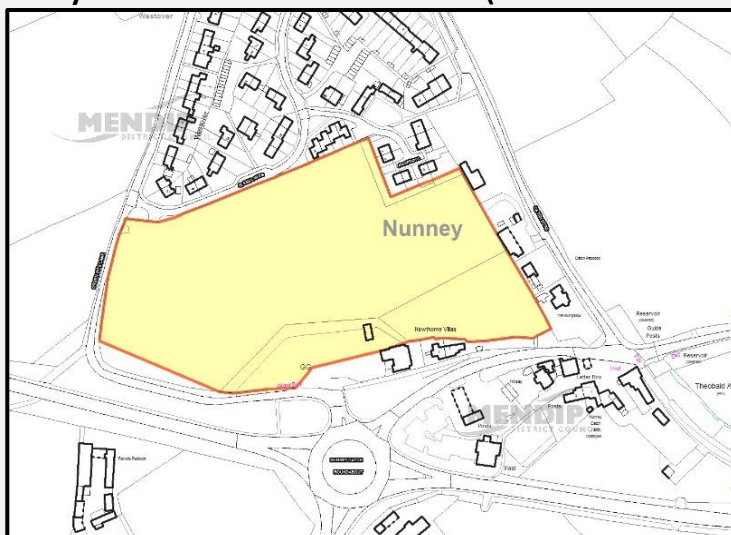
Environment agency determines site as Very Low Risk, but it is in close proximity to an area of High Risk, on the other side of the A361.

Policy NN1: Development Requirements and Design Principles

- 1. A minimum of 70 dwellings making provision for affordable housing in line with relevant policies.**

2. The site should be designed sensitively to ensure no harm to the Conservation Area setting and nearby listed buildings.
3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location.
4. New development should reflect the local materials and style.
5. The site should be designed to safeguard the amenity of neighbouring residential properties.
6. A comprehensive approach will be needed to provide safe access by a range of means (including by means other than private car).
7. Opportunities should be taken to maintain or enhance biodiversity including providing 0.25ha of accessible replacement habitat.
8. Adequate provision of open space and recreational areas.
9. Protection and easement of the existing sewer required.
10. Appropriate drainage provision taking into account the site's proximity to an area of high risk of surface water flooding on the other side of the A361 and concerns raised by local residents about the impact on existing development.

Policy NN1: Land at Green Pits Lane (HELAA site NUN001a)



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11.22 Oakhill

- 11.22.1 Oakhill is the main settlement in Ashwick Parish. The Parish also includes parts of Gurney Slade (see separate village profile with Binegar). The main access to the village is from the A367 which is a main route from Shepton Mallet to Radstock. The village has its origins in farming and mining, and also had a large brewery in the 19th century. The brewery buildings are still important to the character of the village. Pondsmead House and its estates are also a significant feature.

Infrastructure

- 11.22.2 The village school is over capacity and may not be capable of expansion.

Site Allocations

- 11.22.3 Oakhill is designated as a Secondary Village in the LPP1 and was expected to deliver a minimum of 40 new homes. To date, 49 have been built or permitted therefore there is no residual level of development to be delivered through LPP2. In line with this strategy no sites have been allocated in Oakhill.

Windfall Development

- 11.22.4 Oakhill continues to have an identified development limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

- 11.22.5 The development limit has been amended to include development permitted at Galley Batch Lane.

11.23 Rode

- 11.23.1 Rode is a larger village in Mendip around five miles north-east of Frome and five miles south-west of Trowbridge. It is the easternmost settlement in Mendip lying within a mile of the Wiltshire border. It lies close to the junction of the main A36 (Bath – Salisbury) and the A361. There are two distinct clusters of development, with the medieval church and several old houses situated on the A361 and the main part of the village offset to the north, between the two main roads. The River Frome flows immediately to the west of the village, with a historically important crossing point at Rode Bridge. A large part of the village is designated as a Conservation Area and there are numerous listed buildings.

Community Planning

- 11.23.2 A Neighbourhood Plan for the village was ‘made’ in 2017.

Education

- 11.23.3 Rode is served by both Rode First School and Norton St Philip First School. Middle school provision is in Frome. Both of the First schools are relatively full but not at capacity. The number of pupils on the First school roll is expected to fall over the next five years. Financial contributions could be sought to provide additional capacity.

Highways

- 11.23.4 The Highways Agency have identified capacity issues on both A36 roundabouts which link to the village. Development proposals are subject to Policy DP27 - Highway Infrastructure Measures for Frome, Beckington and Rode. Major proposals which require a traffic impact assessment will need to take this into account and may be subject to development contributions to support strategic highway infrastructure.

Site Allocations

- 11.23.5 Rode is identified in LPP1 as a Primary Village with a minimum housing requirement of 65 dwellings in Policy CP2. Completions and committed development in the plan period to date total 79 dwellings, an 18% increase to dwelling stock. Given the level of growth above minimum requirements, no sites have been allocated in this village.

Windfall Development

- 11.23.6 Rode continues to have an identified development limit. Therefore, over the lifetime of the plan additional small-scale development can potentially come forward within this boundary.

Development Limit

- 11.23.7 Amendments to the development limits have been made to reflect committed development and to reflect minor alterations made by the Neighbourhood Plan. This

includes a site under development at Church Farm and an amendment at Church Lane.

Local Green Spaces

- 11.23.8 The Neighbourhood Plan has designated the following sites as Local Green Spaces and they are shown for information only:

LGSRODE001 front of Langham House
LGSRODE002 Rode Village Green
LGSRODE003 Browns Ground
LGSRODE004 Recreation Ground
LGSRODE005 Pathway to Rockabella
LGSRODE006 Greenway to Beckington

Existing Employment Areas

- 11.23.9 There is an existing employment area at Claygate Lane which was relocated from Church Farm.

11.24 Stoke St Michael

- 11.24.1 Stoke St Michael is a small rural village in a parish which includes the hamlets of Fosse, Midway, Three Ashes, Withybrook and East End. It is set in the characteristic East Mendip landscape of lush pasture, streams, swallets, wooded valleys and quarries. The village lies within a complicated network of minor roads, approximately 3km from the A367 and A361 and 4km from the A37.

Infrastructure

- 11.24.2 The village school is close to capacity and financial contributions for education may be sought from proposed developments in the area.

Site Allocations

- 11.24.3 LPP1 designated Stoke St Michael as a Primary Village. It is expected to deliver a minimum of 45 new homes and to date, 12 homes have built and a further 3 granted permission or under construction. Given the residual requirement for 30 homes in the village, it is considered that an allocation would be appropriate.

- **Site SSMS009 to be allocated for residential development for a minimum of 30 homes under Policy SS1a.**

- 11.24.4 Stoke St Michael continues to have an identified development limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

- 11.24.5 An amendment has been made to the development limit to reflect committed development between Gooseacre and 1 Mendip Road and to include Gooseacre as a consequence of the infill development.

SS1a: Land East of Frog Lane (HELAA site SSM009)

Context

The site is on the western edge of the village and is flat agricultural land. It is adjacent to the village playing fields to the south and the primary school to the east. It is bounded on two sides by mature hedgerow and trees and on the third by an old breeze block wall, on the boundary with the recreation ground.

Landscape & Ecology

The site is in an area of elevated, flat and open countryside adjacent to the edge of village. Careful design will be required to mitigate any landscape impact.

Part of the SSSI St Dunstan's Well and Mells Valley SAC (designated for its importance to the greater horseshoe bat) lies approximately 250m to the west of the site and existing hedgerows could potentially support hazel dormice. New and retained hedgerows should be protected by additional planting a buffer of meadow grassland, and not incorporated into residential garden boundaries. To reduce the potential risk to SAC habitat, a natural area for recreation with footpaths for dog walking/exercising (including secure areas for dogs to be let off leads) should be attached to the proposed site.

Common and soprano pipstrelle, serotine, lesser horseshoe, natterer's and the rare barbastelle bats are also potentially present, commuting along the hedgerows at low density.

Highways

The preferred point of access is onto Frog lane and will need to meet highways standards on width and visibility. Parts of Frog Lane are narrow. Footpath connections into the village will also need to be considered and there is potential to link into the existing footpath network converging at the Recreation Field.

Infrastructure

The village school is close to capacity and financial contributions may be required to extend the school (if feasible) or funding for school transport.

Drainage

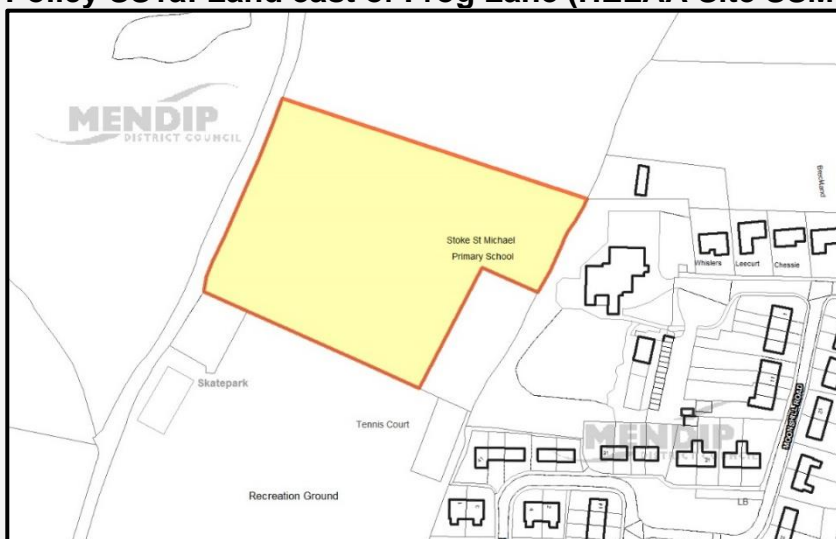
The site lies in Zone 1 of a groundwater source protection zone.

Policy SS1a: Development Requirements and Design Principles

- 1. A minimum of 30 dwellings, making provision for affordable housing in line with relevant policies.**
- 2. The site should be designed sensitively to ensure no harm to the countryside setting.**
- 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location.**
- 4. New development should reflect the local materials and style.**

5. The site should be designed to safeguard the amenity of nearby residential properties and the school.
6. Opportunities should be taken to maintain or enhance biodiversity and manage any potential impact on protected species.
7. New and retained hedgerows should be protected by additional planting and a buffer of meadow grassland, and not incorporated as residential garden boundaries, to help manage any potential impact on protected species such as hazel dormice or community bats.
8. Measures to reduce risk to nearby SAC habitat including an attached area for dog walking/exercise.
9. Incorporate mitigation measures to minimise the impact on groundwater.
10. The site should be designed to minimise the risk of worsening surface water flooding elsewhere in the village.
11. Mitigation (via a financial contribution) may be required to extend the capacity of the village school.

Policy SS1a: Land east of Frog Lane (HELAA Site SSM009)



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11.25 Walton

11.25.1 Walton is a large village of around 400 homes lying between the Somerset Levels and the Polden Hills. Walton lies within the Polden Ridge Landscape Character Area. This area is characterised by the large open fields which surround the village.

11.25.2 The village is bisected by the A39 which is a key route connecting the district to the M5. A safeguarded route for a bypass to the north of Walton is shown in the adopted plan.

Neighbourhood Plan/Wider Parish Area

11.25.3 The Parish is a designated Neighbourhood Plan Area. The wider Parish area includes the strategic housing site west of Street and associated land identified as Future Growth Area. The proposals for the land west of Street are included in the Street section in Policy ST3 and shown on the map on Page 73.

Site Allocations

11.25.4 LPP1 identifies Walton as a Secondary village with a requirement for 40 homes over the plan period. As of 31st March 2017, 54 homes had either been completed or consented. This is more than the planned level of development for the village. There is a no residual level of development to be delivered through LPP2. No sites have therefore been allocated in Walton.

Windfall Development

11.25.5 Walton continues to have an identified development limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

11.25.6 No amendments have been made to the development limits.

11.26 West Pennard

11.26.1 West Pennard parish includes the hamlets of Coxbridge and Woodlands. The village is well connected in terms of roads with the A361 running through the village.

11.26.2 The majority of the village lies within the Baltonsborough Farmlands and Orchards landscape character area. The village does contain a number of orchards – one of the most dominant characteristics of this landscape character area and these stand out in contrast to the adjacent moors.

Infrastructure

11.26.3 The village school is over capacity and a feasibility study would be needed to test whether additional demand could be accommodated. Financial contributions for education may be sought from proposed developments in this area.

Site Allocations

11.26.4 LPP1 identifies West Pennard as a Secondary village with a dwelling requirement of 25 homes over the plan period. As of 31st March 2017, 16 homes had either been completed or consented, leaving a remainder of 9 to be delivered.

11.26.5 West Pennard continues to have an identified Development Limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary. An extension to the development at rear or Avalon will allow for up to 3 houses, leaving a remainder of 6 to be delivered over the plan period within the existing development boundary.

Development Limit

11.26.6 Amendments to the development limits to take account of committed development at Bishops Orchard and south of Fallowfields and include a small site for up to 3 dwellings at the rear of Avalon have been made.

11.27 Westbury sub Mendip

11.27.1 Westbury-sub-Mendip is a medium sized village within the southern slopes of the Mendip Hills Area of Outstanding Natural Beauty and extending down to the edge of the Somerset Levels. It is located along the A371, around five miles from Wells and six miles from Cheddar.

11.27.2 Westbury-sub-Mendip is designated in the LPP1 as a Primary Village. It is expected to deliver at least 50 new homes over the Local Plan period 2006-2029. 38 houses are still to be delivered.

Site Allocations

11.27.3 Due to the number of homes still to be developed, and the level of past development, an allocation is proposed on Land at Court House Farm (off Roughmoor Lane) (part of HELAA site WSM006). This is a suitable site, which could deliver the required number of homes but remain proportional to the size, needs and limitations of the settlement. Traffic generation will need to be carefully considered, as the access from Roughmoor Lane onto the A371 will require assessment. There is also scope to include community facilities on the site, which is adjacent to the village playing fields. The Parish Council have identified a need for improved community facilities including a village hall.

- **Land South of Roughmoor Lane (HELAA site WSM006) to be allocated for residential development under Policy WM1.**

Windfall Development

11.27.4 Westbury Sub Mendip continues to have an identified development limit. Over the lifetime of the plan additional small-scale development could potentially come forward within this boundary to meet the residual requirement.

Development Limit

11.27.5 Amendments at Torlea, Wells Road and at Stable Cottages to allow for committed development have been made to the development limit.

WM1: Land south of Roughmoor Lane (HELAA site WSM006)

Context

The site is part of a large single field adjacent to but outside the development limit on the south western edge of the village. The site contains a number of farm buildings on its eastern side, abuts sporadic mixed development along its eastern edge (including undeveloped areas) and abuts open countryside on its western and southern edges. There is also a playing field adjacent to the western edge.

The site is well related to the village and accessible to most village facilities. It is enclosed by development on two sides and while it is visible across open land to the south, it is not prominent in the landscape. The site could provide for the residual housing requirement in the village. Traffic generation and access onto the A371 will need to be carefully considered. There is also scope to include community facilities on the site, which is adjacent to the village playing fields. Additional land is included in the site area to allow for this.

Landscape & Ecology

The site is visible in the landscape across open and gently sloping fields to the south. It is visually well contained from the east, west and north. It adjoins the edge of the settlement and a well-designed scheme would read as the edge of the village. The site would have an impact on views from Roughmoor Lane across currently open farmland. The site would also be visible from Lodge Hill industrial estate to the south of the village, but appear as distant development.

The site is part of a large arable field with hedgerow to the west, located in Band C of the North Somerset and Mendip Bats SAC. Provisionally any masterplan should include 0.13 ha of accessible replacement habitat. In combination effects with other developments affecting the SAC around Cheddar should be further investigated. Common pipistrelle, serotine, lesser horseshoe and the rare barbastelle bats are also possibly present at low density.

The potential impact of phosphates should be taken into account in mitigating the environmental impact of the development. However, wastewater flows from this settlement are not considered to be hydrologically linked to designated RAMSAR site.

Heritage

The north-east corner of the site falls within the Westbury-sub-Mendip Conservation Area. There are a number of listed buildings nearby - to the east at Grade II Court House Farm House, Grade II* Church of St Lawrence, and Grade II Westbury House. The north-east corner of the site falls within the Area of High Archaeological Potential.

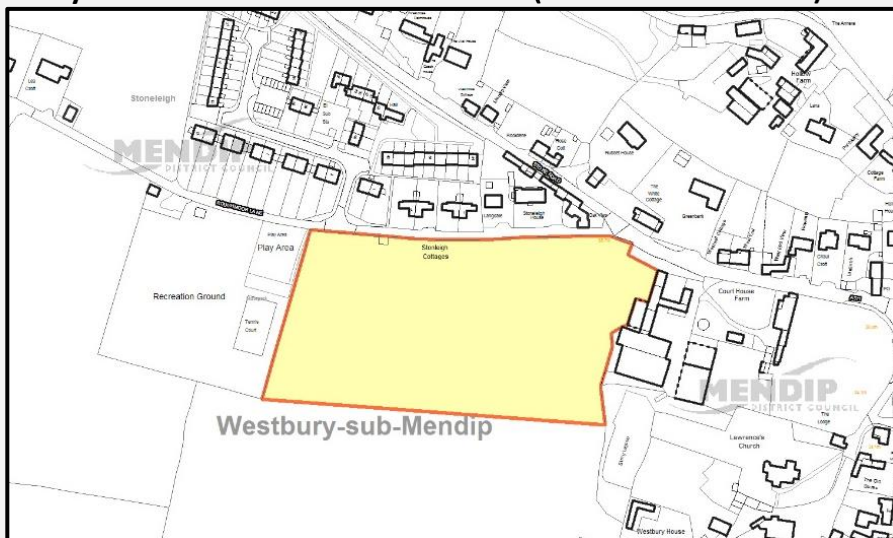
Highways

The site can be accessed from Roughmoor Lane or onto the A371 (Stoke Road). Further investigation will be required to establish access options.

Policy WM1: Development Requirements and Design Principles

1. A minimum of 40 dwellings including affordable housing consistent with relevant policy.
2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location.
3. New development should reflect the local materials and style.
4. The site should be designed to safeguard the amenity of neighbouring residential properties.
5. Opportunities should be taken to maintain or enhance biodiversity and particular consideration will be needed of the impact on designated sites. 0.13 ha of accessible bat habitat should be provided.
6. Further investigation will be required of traffic impacts and a safe access onto the A371 will be required. Safe pedestrian links should be provided to enable access on foot to the village core.
7. The impact on nearby listed buildings and the Conservation Area will need to be carefully considered.
8. Up to 0.1ha of land will be made available for the delivery of a community facility. No further contributions towards community facilities will be sought from the site.

Policy WM1: Land at Court House Farm (HELAA site WSM006)



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11.28 Wookey

- 11.28.1 Wookey is large village with approximately 1,300 residents and 300 homes. It lies on the River Axe and while served only by minor roads, lies approximately 750m to the A371 and good connections with Wells. There are numerous listed buildings and the scheduled ancient monument at Court Farm which influence the character of the village. There are also areas of more modern housing to the north and west of the village.

Site Allocations

- 11.28.2 Wookey was identified in LPP1 as a Secondary Village and was expected to deliver a minimum of 40 homes during the plan period. There have been large amounts of development in the village in recent years with 68 homes built or approved to date. This is significantly more than the planned level of development for the village. There is no residual level of development to be delivered through LPP2. In line with this strategy no sites have been allocated in Wookey.

Windfall Development

- 11.28.3 Wookey continues to have an identified development limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

- 11.28.4 The development limit has been amended to include development permitted at Henley Lane and Chapman's Close.

11.29 Wookey Hole

11.29.1 Wookey Hole is a small village of less than 200 homes which forms part of the St Cuthbert Out Parish. While connected only by minor roads, the village is only 3km from the City of Wells.

11.29.2 Wookey Hole is home to the popular Wookey Hole Caves tourist site and the Monarch's Way and Mendip Way long-distance footpaths pass through the village. The area borders an Area of Outstanding Natural Beauty and is of great environmental significance, including forming part of an important habitat for bats.

Site Allocations

11.29.3 Wookey Hole was identified in LPP1 as a Secondary Village. The Local plan housing requirement is limited to 15 due to the small size of the village and the environmental sensitivity. 16 dwellings have been built or permitted to date. Due to the level of past commitments and Wookey Hole's environmental significance (including falling within the Mendip Bat Consultation Zone and bordering the AONB) no sites are allocated.

Windfall Development

11.29.4 Wookey Hole continues to have an identified development limit. Therefore, over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

11.29.5 No amendments have been made to the development limits.

Appendix 1:

Mendip Local Plan Parts I and II: Glossary of Terms

<p>While the Policy team endeavour to make the Local Plan as clear as possible, the wide-ranging nature of development plans and policy requirements makes it difficult to avoid technical terms. A number of key terms used in Local Plan Parts I and II are below. Please also refer to the definitions in the NPPF Annex 2: Glossary.</p> <p>The schedule will be kept up-to-date as far as possible and was last updated in September 2021 and includes changes recommended in the Inspector's Report.</p>	
Adoption	The final confirmation of a Development Plan or one of its subsidiary parts by a local planning authority (LPA) bringing it into formal use. Policies and proposals carry full weight in planning decisions from this stage.
Accessible Natural Greenspace Standards (ANGst)	A set of standards to ensure that everyone, no matter where they live, has access to an accessible natural greenspace.
Affordable Housing	<p>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ul style="list-style-type: none"> a) Affordable housing for rent b) Starter homes c) Discounted market sales housing d) Other affordable routes to home ownership <p>A full national definition is set out in the National Planning Policy Framework - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf</p>
Affordable in perpetuity	Housing which is subject to a legal restriction to remain 'affordable' forever.
Allocation	Land identified for development in the Local Plan. Allocations are subject to specific policies which will be significant in determining a planning application.
Amenity	Those qualities of life enjoyed by people who can be influenced by the surrounding environment in which they live or work. 'Residential amenity' includes, for example, a reasonable degree of privacy, freedom from unacceptable levels of noise, air and light pollution.
Ancillary	Use or structure which is related to and often found in association with primary use or development. For the purposes of planning, ancillary uses that are materially different would typically be tolerated up to 15% of a wider site area e.g. a trade counter (retail use) within a larger warehouse (distribution use).
Authority's Monitoring Report (AMR)	A report produced by the Council to monitor planning policies and determine whether they are being effectively implemented.
Area Action Plan (AAP)	A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change (for example major regeneration).
Area of Outstanding	A statutory landscape designation to recognise, conserve and enhance landscape of national importance.

Natural Beauty (AONB)	
Areas of High Architectural Potential (AHAP)	Areas identified on the Policies Map as most likely to contain important archaeological features. Where ground disturbance is expected as part of a development within an AHAP, an archaeological assessment will usually be required.
Aquifer	Underground layer (stratum) of rock in which water naturally occurs. Water for human use may be extracted by means of wells or boreholes.
Bat Consultation Zone (Band A/B/C)	Locations considered to have a potentially significant effect on horseshoe bat roosts / feeding areas. Development allocations in a local plan area must be assessed for their impact and subject to assessment under Habitat Regulations.
Biodiversity	The existence of a wide variety of plant and animal species living in their natural environment.
Biodiversity Action Plan (BAP)	An internationally recognised program addressing threatened species and habitats, designed to protect and restore biological systems. Biodiversity Action Plans are prepared at various geographic scales. Mendip has a Biodiversity Action Plan (BAP) that outlines which important species and habitats have been prioritised in the district for protection and enhancement.
Built Environment	Surroundings which are generally built up in character. The collection of buildings, spaces and links between them which form such an area.
Call for Sites	Where the Local Planning Authority invite individuals, organisations and developers to submit details of land or sites they wish to be considered for development. These sites form the basis of the HELAA assessments.
Climate Change	Refers to changes in the earth's climate, especially the gradual rise in temperature caused by high levels of carbon dioxide and other gases.
Committed Development	Land with a current planning permission or an allocation in an adopted Local Plan where there is a reasonable degree of certainty that development will proceed.
Community Facilities	Services available to residents in the immediate area to meet the day-to-day needs of the community. Includes village halls, post offices, doctors and dentist surgeries, recycling facilities, libraries and places of worship, as well as commercial services and open spaces.
Community Infrastructure Levy (CIL)	A charge made on new development (calculated per sq metre of additional floorspace) and used to support local infrastructure. The process of setting charges must go through local consultation and examination to ensure they are set at a level which does not prevent development.
Comparison Goods	Defined as household or personal items which are bought on an infrequent basis and typically would involve the buyer comparing alternative styles/prices/types. Would generally include products like clothing, electrical goods and furniture amongst many other things. Also see Convenience Goods.
Conservation Area	An area of special historic and/or architectural interest which is designated by the local planning authority as being important to conserve and enhance. Special planning controls apply within these areas.
Convenience Goods	Items bought for everyday needs. Includes food and other groceries, newspapers, drink and tobacco and chemist goods. Generally such goods are used or consumed over a relatively short period. Also see Comparison Goods.
Core Area (ecological network)	One component of an ecological network (the other components are corridors and buffer zones). They have a high nature conservation value. They are connected to each other with corridors and surrounded by buffer zones which serve as a protection from possible disruptive external influences.
Core Strategy	A Development Plan Document forming the central part of a Local Development Framework under regulations that existed between 2004 and 2011. It sets out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy. Local Plan Part I is an evolved version of a Core Strategy.

County Wildlife Site	Wildlife habitat identified and designated as being of particular local interest of importance but is not of sufficient national merit to be nationally designated as, for example, an SSSI.
Curtilage	The area of land associated with a building. The curtilage of a dwelling house is the land immediately surrounding it, including any closely associated buildings and structures.
Culturally Significant Landscape	A landscape, modified, natural or built, that retains physical attributes of past interventions that are of significance. Examples include deer parks, deserted settlements and large-scale water management systems.
Co-housing	Semi-communal housing consisting of private homes clustered around shared space.
Custom build	Where an individual or group commissions a new home for their own occupation.
Development	Defined in planning law as ‘the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land’ (see also Permitted Development).
Development Brief	A document that outlines how a site will be developed. It will set out an analysis of site context, development principles, design solutions and details about matters of implementation. It will contain maps and diagrams to articulate the issues and solutions proposed. Also see Supplementary Planning Document.
Development Contribution/ Commuted Payment	Either a payment made by a developer to the local planning authority (usually secured by means of a Planning Obligation) to fund provision of a facility needed to serve a development, but to be built or provided elsewhere or in some way other than by the developer, or a one off payment by a developer to another body to enable it to adopt a facility.
Development Management Policies	A suite of criteria-based policies to ensure that all development within the area meets the spatial vision and spatial objectives.
Development Plan	A statutory document setting out the local planning authority’s policies and proposals for the development and use of land and buildings. It is the starting point for the determination of planning applications as set out in the National Planning Policy Framework.
Development Plan Document (DPD)	A local planning policy document that has development plan status by virtue of being prepared subject to community involvement and independently examined.
Dispersal Area (ecological network)	An area that can be crossed easily by a protected or other species from a core area of habitat when moving out into the wider landscape.
Duty to Cooperate	Government policy setting out a duty to work jointly with other bodies and neighbouring authorities to ensure that strategic priorities are properly coordinated across local boundaries.
Early Engagement	A very early stage of consultation and community involvement, when interested parties can help formulate and comment on aspects of the local authority’s future planning proposal. Early engagement is also an important part of any development proposal in that a developer can explore local people’s views before designing a new development which in turn can then, potentially, be more responsive to local conditions.
Ecological Network	A group of habitat patches that species can move easily between, thereby maintaining and conserving biodiversity. See also Core Area (ecological network).
Employment Land	Employment land includes the following types of premises: <ul style="list-style-type: none"> • Traditional employment land uses where impact on site noise, disturbance and building scale would warrant specific land provision. This includes storage and distribution uses, construction yards, bulk processing and larger scale manufacturing uses; • Town centre uses such as offices, hospitality, retail and leisure uses; • Commercial uses such as motor trade uses, research and development and property management activities.

Environmental Statement	A written statement that is required to be submitted by the applicant with certain kinds of planning application.
Established Employment Areas	Established Employment Areas include a range of uses (industrial, commercial, sui generis and retail) but exclude freestanding supermarkets.
Evidence Base	The information and data gathered by local authorities to justify the “soundness” of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.
Exception Site	A site that is granted planning permission as an exception to Local Plan policy for a particular reason. It usually refers to a site with permission granted for affordable housing outside development limits on the basis that the housing will remain affordable.
Exception Test	In addition to the Sequential Test, and in accordance with national policy, this test seeks to consider exceptional circumstances why a particular development would be acceptable in an area that is acknowledged to be subject to flood risk. Also see Sequential Test (flooding).
Extant	Usually refers to a planning permission which has yet to start.
Favourable Conservation Status	European Habitats Directive definition requiring that habitats have sufficient area and quality, and species have a sufficient population size, to ensure their survival into the medium to long term, along with favourable future prospects in the face of pressures and threats.
Flood Risk Assessment	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Five Year Housing Supply	An estimate of the additional dwellings predicted to be built over a five year period against the annual housing requirement in the Local Plan plus a 5,10 or 20% buffer. Where an adopted Local Plan figure is more than five years from adoption, the requirement is based on Local Housing Need calculated through a national standard method. The five year supply figure is updated each year.
Future Growth Area	Land identified as being suitable to accommodate housing or employment use that cannot come forward immediately due to development issues still needing to be explored.
Future Transport Plan (FTP)	The Somerset Future Transport Plan sets out the long term strategy for getting the best from transport. It describes transport issues and the policies and investments needed to tackle them. The current plan covers the period 2011-2026.
Green Belt	An area of land defined by national policy to protect countryside around larger urban centres from urban development.
Greenfield Land	Open land which has not previously been developed. Agricultural buildings, urban gardens and former industrial areas which have blended back into the landscape are also greenfield.
Groundwater Source Protection Zones	Zones which limit the use of land for purposes which might result in contamination of groundwater.
Habitat Regulations Assessment	Document to determine, understand and, if appropriate, mitigate impacts on European designated wildlife sites (Natura 2000 sites).
Housing Needs Survey	An assessment of the housing need in an area or settlement using primary data collection such as surveys/questionnaires. It is usually used to provide the evidence to justify an affordable housing exception site.
Housing Requirement	The net additional level housing to be planned for in an area. It is usually expressed as an annual rate or a total over a Local Plan period.
Housing Trajectory	Estimates of dwelling completions over the Plan Housing trajectories can be used to demonstrate that a plan can deliver in excess of a five year supply of land.

Housing and Employment Land Availability Assessment	An assessment of land promoted as available for development and its suitability. It is used to inform choices about where new development could be located. Can be referred to as HELAA or SHELAA.
Implementation	The point at which construction work is considered to have started.
Infill Development	Small scale development filling a gap within an otherwise built up frontage.
Infrastructure	The network of services to which it is usual for most buildings to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply, telephones, sewerage) and also includes networks of roads, public transport routes, footpaths etc... In its widest sense the definition may also include open spaces, community facilities and commercial services which sustain a community's way of life.
Infrastructure Delivery Plan (IDP)	Sets out infrastructure issues and requirements which are needed to make growth happen or mitigate against the effects of growth.
Issues and Options	This is an early stage in the production of a Development Plan Document involving consultation and community involvement. Its purpose is to identify the issues which need to be addressed and to receive initial feedback on a range of proposed alternatives.
Key Diagram	A map based diagram to illustrate the broad proposals and content of a development plan, normally contained within the main strategy.
Landscape Character Assessment	Identifies areas with similar features or qualities, mapping and classifying them and describing their character. It is based on an understanding of landscape character and of the natural, historic and aesthetic factors that combine to create local distinctiveness.
Legal Agreement	See Section 106 Agreements (S106).
Listed Building	A building of special historical and/or architectural interest considered worthy of special protection and included and described in the statutory list of such buildings.
Local Development Framework (LDF)	A portfolio of planning documents required by legislation between 2004 and 2011 which collectively delivers the spatial planning strategy for the area. A former name for what is now included in the Local Plan.
Local Development Order	A Local Development Order grants planning permission for a site, sites or area for specific types of development (specified in the Order) and, by doing so, removes the need for a planning application to be made. Local planning authorities have powers to make them.
Local Development Scheme (LDS)	A document that sets out what parts of the Council's planning framework are to be produced or reviewed and the timetable for their production.
Local Nature Reserve	Area of botanical or wildlife interest designated by a local authority.
Local Plan Part I	Development Plan Document setting out the long term strategic vision for the district and its development over the specified timescale.
Local Plan Part II	Development Plan Document which identifies sites to deliver non-strategic development needs as guided by the principles set out in Local Plan Part I.
Local Transport Plan (LTP)	A five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy. Somerset County Council are the responsible authority.
Major Development	For residential development it is defined as 10 or more dwellings or a site area of 0.5 hectares or more. For other uses it is defined as the floorspace to be built being 1000 square metres or more, or a site area of 1 hectare or more.

Masterplanning	A framework used to structure land use and development including strategic principles. It sets the context within which individual developments or parts of a development can come forward.
Mitigation Measures	Any works or actions required to be carried out by developers to reduce or remove the impact of the development on the surrounding environment or to address particular environmental effects which would otherwise make that development unacceptable.
Monitoring	Regular collection and analysis of relevant information in order to assess the outcome and effectiveness of policies and proposals and to identify whether they need to be reviewed or altered.
National Planning Policy Framework (NPPF)	The key government statement of national planning policy to be taken into account in both plan making and decisions on planning applications. See https://www.gov.uk/government/publications/national-planning-policy-framework--2
Plan Period	The period that is covered by a plan. Normally development plans cover a 15 year period from adoption. The starting year of the plan is usually linked to the latest population/household forecasts.
Planning Practice Guidance	An online resource which sets out more detail and expectations of how planning authorities should work with national policy in practice.
Natura 2000	An ecological network of protected areas in the territory of the European Union.
Passive Solar Energy	Energy provided by a simple architectural design to capture and store the sun's heat. An example is a south facing window in a dwelling.
Permitted Development	Certain categories of minor development, as specified in the General Permitted Development Order, which can be carried out without having to first obtain planning permission.
Phosphate	A chemical compound that contains phosphorus. Concentrations of phosphates in water causes excessive algae and plant growth which damages the quality and ecology of rivers and lakes. The main sources of phosphates are domestic waste water, livestock and use of fertilizers.
Phosphate Mitigation	Measures to reduce phosphate entering a water catchment or removing it. These include managing phosphates at source, wastewater treatment (engineered solutions) and natural mitigation (designed wetlands, trees etc...).
Phosphate Neutral	When the additional loading of phosphate as a result of a development proposal can be offset by mitigation measures leading to no net increase.
Photovoltaic Cells	Technological component of solar panels that capture energy from the sun and transform it into electricity for use in homes and businesses.
Planning Obligations	See Section 106 Agreements.
Planning Policy Statements (PPSs)	Sets out the Government's national land use planning policies (now superseded by National Planning Policy Framework and National Planning Policy Guidance).
Preferred Options	Produced as part of the preparation of planning documents. The council sets out what it thinks are the most appropriate set of policy responses to the issues needing to be addressed. These would be consulted on to seek views as to their validity prior to refinements being made.
Policies Map	A component of a Local Plan and an important part of the development plan. It shows the location of proposals in all current planning proposals and designations of land on an Ordnance Survey base map.
Presumption in Favour of Sustainable Development	Set out in paragraph 11 of the National Planning Policy Framework and , this means that proposed developments should be granted planning permission unless their adverse impacts significantly and demonstrably outweigh their benefits.

Primary Village	These are larger villages in rural areas defined by Part I of the Local Plan. They have core services and facilities and are the first places to consider in distributing planned rural housing. See also Secondary Village.
Protected Species	Any species which, because of its rarity or threatened status, is protected by statutory legislation.
Ramsar Sites	Wetland sites of international importance, especially as waterfowl habitat. The term was adopted following an international conference, held in 1971, in Ramsar in Iran).
Registered Social Landlords	Independent housing organisations, including trusts, co-operatives and companies, registered under the Housing Act 1996.
Residual requirement	Local Plan Part I sets out minimum levels of development. The residual requirement is that portion of the requirement that remains to be identified.
Retail Assessment / Town Centres Study	An assessment which may be required in connection with major retail purposes assessing the likely effect of the proposals on patterns of trades and the viability and vitality of existing retail centres.
SAMSEN	A mapping system depicting Somerset's ecological network.
Scheduled (Ancient) Monument	An ancient structure, usually unoccupied, above or below the ground, which is preserved by order of the Secretary of State.
Schedule 1 Species	Species protected under the Wildlife and Countryside Act 1981 as amended.
Secondary Village	Villages, defined by Part I of the Local Plan, which are of a sufficient size and have sufficient facilities to be considered as sustainable locations for a modest amount of development. See also Primary Village.
Section 106 Agreements (S106)	Allows a Local Planning Authority to enter into a legally-binding agreement or planning obligation with a land developer over a related issue (often to fund necessary improvements).
Section 41 Species (s41)	This refers to the rarest and most threatened species of wildlife, as set out in Section 41 of the 2006 Natural Environment and Rural Communities Act.
Sequential Approach/ Test	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others.
Self Build	Where an individual or group constructs a new home for their own occupation.
Sequential Test (Flooding)	A test that is carried out, in accordance with national policy, to ensure that areas at little or no risk of flooding are developed in preference to areas at higher risk. See also Exception Test.
Settlement Hierarchy	Categorisation of settlements in the plan area according to their services and facilities.
Site Allocations DPD	A Development Plan Document (part of the Local Plan) which allocates sites for specific or mixed development uses, or which makes other designations of land for a particular purpose. Part II of the Mendip Local Plan will be a site allocations document.
Soundness	A term which describes how a development plan is scrutinised at the examination stage. To be considered sound, a Development Plan Document must be positively prepared (meet the needs of the area), justified (founded on robust and credible evidence), effective (deliverable over the plan period) and consistent with national policy.
Spatial Planning	Brings together and integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function.
Spatial Strategy	A strategy which sets out the distribution and nature of development across a given area.
Special Landscape Feature	A local designation recognising specific features which make an outstanding contribution to the scenic quality of the area or have cultural or historical significance.

Species Action Plan (SAP)	A framework for conservation of particular species and their habitats.
Strategic Development Site	A site allocated in Local Plan Part I and defined as a key site in delivering the vision outlined.
Strategic Flood Risk Assessment (SFRA)	Provides information about flood risk throughout the area of the local authority, either individually or combined with neighbouring authorities. The SFRA will consider the effects of climate change on river and coastal flooding, identify the risk from other sources of flooding, and consider appropriate policies for development in or adjacent to flood risk areas.
Strategic Housing Market Assessment (SHMA)	A study which calculates the housing requirements in an area by interpreting and modelling secondary data such as population change and household formation. One output of the SHMA is to produce an estimate of Objectively Assessed Need (OAN) which can then be translated into land use targets.
Statement of Community Involvement (SCI)	A document which sets out standards for engagement with individuals, organisations and communities in the preparation of planning documents and development control decisions.
Sustainability Appraisal	An appraisal of the economic, environmental and social effects of a plan undertaken throughout its preparation to enable understanding of different alternative solutions and to mitigate effects where a proposed development solution is recognised to have limited negative effects. It ultimately allows decisions to be made that deliver more sustainable forms of development.
Sustainable Community Strategy (SCS)	A long-term vision for improving the quality of people's lives, with the aim of improving economic, social and environmental wellbeing of the area and contribute to the achievement of sustainable development.
Sustainable Construction	Building using processes and materials that are environmentally responsible and resource efficient throughout a buildings life cycle.
Sustainable Development	Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable Drainage Systems (SUDS)	Drainage systems, generally incorporating natural methods of ground percolation, which seek to minimise surface water run-off without, or lessening the need for, extensive networks of municipal pipes. It can also include the use of natural filtration to capture and hold waterborne pollutants or suspended materials. 'Grey water' systems can also be found which recycle precipitation or other relatively clean water for non-potable domestic or business uses.
Up-to-Date Plan	A development plan adopted since the introduction of the NPPF and less than five years old from the date of adoption.
Use Classes Order	<p>A statute that groups uses into various categories and which specifically states that permission is not required to change from one use to another within the same class:</p> <p>B2 - General Industry; B8 - Storage and Distribution; C1 - Hotels; C2 - Residential Institutions; C3 - Dwelling Houses; C4 - Houses in Multiple Occupation; E - Commercial, Business and Service; F1 - Learning and Non-Residential Institutions; F2 - Local Community Uses; Sui Generis - Certain uses that do not fall within any of the use classes above such as theatres, petrol filling stations, launderettes and nightclubs.</p>

Water Framework Directive	A European Directive that aims to establish a framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater.
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Appendix 2: Saved Policies

This table confirms the status of extant saved policies from the Adopted Local Plan 2002 and the Somerset and Exmoor Park Joint Structure Plan (2000)			
Adopted Mendip District Local Plan (2002) Policies	F10	Sites for Education Use	Deleted
	S&W9	Brookside School	Deleted
Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011 (April 2000) Policies	Policy 6	Bristol/Bath Green Belt	Superseded by Local Plan Part II DP26 and Local Plan Part I DP4



**Mendip District Council, Canards Grave Road,
Shepton Mallet, Somerset. BA4 5BT**

**Customer Services 0300 303 8588
www.mendip.gov.uk**