

Appendix 1 to Cabinet Report 13 November 2017

Mendip Local Plan Part II - Sites and Policies

CONTENTS

1. Introduction

- Plan Purpose
- Scope
- Relationship to other Development Plan Documents
- Supporting topic Papers and Statutory Assessments
- Duty to Co-operate
- Infrastructure
- Sustainability Appraisal
- Policies Map
- Details of Consultation Process and dates

2. Policy Overview

- NPPF
- Planning reform
- Local Plan Part I
- Local Plan Part II

Approach to Site Allocations

3. Housing

- Housing Requirements
- Housing Land Supply Position
- Approach to allocating sites
- Site Selection Process
- Summary of Site Allocations

4. Employment

- Economic Development Strategy
- Employment Land Supply
- Summary of Employment Site Allocations

5. Open Space

- Designation of Local Green Spaces
- Sport and Recreation

Development Policies

6. Self-Build Single Plot Exception Sites (Draft Policy DP24)

7. Employment Land (Draft Policy DP25)

8. Green Belt (Draft Policy DP26)

9. Implementation

Settlement Policies

10. Settlement Allocations – Towns

11. Settlement Allocations - Villages

1. Introduction

- Plan Purpose
- Scope
- Relationship to other Development Plan Documents
- Supporting Topic Papers and Statutory Assessments
- Duty to Co-operate
- Infrastructure
- Sustainability Appraisal
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The Purpose of the Plan

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.
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 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 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 NPPF.

Status of Local Plan Part II

3. Local Plan Part I and Local Plan Part II 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 the Council intend 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 polices do not adequately cover.
4. Local Plan Part II allocates specific sites for development or for other purposes in line with the intentions of the policies in the Part I document.
5. Both the policies and the supporting text make up the statutory Development Plan for the purposes of determining planning applications.

Relationship to other Development Plan documents

6. 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. Local Plan Part II identifies sites, reviews site designations, reviews the delineation of development limits and considers whether additional development management policies are needed to meet objectives set out in Local Plan Part I or the NPPF.
7. The Council also intends to prepare a separate plan identifying sites to meet the needs of the Gypsy and Traveller community. Options for these sites do not form part of this document.
8. The Council may also produce Supplementary Planning Documents which will provide details of how policies in the development plan will be implemented in practice.
9. Neighbourhood Plans can be prepared by Parish 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.

Supporting Topic Papers and Statutory Assessments

10. Local Plan Part II is supported by a number of background papers and statutory documents (*to be updated by submission*) which are required as part of the development plan process. These include:
 - Local Plan Part II - Sustainability Appraisal
 - Habitat Regulations Assessment
 - An update to the Duty to Co-operate Statement
 - Updated Infrastructure Delivery Plan
 - Equality and Diversity Impact Assessment
 - Site Viability Assessment
 - Statement of Consultation in preparing Local Plan Part II
11. The background papers include:
 - Topic Paper 1 - Housing Land Supply Position (October 2017)
 - Topic Paper 2 - Self Build Policy
 - Topic Paper 3 - Designation of Local Green Spaces
 - Topic Paper 4 - Housing Trajectories

Guidance on the single site self-build policy will be issued for consultation alongside the pre-submission plan

Sustainability Appraisal

12. Sustainability Appraisal is a mandatory requirement and helps to achieve the objective of achieving sustainable development 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.
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.
14. A draft SA report will be published alongside the Pre-submission plan. Comments are invited on this version during the consultation period in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (see below).
15. Habitat Regulations Assessment 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.

Duty to Co-operate

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 no major proposals in this plan which have cross-boundary implications.
17. The Council has 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 already been fulfilled through the Core Strategy process. There is an ongoing discussion with neighbouring authorities as plans are revised.
18. An updated statement on the Duty to Co-operate will be set out in a separate report at submission stage.

Infrastructure

19. A range of infrastructure providers have been consulted during the preparation of this plan and their requirements are set out in the site specific policies. The wider impacts of

development are assessed in a revised Infrastructure Delivery Plan to be published at consultation stage.

Equality and Diversity Impact Assessment

20. Equality and Diversity Impact Assessments are required under the Race Relations (Amendment) Act 2000, Disability Discrimination Act 2005 and the Sex Discrimination Act 2007. Impact assessments are a systematic way of examining whether new policies differentially affect any person or groups of people.

Consultation to Date

21. To assist with the preparation of this Plan, the Council has so far undertaken two consultation exercises: A district wide “Issues and Options Consultation” and an informal consultation with parish and town councils on site options.

Policies Map

22. On adoption, the Policies Map will be revised to include development and other designations set out in this plan. A separate schedule will be published to record any minor amendments to the policies map. This will highlight any revisions needed to correct errors in the policy map which the Council is aware of. It will also show where any existing notation in the Part I policy map is to be deleted.

Consultation Arrangements/How to comment on the Plan

23. All the necessary documents will be available from xxth December 2017 including;

- Pre-submission Local Plan Part II
- Maps of all sites proposed to be allocated
- Sustainability Appraisal and HRA
- Statement of Consultation
- Background Papers
- Equality & Diversity Impact Assessment
- Response Forms

The documents will be available to view on the Council’s website (www.mendip.gov.uk/localplanpart2) at the Council Offices (Mon-Fri 8.30am – 5.00pm) and at the Council Access Points (details below).

Comments should be made on the response form and submitted;

By email to; planningpolicy@mendip.gov.uk

By hand at; Council offices and Council Access Points

By post to; Planning Policy, Mendip District Council, Cannards Grave Road, Shepton Mallet.
Somerset BA4 5BT

Responses must be received by 5.00pm on xxth Feb 2018.

2. Policy Overview

National Planning Framework

24. 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.

Planning Reform and Revisions to the NPPF

25. 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.

26. It is important that the Local Plan is up to date and an early review will be undertaken to ensure that any changes to the NPPF are reflected in an adopted plan.

Mendip Local Plan Part I

27. 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 is can therefore be treated as an 'up-to-date' plan for the area, prepared in accordance with the NPPF.

28. 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.

29. 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

30. 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. The Plan allocates sites for development over the same Plan Period which is 2006 - 2029.

Future Single Local Plan Review

31. 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.
32. The LDS commits to a full single Local Plan of the Mendip Plan (i.e. combining strategy with allocations) commencing in 2018. The single Local Plan review will take into account of changes to the NPPF and national planning guidance expected in 2018 and will cover housing requirement from a new base date.

Approach to Site Allocations

Housing

- Housing Requirements in Local Plan Part II
- Strategic Housing Market Assessment
- Housing Supply Objectives
- Site Selection Process
- Summary of Site Allocations

Housing Requirements and Local Plan Part II

33. 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.
34. 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

35. 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 consideration in determining an appropriate level of housing delivery through Local Plan Part II.
36. The conclusions of the Housing Market Area study¹ 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.
37. The Strategic Housing Market Assessment (or SHMA)² 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.
38. This study 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

¹ Housing Market Areas and Functional Economic Areas in Somerset (ORS) Sept 2015.

² Mendip, Sedgemoor, South Somerset and Taunton Deane – Strategic Housing Market Assessment (Oct 2016), JG Consulting

using alternative assumptions in the projections and a better alignment of housing with job growth.

39. 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.
- That the role of re-examining housing requirements is best considered through a single Local Plan Review to follow Local Plan Part II;
- That the most appropriate way to have regard the SHMA in this Plan is to test a higher housing requirement through the site allocations process and as an option in sustainability appraisal.

40. The need to test higher levels of development than Local Plan Part I also reflects the fact that the dwelling requirements are minimums 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 was likely to be sustainable options to increase housing delivery over the adopted plan figure.

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

Housing Supply Objectives

42. 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:

- (a) To address the minimum requirements specified in Local Plan Part I;
- (b) To support a rolling five year supply of deliverable land;
- (c) To provide opportunities to increase delivery of affordable housing;
- (d) To achieve a distribution of growth consistent with the spatial strategy;
- (e) To test options for an uplift in housing growth reflecting the latest SHMA.

43. 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. The plan takes a site-based approach. This means assessing available and sustainable sites to address these objectives.

Objective (a): Meeting minimum housing requirements specified in Local Plan Part 1

44. Core Policy 2 of the Local Plan Part I 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

Topic Paper 1 which covers current 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

45. 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 housing land supply where there is confidence that housing can be delivered in a five year period.
46. The Council can currently demonstrate a five year supply – including an additional buffer to increase choice. The requirement equates (as of October 2016) to a supply of 2,050 dwellings. The specific deliverable sites are identified in the Council’s housing trajectory and summarised in its five year housing supply statement.
47. The allocation and release of sites in this Plan will make a significant contribution to maintaining a five year supply over the plan period to 2029.
48. In preparing this plan, an assessment has been made of the likely timings of construction of the various supply sources to produce a trajectory of dwelling completions. Topic Paper 3 – Housing Trajectories provides further information on how this can be achieved. It also considers the impact of government proposals to introduce national monitoring of housing delivery targets.
49. Housing trajectories are site by site estimates of start and finish dates and annual completions. Combining housing trajectories for each settlement demonstrates that the plan can deliver in excess of five years supply of land for the remaining years of the plan period.

Objective (c): To increase delivery of affordable housing

50. Evidence from the 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 plans of Registered Providers have added to delays on securing and delivering homes on larger sites.
51. Policies in Local Plan Part I are intended to deliver 2,500 affordable homes over the plan period. Current monitoring shows that Completions and commitments are expected to deliver 1,524 homes. Sites allocated in this plan together with Strategic Sites identified in Local Plan Part II have the potential to deliver a further 743 affordable homes.

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

52. 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.
53. 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.
54. An important part of the spatial strategy is that there should be a proportionate approach to growth in the 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 did not have a five year housing supply. The approach of this Plan is that further growth in these villages through planned site allocations does not reflect the spatial strategy. The proposed site allocations reflect this principle by not making allocations in villages which have already fulfilled the requirements set out in Local Plan.
55. Monitoring data at a district level indicates a marked shift in the balance of housing to the rural area. This supports the case for the emphasis of this plan to be on allocations in the towns.

Objective (e): To test options for an uplift in housing growth reflecting the SHMA

56. This has been addressed through testing higher levels of housing provision as part of the sustainability appraisal (SA) process. The SA has tested the impact of development at two different levels of uplift for the remainder of the plan period to 2029:
- Growth of 455 dwellings p.a. which represents the long-term delivery rate in Mendip
 - Growth of 490 dwellings p.a which reflects the upper level of OAN in the SHLAA
57. As set out in the Housing Topic Paper, these equate to a district housing requirement of 10,160 (option a) and 10,685 homes (option b) to 2029. This means testing the extent to which available and sustainable sites can deliver growth and meet the spatial strategy without significant adverse impacts on the environment. The site allocations proposed in this Plan seek to meet this challenge.
58. Delivery Table 1 (on p17) shows that an uplift in growth based on the capacity of the site allocations in this Plan together with other sources of supply would have the potential to meet a higher level of OAN.

Steps in the selection of sites

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

Starting Point - Land available for development (the HELAA)

60. 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.

61. 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

62. 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 are proposed outside these settlements or on the boundary of Mendip and Bath & NE Somerset.

Stage 2: Initial Sift - High level Assessment

63. 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 if sites were subject to constraints which would rule out housing development e.g. being located within Flood Zone 3; within a Special Landscape Feature; very steep topography etc.

64. A number of sites from the HELAA were ruled out at this stage and these 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 providers for landowners to submit further evidence.

Stage 3: Sustainability Appraisal of suitable sites

65. 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.

66. The appraisal process ruled out some sites and left a number of sites considered to be suitable as preferred options.

Stage 4: Informal consultation on Preferred Options.

67. In those settlements where allocations were required an informal consultation took place with Town and Parish Councils on the preferred options in December 2016 – February 2017. Where a choice was 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.

Further Assessment before Plan submission

68. The Council plans to undertake a high level viability assessment to demonstrate that preferred sites are capable of delivery taking into account policy obligations such as affordable housing and necessary infrastructure.

Summary in Site Allocations

Housing Site Allocations in Mendip Towns

69. Sites for housing or housing-led development in the Mendip Towns are identified in Table 1 (below). The sites are allocated to support the role of these centres, increase delivery of affordable housing and ensure a rolling five year supply,

70. The approach and justification for the selection of these sites is set out in the Local Plan Part II Sustainability Appraisal and summarised in Topic Paper 2 – Site Selection Process

71. The specific requirements and the form development will take are described in the individual site allocation policies in the settlements chapter. 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.

Table 1 – Site Allocations in Mendip Towns

Frome			Dwellings in Allocated Sites	Dwellings in Future Growth Area
	Land off Marston Lane	FRO152M	200	
	Land at Keyford Field	FRO001	70	
	Land S. of Keyford Field	FRO150a	100	
	Land E of the Mount	FRO150	120	
	Land off Innox Hill	FRO061	70	
	Little Keyford (SB)	FRO004	20	
Glastonbury				
	Depot/ Avalon site	GLASD001/001a	70	
	Allotments Site	GLAS119	50	
	Frogmore Garage	GLAS027	25	
	Lintells Garage	GLAS005	8	
Street				
	Land off Somerton Road	STR003	200	
	Land off Cemetery Lane		32	
	Land off Brooks Road	STR001 & WAL022b		340
Wells				
	Tincknells, Strawberry Way	WELLS116M	25	
	Wells Rugby Club	WELLS094	60	
	Land at Elm Close	WELLS084		100
	Land off Bubwith Walk	WELLS044	120	
	Total		1170	440

Housing Site Allocations in Primary and Secondary Villages

72. The following housing sites in Table 2 below 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 in the adopted plan.

73. The approach and justification for the selection of these sites is set out in the Local Plan Part II Sustainability Appraisal and summarised in Topic Paper 2 – Site Selection Process

74. The specific requirements and the form each development will take are described in the individual site allocation policies in the settlements chapter. 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.

Table 2 – Allocations in Primary and Secondary Villages

Settlement	Policy Ref	Location	Dwellings in Allocated Sites
Gurney Slade	GS001	Land off Station Road	11
Butleigh	BUT003	West View, Sub Road	38
Coleford	COLE0024	Land s.o Recycling Centre	21
Croscombe	CROS0038	Land north of Fayreway	36
Coxley	COX0030	Community Centre	
Ditcheat	DIT008	Land on Edge of Ditcheat	13
Ditcheat	DIT010	Folly Orchard	3
Doultong	DOU003	Land East of Chelynch Road	11
Draycott	DRAY022/ DRAY004a	Land r.o Westland House	35
Mells	MELLS002	Park Hill House, Woodlands End	4
Nunney	NUNN001a	Land at Green Pits Lane	55
Stoke St Michael	SSM008	Land West of Frog Lane	17
West Pennard	WPEN014	Land to side of Avalon	5
Westbury sub-Mendip	WSM006	Land at Court House Farm	40
Total			289

Additional Sources of Housing Supply

75. In addition to the allocations made in 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 a single-site exception policy
- Sites for self-build and custom-build housing
- Town Centre Regeneration

Summary of Potential Delivery in Local Plan Part II

76. The proposed allocations in this Plan could provide just over 1,400 additional dwellings between 2017 – 2029. The reserve land in the Future Growth Areas provides an additional capacity of 440 dwellings.

77. The overall level of supply is summarised by settlement in Table 3. This shows potential delivery of dwellings through Local Plan Part II including allowances for development in the town centres and a contribution from rural windfall. The result of additional allocations would result in a plan total of 10,682 dwellings to 2029 or an uplift of just above 10% from the district requirement in Local Plan Part I.

78. The planned allocations would also provide the potential to deliver 450 affordable dwellings based on current NPPF policy and Local Plan policy DP13.

Delivery Table 1

Dwellings	CP2 Minimum Requirement 2006-2029	Part II Proposed Allocations	Total Identified Supply and Allocations	Future Growth Areas
Frome	2300	580	2706	
Glastonbury	1000	153	1013	
Street	1300	232	1467	340
Shepton Mallet	1300	0	1470	
Wells	1450	205	1576	100
Villages & rural	1780	294	2250	
Unallocated	505			
Town centre sites			60	
Rural Windfall			140	
Total	9635	1464	10682	

*Total identifies supply includes commitments, allocated land and other changes – see Housing Topic Paper 1

79. Delivery Table 2 shows the levels of uplift compared with minimum requirements in the adopted Part I Plan. Frome has the highest level of growth reflecting the availability of preferred option sites. Glastonbury is particularly constrained. The uplift in the rural area reflects the impact on unplanned growth in villages when the Council was not able to demonstrate a five year supply.

80. The Sustainability Appraisal provides more information on the assessments of growth in the settlements.

Delivery Table 2

	CP2 Minimum Requirement	Preferred Options	Potential Uplift
Frome	2300	2706	18%
Glastonbury	1000	1013	1%
Street	1300	1467	13%
Shepton Mallet	1300	1470	13%
Wells	1450	1576	9%
Villages & rural	1780	2250	26%

4. Employment Land

- Economic Development Strategies
- Consultation Responses
- Employment Land Supply
- Summary of Employment Site Allocations

Mendip Economic Development Strategy (EDS)

81. 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.
82. The strategy also links to addressing objectives in the Somerset Growth Plan and broader regional strategies in the LEP area.
83. 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.
84. 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 10 Ha enterprise area focused on Agri-food businesses. This area benefits from streamlined planning via a Local Development Order.
85. The reduction in land availability on the main serviced employment sites supports the case for additional allocations in this Plan.

Issues raised through Consultation

86. There was a limited response 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 rural economy;
 - A need for more business park accommodation for design/high tech companies.
87. A number of sites were promoted through Local Plan Part II for employment or mixed use which have been considered through the Part II process.

National Planning Context

88. 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.
89. 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.
90. Going forward, there remains a need to retain employment stock across the District and identify opportunities for further growth.
91. 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.

Towards a Strategy for Employment Land in Mendip

92. 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

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; and
7. To develop options for long term growth to be taken forward in the Single Local Plan Review. This includes development work associated with future bids for major road projects.

Sector Priorities and Specialisms

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; and
11. 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

93. The Mendip Employment Land and Premises study identifies a core stock of around 300 Ha in employment sites and premises across the district. These are listed in Table E1 (in the Employment Land Policy)
94. Core Policy 3 (CP3) in the Local Plan (Supporting Business Development and Growth) sets out a requirement for traditional business and employment space of 62 Ha (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-based work on the local economy will be undertaken as part of the single Local Plan Review.

95. 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.

96. Table E2 summarises the land allocated in this plan for employment sites of around 19 Ha. 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 E2 – Employment Allocations

Settlement	Reference	Location	Ha
Frome	FRO152M (Mixed Use Allocation)	Land south of Marston Lane Estate	4.5
Frome	FRO012M	Land at Marston Gate	1.4
Shepton Mallet	SHEP112	Land off Fosse Lane, Shepton Mallet	7.5
Glastonbury	GLAS117E	Land at Morlands	1.7
Street	STR138E	Land south of Street Business Park (identified as a Future Employment Allocation in Local Plan Part I)	4.3
			19.4

97. Table E3 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 and Wells and deficits in Shepton Mallet 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.

- In practical terms, land is not available to satisfy business enquires coming to Mendip

98. The Council has therefore sought to identify Future Employment Growth Areas to address its wider employment land objectives. This will be implemented through draft policy DP25.

Table EMP2 = Balance of Employment Land Supply v. Policy CP3					
	Frome	Glastonbury	Shepton	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 1/03/2016	9.37	-2.13	0.44	1.84	10.44
Changes in sites from 1/4/2016	-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	1.7	7.5	4.3	0
Employment Land Supply	23.72	2.87	19.92	7.94	14.12
Balance of Supply (Ha)	3.52	-3.63	5.52	-1.96	3.02
** Includes adjustments for sites with compensating employment provision					

5. Open Space

- Local Green Spaces
- Sport and Recreation

Local Green Spaces

99. 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, ruling out development in all but very exceptional circumstances.

100. Paragraph 77 of the NPPF outlines the criteria for LGS designation, and states that the designation should only be used under the following circumstances:

- Where the land is not extensive,
- Where the land is local in character and reasonably close to the community; and,
- Where it is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

101. The Council have undertaken a review of all open spaces in the Part I Plan designated under Development Policy 2: Open Areas of Local Significance. Additional sites promoted through the consultation process were also assessed and a number of LGS have been designated across the district. The LGS designations are shown on the Policies Map.

Sport and Recreation

102. Policy DP16 of the adopted Local Plan Part I sets out the Council's policy on open spaces and green infrastructure. The Policies Map shows the green spaces of which the Council was aware at adoption.

103. The sites shown on the Policies Map can now be updated and the following sites are added;

- Sports Ground, Chilcompton
- Feltham Lane playing fields, Frome
- Allotments, North Parade, Frome
- Horrington Cricket Club, East Horrington
- Millfield senior school playing fields
- West Pennard Primary School
- Greenbank Swimming Pool, Street
- Tennis Courts, Beckington
- Church Meadows, Baltonsborough
- Allotments, Stoke St Michael
- Whatley Field, Whatley
- Jubilee Field, Easton

104. Policy DP16 relates to open spaces, recreation spaces and spaces used for sporting activity. The Council is preparing a strategy for play and sporting provision which will consider:

- Council managed play and sports provision;
- Sports and play facilities managed by other bodies and the private sector;
- Need and demand for play and sports provision; and

- The role of natural greenspace and natural features in providing for play and recreation.

105. The strategy for play and sports provision will guide investment in sport and recreation facilities and any requirements for developers to meet additional need arising from development. The strategy will follow the methodology set out in Sport England’s “Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities” as far as it is relevant to the circumstances of the District.

106. Following approval of the Corporate Strategy the Council will prepare a formal Supplementary Planning Document on open space, sports and recreation to provide more detailed guidance on the implementation of Part 1 Policy DP16.

6. Self & Custom-Build Housing

107. 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.

108. The Government is committed to delivering Custom and Self Build housing. In the recent 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.

109. 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.

110. Self-build provides the opportunity to introduce another form of more affordable housing for local people in the rural parts of the District and it is proposed to include the policy set out below in Local Plan Part II.

111. More detail can be found in the accompanying guide: **Affordable homes for local people: Guidance for Self-build single-plot exception sites in Mendip**. This will be published as an Appendix to the Part II Plan and it is intended that this guide will become SPD in due course.

112. In addition, 2 sites are allocated for self-build development in Frome at FRO061 and FRO004. Site STR003 in Street will include an element of custom build.

113. These sites will provide larger scale schemes with ready serviced plots available for self-builders. A serviced plot is defined as a plot which has access to a public highway and connections for electricity, water and waste water. The site specific details are set out in the relevant town sections.

Policy DP23: Affordable Homes for Local People: Self-build Single-plot Exception Sites

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 self-build affordable houses in locations adjoining rural settlements where the following criteria are met:

Eligibility:

- Applicants must demonstrate to the satisfaction of the Housing Enabling Officer 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. Applicants must also have a strong local connection.

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. Sites that do not lie in a settlement, constituting isolated or sporadic development, or which would adversely affect the landscape, local historic or rural character (for example due to an elevated, exposed or other prominent position) are not considered acceptable.

Design and Scale:

- In the case of owner-occupied affordable tenures the dwelling size will not normally be permitted to exceed 100 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, e.g. with resale values restricted to 60% of open market value.

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.

7. Employment Land

114. Local Plan Part I contains specific policies which address opportunities 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.
115. Policy DP25 is intended to give weight to maintaining an appropriate mix of job opportunities on individual sites and clusters of business premises. It forms part of the Council's Employment Land Strategy.
116. Proposals for redevelopment or change of use for individual premises/ proposals within these area will continue be assessed against adopted policy DP21 – Re-use of employment sites
117. Future employment growth areas are identified as locations which have potential for employment development over the plan period. These site are indicative rather than formal allocations as further work will be required to need and prospects for delivery. Land may be identified where there are infrastructure implications or as reserve sites to need the needs for existing business or locations with potential for expansion he Council will work with landowners and other partners to explore their potential for development

118. Future Employment Growth Areas

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

Policy DP25: Employment Land

The Council will support proposals which maintain the integrity of, and support investment in, premises and infrastructure within the established employment areas listed in table E1 and shown on the policies map. Specific allocations of land for employment use are set out Table E2 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 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 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 Local Plan Part 1; and**
- d) Demonstrate traffic generation can be safely accessed and accommodated on the road network; and**
- e) Seek to maximise opportunities for access by sustainable transport modes.**

Table E1 Established Employment Sites

Employment Site	Ha gross
Commerce Park, Frome	25.93
Frome Station	2.44
Marston Trading Estate/ Wessex Fields, Frome	27.12
land off Adderwell	0.66
Staplemead (north Frome)	6.65
Former T H White site , Vallis Rd, Frome	1.09
Vallis Way Trading Estate, Frome	3.27
Wallbridge Industrial Estate, Frome	0.9
Avalon and Wells Trading Estates, Glastonbury	5.53
Draper, Chilkwell St Glastonbury	0.21
Morlands Enterprise Area, Glastonbury	7.26
Wirral Park - Beckery Road, Glastonbury	14.53
Wirral Park - Dyehouse Lane, Glastonbury	7.08
Wirral Park - Wirral Park Road, Glastonbury	6.71
Anglo Trading Estate, Shepton Mallet	3.05
Shape Mendip Hub, Shepton Mallet	2.26
Centurion Business Park, Shepton Mallet	0.98
Charlton Trading Estate, Shepton Mallet	2.39
Crowne Trading Estate, Shepton Mallet	11.24
Fosse Way Trading Estate, Shepton Mallet	15.3
Showrings, Kilver Street	7.83
Royal Bath and West Showground Enterprise Area	10.11
Station Road Estate, Shepton Mallet	0.82
Clarks Head Office & Distrubution Centre	10.27
Street Business Park, Street	5.9
The Tanyard, Street	0.83
Cathedral Park & Cold Store site, Wells	8.7
Keyword Business Park / Mill Estate, Wells	0.39
St Cuthberts Mill, Wells	3.98
Station Yard, Haybridge	4.31
Stream Business Park, Wells	1.82
Underwood Business Park	3.3
Tor Quarry, Wells	3.6
Binghams Foods, Dulcote Quarry, Wells	10.1

Charmborough - Charmborough Farm Rural Business Park	1.19
Chilcompton - New & South Rock Industrial Estates	2.18
Chilcompton - Old Down Business Park	1.26
Chilcompton - The Rookery	3.03
Chilcompton - Distribution Depot	
Coleford - Newbury Works	4.08
Lydford Business Park (Toy Farm)	1.15
Emborough - Emborough Depot	3.09
Emborough - Rookery Farm	1.72
Evercreech - Evercreech Junction (Southwood)	19.49
Evercreech - Leighton Lane	6.61
Evercreech - Greencore Group	2.66
Green Ore - depot site	1.1
Leighton - JF Pearce	5.82
Mells Road Works (CPM)	17.3
Mells - sawmill of Hatchett Hill	
Mells - Lakeside Park	1.29
Pylle - Bridge Park Industrial Estate	4.28
Rode - land at Parkgate Lane (Fussells)	4.59
Standerwick - Standerwick Market	9.84
Waterlip - Quarry Way Business Park	2.85
Waterlip - Willmott's Business Park	3.48
Westbury-sub-Mendip - Lodge Hill Business Park	0.72

8. Green Belt

119. 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.

120. 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. Implementation

121. Local Plan Part I contains a policy monitoring framework (in Appendix 2) which sets out indicators and topics against which monitoring will be reported.
122. Updates on housing/employment delivery and supply are published on the council website.
123. 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 increase delivery.