

**LOCAL PLAN PART II
PRE-SUBMISSION DOCUMENT**

DRAFT SETTLEMENT POLICIES - MENDIP TOWNS

Frome

Frome is the largest town in Mendip, with a population of approximately 27,000. It is a vibrant town offering a good range of services and shopping, including a strong independent retailing sector.

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.

Frome is designated as a principal settlement in the adopted Local Plan Part I, serving a market town role to its wider rural catchment area. There is an overarching aim to improve its self- containment over the lifetime of the plan.

Community planning in Frome

Frome Town Council has a Neighbourhood Plan in place. The Plan 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.

The Neighbourhood Plan for Frome and associated documents are available on the Council's website: www.mendip.gov.uk/fromeneighbourhoodplan.

The Town Council has also submitted a Town Design Statement for Frome, which 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

Local Plan Part I sets out that Frome should deliver a minimum of 2300 new homes over the plan period. 1060 homes were completed to March 2017 and total identified supply is 2,036 dwellings leaving a residual of 174 dwellings against the Plan requirement. There is a need to allocate additional sites in the town. Land is also allocated to maintain supply over the Plan period and to take account of the housing market assessment.

Frome is the largest of the Mendip towns and has strong prospects for growth. However the Part I Plan did not allocate additional housing sites in view of the extant housing allocation at Southfield Farm (Wallbridge) and concerns about the relative self-containment of the settlement. This plan takes a revised approach focusing on allocations to the south of the town. In response to the aspirations of the Neighbourhood Plan and work by the Town Council to demonstrate local demand, two sites are allocated for self and custom build development.

In the town centre, Saxonvale remains as a major opportunity for mixed-use development. A more specific policy is included in this Plan to clarify the intentions for the site. Other windfall sites are expected to come forward within development limits.

Employment Land

Part I also proposes a need for 20.2ha of employment land to be delivered by 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.

Housing allocations are proposed at:

- **Keyford Field FRO001**
- **South of Keyford Field FRO150a**
- **Land at Little Keyford FRO004**
- **East of The Mount FRO150**
- **Land at Innox Hill FRO061**

Employment allocations are proposed at:

- **Marston Gate FRO12M**

Mixed use allocations are proposed at:

- **Land North and South of Sandy's Lane FRO152**
- **Saxonvale FRO009**

Development Limit

Changes to the development limit to include committed development are included at Egford Lane and Gibbet Hill. Limits around sites allocated for development will be revised on adoption.

Local Green Spaces

23 areas are to be designated as Local Green Spaces:

- **LGSFRO001 Low Water**
- **LGSFRO002 Welshmill allotments**
- **LGSFRO003 Welshmill playpark**
- **LGSFRO004 Rodden Meadow**
- **LGSFRO005 Rodden Meadows south of the river**
- **LGSFRO006 Woodland and play park at New Road**
- **LGSFRO007 Frome Cemetery**
- **LGSFRO008 The Dippy**
- **LGSFRO009 Victoria Park**
- **LGSFRO010 Asda Ponds**
- **LGSFRO011 Willow Vale south of the river**
- **LGSFRO012 Willow Vale north of the river**
- **LGSFRO013 New Road pond**
- **LGSFRO014 Trinity Churchyard**
- **LGSFRO015 Dissenters Cemetery**
- **LGSFRO016 Low Water, north of the river**
- **LGSFRO017 Cheese Show Field**
- **LGSFRO018 North parade**
- **LGSFRO019 Millennium Green**
- **LGSFRO020 Other Rodden Meadows**
- **LGSFRO021 Pedlars Grove play area**
- **LGSFRO022 Christchurch**
- **LGSFRO023 Adderwell**

Land North and South of Sandy's Lane FRO152M

Context

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

Landscape & Ecology

Site is on the edge of the town but adjoins the built up area, and is bounded by employment development on 2 sides and open fields with a scatter of housing on 2 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.

The fields north of Sandy Lane are of semi improved grassland and to the south the fields are arable but include a small woodland. Internal hedgerows would be lost or fragmented. Those on the western boundaries may already be compromised by artificial lighting. Greater horseshoe bats have been recorded just to the south of the site. The site lies within Bands B and C of the Mells Valley SAC. Provisionally a Masterplan should include 1.48ha of replacement habitat north of Sandy Lane and 0.62ha south of the road.

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. Probable habitat quality indicates that significant foraging south of Sandy Lane is unlikely. However, development of this site could compromise accessibility to the site north of the road.

Barn Owl a schedule 1 and s41 bird may hunt over the site north of Sandy Lane.

Heritage

The site adjoins industrial development on 2 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 **XXX Development Requirements and Design Principles FRO152M**

- 1. Up to 200 dwellings and at least 4.5 ha of employment land making provision for affordable housing in line with relevant policies.**
- 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. Building materials 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. Site should include 1.48ha of replacement habitat north of Sandy Lane and 0.62ha south of the road.
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.

Keyford Field FRO001

Context

The site is 2.4 ha and is a hilltop site on the edge of the built up area. The site is close to the skyline, but is level and does not extend onto the southern slopes. It is bounded by open fields to the south, where site FRO150a has been put forward. It is bounded by roads to the east and west and development to the north.

Landscape & Ecology

There is potential for development to impact on the skyline. However the site is level and does not extend onto the southern slopes. In distant views development would be seen in the context of housing under construction on the other side of the B3092 at The Mount.

Habitat is semi or unimproved grassland, potentially used by greater horseshoe bats. The site is within Band C of Mells Valley SAC and should include 0.53 hectares (ha) of replacement habitat. However, if site FRO150a is developed this would become inaccessible and the amount of habitat should be created on that site along with its own requirement.

Site has 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 Owl, a schedule 1 and s41 bird may hunt over the site.

Heritage

Whilst 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

A masterplanning approach should be taken to provision of infrastructure for this and adjoining sites, including those east of the B3092

Policy XXX Development Requirements and Design Principles FRO001

- 1. Up to 70 dwellings making provision for affordable housing in line with relevant policies.**
- 2. The site should be designed sensitively to ensure no harm to its sensitive hilltop 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. Building materials 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. 0.53ha of replacement habitat should be included within the scheme. If the site is developed alongside site FRO150a, this replacement habitat should be provided on that site so as to ensure that the area is not isolated from the wider countryside.**
- 8. A masterplanning approach should be taken to provision of infrastructure for this and adjoining sites, including those east of the B 3092**

South of Keyford Field FRO150a

Context

The site is 3.65 ha and is a hilltop site adjoining site FRO001. The site is on the skyline and extends onto the southern slopes at its southern end. It is bounded by a small lane and a scatter of houses to the south and by roads to the east and west. It adjoins site FRO001 to the north.

Landscape & Ecology

There is potential for development to impact on the skyline and it extends marginally onto the southern slopes. Development would be seen in the context of housing under construction on the other side of the B3092 at The Mount.

Habitat is of low value arable potentially with greater horseshoe bats. Site is within Band C of Mells Valley SAC. Site should include 0.2ha of replacement habitat. However, if greater horseshoe bats are present then the site should accommodate an additional 0.53ha as replacement habitat instead of that required on site FRO001, as development of this site would cause any replacement habitat on FRO001 to become isolated.

Site potentially has a good diversity of bats including common and soprano pipistrelle, serotine, noctule, lesser horseshoe and the rarer barbastelle and greater horseshoe at low density. However, habitat quality is unlikely to support significant foraging. The site lies within Bands B and C of the Mells Valley SAC. Barn Owl a hunt over the site

Heritage

Whilst 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 masterplanning approach should be taken to provision of drainage infrastructure for this and adjoining sites, including those east of the B 3092. It is likely that foul water flows will need to be pumped to the existing sewer network.

Highways

A masterplanning approach should be taken to provision of infrastructure for this and adjoining sites, including those east of the B 3092

Policy XXX Development Requirements and Design Principles FRO150a

- 1. Up to 100 dwellings making provision for affordable housing in line with relevant policies.**
- 2. The site should be designed sensitively to ensure no harm to its sensitive hilltop location and southern escarpment slopes 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. Building materials 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 masterplanning approach should be taken, ensuring an integrated approach to this site and the adjoining site FRO001. This site should be not be developed in advance of FRO001.**
- 8. A masterplanning approach to provision of infrastructure should be taken to include FRO001 and sites east of the B3092.**
- 9. Opportunities should be taken to maintain or enhance biodiversity**
- 10. 0.2 ha of replacement habitat should be provided, along with 0.53ha of replacement habitat to provide for the requirement on site FRO001.**

Land at Little Keyford 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. Whilst the site is adjacent to Little Keyford Lane to the east there is a line of TPO'd trees along this frontage. The trees are on top of a high bank and close together. The site has been put forward for self-build.

Landscape & Ecology

The TPO'd trees 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. Within Band C of Mells Valley SAC. Provisionally a Masterplan should include 0.23 hectares (ha) of accessible replacement habitat. 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. Barn Owl a schedule 11 and s41 bird may hunt over the site.

Heritage

The site is close to 3 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, including those east of the B3092

Policy **XXX** Development Requirements and Design Principles FRO004

- 1. Up to 20 dwellings making provision for affordable housing in line with relevant policies.**
- 2. The site will be exclusively serviced self build plots.**
- 3. A suitable access will need to be found for the site which does not affected 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.**

¹ Wildlife and Countryside Act 1981 and s41 Natural Environment and Rural Communities Act 2006.

- 4. The site should be designed sensitively to ensure no harm to its sensitive location.**
- 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. Building materials 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 0.23ha 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 B 3092**

East of The Mount FRO150

Context

The site is 3.97 ha and is a hilltop site on the edge of the built up area. The site is close to but not on the skyline in views from the south. It adjoins a site with planning permissions for housing to the north which itself adjoins the school and The Mount estate. It is bounded by open fields and a scatter of houses to the south and by roads to the east and west.

Landscape & Ecology

There is potential for development to impact on the skyline. Development would be seen in the context of housing under construction on the adjoining the site.

Habitat of semi improved grassland and low value arable potentially with greater horseshoe bats. Site is within Band C of Mells Valley SAC. Site should include 0.58ha of replacement habitat. 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 Owl a schedule 1 and s41 bird may hunt over the site

Heritage

Whilst 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 masterplanning approach should be taken to provision of drainage infrastructure for this and adjoining sites, including those west of the B3092, as it is likely that foul water flows will need to be pumped to the existing sewer network.

Highways

A masterplanning approach should be taken to provision of infrastructure for this and adjoining sites, including those west of the B3092

Policy XXX Development Requirements and Design Principles FRO150

- 1. Up to 120 dwellings making provision for affordable housing in line with relevant policy.**

2. The site should be designed sensitively to ensure no harm to its hilltop location and the southern escarpment slopes 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. Building materials 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. 0.58ha of replacement habitat should be provided.
8. A masterplanning approach to provision of infrastructure should be taken, to include sites west of the B3092.

Land at Innox Hill FRO061

Context

The site is 2.98 ha and is on the edge of the built up area. The site is sloping and close to but not on the skyline in views from the north. It adjoins a modern estate, to the east and the road to Spring Gardens to the south. It forms part of the northern escarpment, but faces into the Spring Gardens valley rather than to the open countryside to the north.

The site is being promoted for an exemplar scheme providing self build plots, market housing with linked units in a business hub and market/affordable units to meet local needs

Landscape & Ecology

This area appears as undeveloped countryside on the edge of Frome. The site is important to the setting of the town and has a distinctive rural character with the river valley on one side and open fields to the east. The modern estate at Packsaddle is visible only as a fringe of houses on the skyline from the site.

Habitat is of improved grassland and is potentially used by greater horseshoe bats. The site is within Band B of the Mells Valley SAC. The site should include 0.99ha of replacement habitat. Loss and / or fragmentation of internal hedgerows is an issue of concern. There is potentially a very good diversity of bats including common and soprano pipistrelle, serotine, noctule, brown long-eared, lesser horseshoe and the rare barbastelle and greater horseshoe and very rare Bechstein's bats at low density; lesser horseshoe and serotine at moderate density.

Barn Owl which is a schedule 1 and s41 priority species may hunt over the site

Heritage

Whilst 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

Spring Gardens has a history of flooding and local concerns have been raised that runoff from this site will worsen flooding.

Policy XXX Development Requirements and Design Principles FRO061

1. Up to 70 dwellings to provide a combination of
2. plots for self-build or custom build dwellings
3. live-work units in the form of market dwellings tied to office units in the on-site business hub
4. market and affordable dwellings
5. The site should be designed sensitively to ensure no harm to its sensitive location and northern escarpment slopes 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. Building materials should reflect the local materials and style.
8. The site should be designed to safeguard the amenity of nearby residential properties.
9. Opportunities should be taken to maintain or enhance biodiversity.
10. 0.99ha of replacement habitat should be provided.
11. Drainage issues should be carefully evaluated.

Land off Marston Gate FRO012M

Context

The site is 1.46 ha 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.

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

Whilst 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 XXX Development Requirements and Design Principles FRO012M

- 1. Employment use**
- 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.**
- 7. The site should be restricted to employment uses.**

Saxonvale FRO009

Context

The site is 5.49 ha 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.

Work to secure the development of the site has been ongoing for many years. Saxonvale Planning Brief and Codes was adopted by the council in 2005 and a significant amount of work investigating issues on the site has already been carried out. An extension to the town centre with commercial and retail uses, housing and employment uses have been proposed on the site.

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 along the river. A Local Green Space has been designated alongside the river.

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

Initial 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

Part of the site is 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 XXX Development Requirements and Design Principles FRO009

- 1. 5.49ha is allocated for mixed use comprising town centre uses, employment, car parking and housing**
- 2. A comprehensive approach will be required to achieve optimum development of the whole site**
- 3. High quality development will be expected**
- 4. The site should be divided into areas with a different character**
- 5. A seamless extension of Frome Town Centre should be created**
- 6. Any scheme should create a setting appropriate to a gateway to the town centre**
- 7. Any design should complement Frome's distinctive character**
- 8. Continuous mixed use frontages should be created as appropriate within retail and commercial areas to provide visual interest**
- 9. Appropriate public open space, landscaping and play provision should be provided.**
- 10. A mix of housing type, size and tenure, including affordable housing should be provide in line with relevant policies.**
- 11. Any scheme should be designed so that it is not dominated by cars**

- 12. A balanced approach to car parking should be adopted**
- 13. An expanded main car park should be provided in any scheme to be managed as part of the town centre car parking.**
- 14. Any design should be appropriate to the sites use and terrain.**
- 15. Off-site works to mitigate traffic impact will require further investigation and measures put in place.**
- 16. Highway infrastructure incorporating a main vehicular access avoiding Vicarage Street will be required. No significant increase in activity can be accommodated in this street.**
- 17. Good accessibility for pedestrians and cyclists should be provided, along with access to public transport. A route should be provided avoiding steep contours.**
- 18. Sustainable and creative means of flood alleviation and surface water management should be provided to satisfy Environment Agency requirements.**
- 19. The sites ecological value should be enhanced including the river corridor and TPO'd trees.**
- 20. Any scheme should enhance the Conservation Area, utilising and improving the setting of the historic and listed buildings.**

Glastonbury

Glastonbury is the smallest of the five Mendip towns with a population of just over 8,400. It is also the most environmentally constrained as it is surrounded by high quality landscape and extensive floodplain.

Glastonbury's rich history and heritage, including features such as Glastonbury Tor and Wearyall Hill, draws many tourists to the town.

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.

Community planning in Glastonbury

A Neighbourhood Plan is being prepared for Glastonbury and the Neighbourhood Area has been designated. This work has not yet gone to a formal consultation stage.

Site Allocations

Glastonbury is in Local Plan Part I as a principal settlement and Core Policy 7 indicates 1,000 new homes are to be delivered over the plan period. 617 homes were completed to March 2017 and total identified supply is 880 dwellings leaving a residual of 120 dwellings against the Plan requirement. There is a need to allocate additional sites in the town.

Five of the sites submitted are considered to be suitable for allocation. These sites are capable of delivering up to 153 homes. Additional windfall sites would be expected to come forward within development limits

The following housing allocations are proposed:

- **GLAS001 and GLAS001a Land at Glastonbury Highway Depot and Avalon Motors**
- **GLAS027 Garage site, Frogmore, Street Rd**
- **GLAS055 Lintells Garage**
- **GLAS019 Glastonbury Town Council Allotments**

The plan also proposed an extension to the Morlands Enterprise Area

Development Limit

Amendments to the development limits are proposed to reflect committed development on land Northwest of the A39 and at West Mendip Hospital / Uppingstock Farm. Limits around sites allocated for development will be revised on adoption.

Local Green Spaces

12 sites are designated as Local Green Spaces:

- **LGSGLAS001 Cemetery and land surrounding the Chapel**
- **LGSGLAS002 Play area at Whiting Road/Chinnock Road/Breyton Road**
- **LGSGLAS003 Glastonbury Abbey and surrounding grounds**
- **LGSGLAS004 St John's Church and churchyard**
- **LGSGLAS005 Recreation ground & pavilion**
- **LGSGLAS006 Park**
- **LGSGLAS007 Bowyers Close**
- **LGSGLAS008 Thorndon Play Park**
- **LGSGLAS009 Abbey Barn**
- **LGSGLAS010 Orchard between St Anne's and Richmond Villa**
- **LGSGLAS011 Orchards behind Chalice Well**
- **LGSGLAS012 Chalice Well**

Glastonbury Highway Depot GLAS001

Context

The site is 1.95 ha and it 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 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 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

Whilst 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 XXX Development Requirements and Design Principles GLAS001

- 1. Up to 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. Building materials 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.**

Avalon Motors GLAS001a

Context

The site is 0.14 ha and it 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 SLF, 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

Whilst 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 XXX Development Requirements and Design Principles GLAS001a

- 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. Building materials 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.**

Garage at Frogmore, Street Road GLAS027

Context

The site is 0.14 ha and it is currently a garage on Street Road

This site 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.

Landscape & Ecology

Impacts on protected species will also need to be considered as Barn Owls are recorded on the site but unlikely to support protected species except perhaps nesting birds

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 XXX Development Requirements and Design Principles GLAS027

1. **Up to 25 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. **Building materials 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.**

Lintells Garage, Wells Road GLAS055

Context

The site is 0.8 ha and is currently a garage. The site 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

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

Whilst 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 XXX Development Requirements and Design Principles GLAS055

1. Up to 8 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. Building materials 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 require
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.

Allotments, Lowerside Lane 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. Moreover, Glastonbury Town Council have secured land for Public Open Space at Uppingstock Farm, adjacent to the Old Wells Road (Change of use granted from agricultural land to public outdoor recreational open space in 2013, application reference 2013/0924) and therefore the loss of the allotments would be 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

Whilst 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 this 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 XXX Development Requirements and Design Principles GLAS119

- 1. Up to 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. Building materials 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.**

Extension to the Morlands Enterprise Area

Context

A 3.4 ha brownfield site (former tannery works) adjacent to Morlands Enterprise Park and Glastonbury Sewage Treatment Works. An outline permission was granted for employment use in 2005 and it lies within development limits. Initial assessment of constraints on the site indicates that around 1.4 Ha is developable. The allocation will support regeneration priorities, bring brownfield industrial land back into use and takes account of the scarce development opportunities within Glastonbury.

Landscape & Ecology

Biodiversity will need to be assessed. The site consists of scrub, wooded areas, ditches, unimproved and neutral grassland which may provide habitat for priority and protected species. Site mitigation and development could also affect water quality. Potential impacts on the Somerset Levels and Moors SPA / Ramsar (including invertebrates which may be present) will need to be assessed. If there are impacts on Bats, compensating habitat may also be required.

Contamination

There is an area of landfill in the northern part of the site which will need investigation and remediation. As an employment sites, consideration will be needed on impacts on air quality and noise.

Heritage

There are listed buildings to the south of the site at Baileys Tannery. The site falls within an area of archaeological potential.

Drainage and Flood Risk

The southern part of the site is in Flood zone 1 (lower risk). There is an area of higher risk (flood zone 2). Built development in this area would require assessment and a sequential test. Sustainable drainage measures will be required.

Highways

The site has a good connections to the A39 via the link road which serves the Morlands Enterprise Park There appear to be no capacity issues in principle to support employment development. The site also has good access to public transport options.

Policy **XXX Development Requirements and Design Principles **GLASXXXE****

- 1. 1.4 ha of land is allocated for employment use comprising B1, B2 and B8 uses and /or an emergency services hub.**

- 2. Built development should be confined to the area in Flood Zone 1. Wider use of the site would require a sequential assessment.**
- 3. A number of on-site and wider impact assessments will be required including:**
 - traffic Impact Assessment**
 - assessment of Archaeological Potential**
 - assessment of the impact of remediation and development on potential -protected species (including Bats) and the Levels and Moors SPA.**
- 4. Development will require investigation and mitigation of contamination on the site**
- 5. Agreement will be needed with Wessex Water on odour reduction measures and any measures to avoid impacts on utility infrastructure**
- 6. The site should be designed sensitively to minimise harm to the setting of listed buildings and the wider landscape.**
- 7. Opportunities should be taken to maintain or enhance biodiversity.**

Street

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.

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 however 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.

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's boundaries.

Street is also an important educational centre with Strode College, Crispin School and Millfield School all being located within the town.

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

A Neighbourhood Plan is being prepared for Street and the Neighbourhood Area has been designated. This work has not yet gone to a formal consultation stage.

Site Allocations

Street is identified in Local Plan Part I as a principal settlement and Core Policy 8 indicates 1,300 new homes are to be delivered over the plan period in the town. 742 homes were completed to March 2017 and total identified supply is 1,235 dwellings leaving a residual of 65 dwellings against the Plan requirement. This includes the strategic site allocated to the west of Brooks Road in the Walton parish.

Since Plan adoption, progress to develop a masterplan for the strategic site has been slow to come forward. With development on the Houndwood site nearing completion, further allocations are warranted to support supply over the plan period.

A Future Growth Area is identified to south of the Strategic Allocation –also in the parish of Walton. This offers flexibility in the supply of land should it be needed.

Housing allocations are proposed at:

- **STR003 Land to the west of Somerton Road**
- **STR137 Land adjacent to Street Cemetery**

The Future Growth Area allocated in LP Part I will be retained West of Brooks Road

Employment

A specific allocation is proposed on land previously identified as a Future Employment Growth Area in Local Plan. The potential of land to the north of the Westway (opposite Clarks) will also be explored.

- **STR138E land adjacent to Street Business Park**

Development Limit

There are no amendments proposed to reflect committed development. Limits around sites allocated for development will be revised on adoption.

Local Green Spaces

The following sites have been designated as Local Green Spaces:

- **LGSSTR001 The Holy Trinity Church & Churchyard**
- **LGSSTR002 Land adjacent to Mullions Hotel along High Street**
- **LGSSTR003 Garden of The Bear Hotel**
- **LGSSTR004 Grassed area with walkway into Clarks Village**
- **LGSSTR005 Land surrounding Greenbank swimming pool**
- **LGSSTR006 Field adjacent to Hindhayes Lane**
- **LGSSTR007 Merriman Gardens**
- **LGSSTR008 Grassed area in front of the Houndwood Development**
- **LGSSTR009 Field adjacent to Middle Leigh**
- **LGSSTR010 Woods Batch Recreation Field**
- **LGSSTR011 Land adjacent to Woods Batch Recreation Fields**
- **LGSSTR012 Couture Grove pond**
- **LGSSTR013 Couture Grove Community Garden**
- **LGSSTR014 Wraxhill Road park**
- **LGSSTR015 Bovemoor Road park**

Land West of Somerton Road, STR003

Context

The site is 11.59 ha and is currently three agricultural fields on the south eastern edge of Street. The site adjoins existing housing on the northern site. 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

Site contains a number of hedgerows and trees and a stream runs through the site. 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. The hedgerows within and bordering the site may support hazel dormice, a European protected species, which have been recorded on Walton Hill. The proposed allocation may cause isolation of some individuals and loss and fragmentation of habitat supporting the species within the site. Advice recommends that new and retained hedgerows should be protected by additional planting and a buffer of meadow grassland, and not incorporated as residential garden boundaries. If present, the local authority will need to prove that the 'Favourable Conservation Status' of the population would not be affected before allocating.

Three protected butterfly species may also be present - the brown hairstreak, silver wash fritillary and wall. Surveys will need to cover this group. The Brown hairstreak is reliant on blackthorn. The Barn Owl (a schedule 1 and s41 bird) may hunt over the site.

Heritage

Whilst the site does not lie within a Conservation Area, it is close by, to the west. There is a listed gazebo to the west of the site. Any development should respect the local context and be sensitive to the location.

Flooding

A small strip of land to the north east of the site is in Flood Zone 2 and 3. The site has an area of low-medium risk for surface water flooding which runs 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.

Policy XXX Development Requirements and Design Principles STR003

1. Up to 200 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. The site should include an element of custom build.
4. The site should be designed sensitively to ensure no harm to the listed gazebo and the Conservation Area, and the protected tree.
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 and to respect the rural character of the locality.
6. Provision should be made to link the site to facilities in the town by foot and cycle. And maintain the Right of Way across the site.
7. Building materials should reflect the local materials and style.
8. The site should be designed to safeguard the amenity of neighbouring residential properties.
9. Opportunities should be taken to maintain or enhance biodiversity in any scheme
10. New and retained hedgerows should be protected by additional planting and a buffer of meadow grassland, and not incorporated as residential garden boundaries
11. Flood risk should be assessed in any scheme and mitigation measures included as necessary. The areas of flood zone 2 and 3 should be avoided for built development.
12. The site should be designed to include public open space incorporating allotments and community orchard.

Land adjacent to Street Cemetery STR137

Context

The site is 0.94 ha 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.

There is a designated local wildlife site at Bullmead Ditch which is 230m east of the site

The proposed site lies with 5km of the Somerset Levels and Moors SPA / Ramsar. Impacts from increased recreation on the European site will need to be considered in combination with other developments in Mendip and Sedgemoor. It is likely to require sufficient accessible natural greenspace within the development.

The site is semi improved grassland field with internal hedgerows. Lesser horseshoe, brown long-eared and soprano pipistrelle bats are potentially present at low density.

Brown hairstreak butterfly, which is a S41 species, may be present in hedgerow and along the lane. Barn Owl, a schedule 1 and s41 bird, may hunt over the site

Heritage

Whilst 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

Flooding

The site is only 65m outside an area of flood zone 2 and 3.

Policy XXX Development Requirements and Design Principles STR137

- 1. Up to 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. Accessible greenspace will be needed on site to mitigate any impact on the wider area and the SAC / Ramsar sites on the Levels and Moors.**
- 5. Building materials should reflect the local materials and style.**
- 6. The site should be designed to safeguard the amenity of neighbouring residential properties.**
- 7. The scheme should ensure a satisfactory relationship to the cemetery.**
- 8. Opportunities should be taken to maintain or enhance biodiversity with particular regard to the nearby wildlife site and the species present on the site.**

Land adjacent to Brooks Farm, Brooks Road, Future Growth Area (FGA) (STR001 and WAL022b)

Context

This is an area of agricultural land lying west of Brooks Road. The land is within the Future Growth Area and could provide options to create a southern spine road. There is a large residential development to the east of the site. It has been divided into 2 areas with a southern area around Brooks Farm (STR001) and an area within Walton Parish (WAL022b) which is west of the strategic site allocated in Local Plan Part 1.

Landscape & Ecology

Ivythorn Hill Special Landscape Feature is approx 250m to the south of the site and the site will need a comprehensive masterplan (including open space) and landscape strategy. Views from Walton Hill will also need to be considered.

SAMSEN search shows that Brown Hairstreak Butterfly is present on the site. 2 wildlife sites are close to the site. There is an SSSI at Walton & Ivythorne Hills, 265m to the south. There is some ancient woodland at Ivythorne Hill.

The hedgerows/woodland on and bordering the site probably support hazel dormice, a European protected species, which have been recorded on Walton Hill. The proposed allocation may cause isolation of some individuals and loss and fragmentation of habitat supporting the species within the site. One woodland within the allocation may become isolated resulting in local extinction of dormice if present. Advice recommends that new and retained hedgerows should be protected by additional planting and a buffer of meadow grassland, and not incorporated as residential garden boundaries. If present, the local authority will need to prove that the 'Favourable Conservation Status' of the population would not be affected before allocating.

The woodland within the proposed allocation site is a 'stepping stone' in the County's ecological network and may cease to perform as such as a result of built development causing isolation. Will need replacing to maintain network.

Common and soprano pipistrelle and noctule bats have been recorded in the locale and are likely to be present in low numbers. The adjacent off site woodland may support roost sites for these and other species and would need to be surveyed as part of the assessment supporting the submission. Appropriate and sufficient replacement habitat is likely to be required within the masterplan.

Moors SPA / Ramsar. Impacts from increased recreation on the European site will need to be considered in combination with other developments in Mendip and Sedgemoor. Likely to require sufficient accessible natural greenspace within the development.

Two s41 priority butterfly species may also present, the brown hairstreak and wall, and surveys will need to cover this group. Brown hairstreak is reliant on blackthorn.

Heritage

Whilst 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 an identified contaminated area, which is an old tip, in the north east corner of the site and just outside the site boundary into the neighbouring field. A large proportion of the site is identified within the a tip interest zone

A small section of the site is included in the Tip Interest Zone to the south west of the site

Highways

A master planning approach is needed to ensure satisfactory access.

Policy XXX Development Requirements and Design Principles

The site will be retained as Future Growth Area, as set out in Local Plan Part1. The following issues will need to be considered before the land can come forward for development.

- 1. Up to 340 dwellings making provision for affordable housing in line with relevant policy**
- 2. Surveys will be required to establish whether protected species, including the hazel dormouse and 2 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 come forward.**
- 3. Woodland stepping stone and bat habitat will need to be replaced.**
- 4. Accessible greenspace will be needed on site to mitigate any impact on the wider area and the SAC / Ramsar sites on the Levels and Moors.**
- 5. The site should be designed sensitively to ensure no harm to the nearby Special Landscape Feature**
- 6. A satisfactory access arrangement will need to be achieved**
- 7. The need to address contaminated land should be assessed.**

8. 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.
9. Building materials should reflect the local materials and style.
10. The site should be designed to safeguard the amenity of neighbouring residential properties.
11. Opportunities should be taken to maintain or enhance biodiversity with particular regard to the protect species on the site and nearby wildlife sites.
12. Any development should be comprehensively masterplanned alongside the site allocated in Local Plan Part 1.

Land south of Street Business Park STR138E

Context

4.32ha of open land off Gravenchon Way, between Street Business Park and Quarry Batch Farm. The land was identified as Future Growth Area for employment in Part 1 of the local plan and is now allocated for that purpose. It is well located adjacent to the existing business park.

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 butterfly, a s41 priority species, is potentially present in the hedgerows

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

Heritage

Whilst 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

A master planning approach is need to ensure satisfactory access.

Policy XXX Development Requirements and Design Principles STREMP

- 1. 4.32 ha 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 Cricket will need to be established**
- 4. Opportunities should be taken to maintain or enhance biodiversity with particular regard to the protect species on the site and nearby wildlife sites**
- 5. A green space abutting the Westway should be designed in to 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. Building materials 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.**

Shepton Mallet

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 sits on the A37 primary route with good links to the other Mendip towns as well as Bristol, Bath and Yeovil.

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.

It is the second smallest town in population terms 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.

Community planning in Shepton Mallet

A Neighbourhood Plan is being prepared for Shepton Mallet and the Neighbourhood Area has been designated. This work has not yet gone to a formal consultation stage but a list of issues important to the town have been pulled together as a result of numerous consultation exercises.

Site Allocations

Shepton Mallet was identified in Local Plan Part I as a principal settlement and Core Policy 9 indicates 1,300 new homes are to be delivered over the plan period in the town. 700 homes were completed to March 2017 and total identified supply is 1,470 dwellings. The supply figure includes allocated land at Cannards Grave Road which has been subject to a detailed masterplanning exercise and an outline application is expected shortly. The site is expected to deliver in the region of 580 homes. In addition to this site, consent has now 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 Part I requirement, no additional sites are allocated in the town.

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 in the town centre.

Employment Land

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

No amendments are proposed to the Development Limits.

Local Green Spaces

10 sites have been designated as Local Green Spaces:

- **LGSSHEP001 Land surrounding River Sheppey weir**
- **LGSSHEP002 Land to the east of Coombe Lane**
- **LGSSHEP003 Shepton Mallet Cemetery**
- **LGSSHEP004 Land adjacent to Whitstone School**
- **LGSSHEP005 Collet Park**
- **LGSSHEP006 Kilver Court Gardens**
- **LGSSHEP007 Land to the east of Charlton Viaduct**
- **LGSSHEP008 Land around the Old Brewery**
- **LGSSHEP009 Grounds of care home, Cannards Grave Rd**
- **LGSSHEP010 Play area, off Queen's Road**

Land off Fosse Lane SHEP112

Context

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

Landscape & Ecology

The site is identified as improved grassland with no significant biodiversity issues.

Heritage

The allocated land lies adjacent to a designated Scheduled Monument (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. Surveys indicate a developable scheme can come forward without impact on significant archaeology.

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 XXX Development Requirements and Design Principles SHEP112

1. 11.1Ha is allocated for office and industrial uses (Use classes B1, B2 and B8).
2. Retail uses will not be permitted on the site.
3. The form and layout of development will need to be planned to avoid any adverse impact on areas of archaeological significance.
4. 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.
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. The site should be designed to safeguard the amenity of nearby and adjoining residential properties.
7. Opportunities should be taken to enhance the biodiversity of the site.

Wells

Wells is widely known as the smallest City in England, with a population of 11,000. The City is an important cultural and historic centre focused on the Cathedral and Bishops Palace. Wells is also a significant centre for local services and shopping and has a strong independent retail sector.

Wells is also a key economic centre in Mendip and has a broad base of employment with a workforce with skill levels above the national average. There is a range of specialist professional practices, a public school and a range of health sector services, as well as a vibrant small business sector.

The City tends to have an older age-profile than other towns in Mendip. Long term immigration has put pressure on housing affordability.

The heritage, landscape and compact character of Wells constrain new development in the City.

Community planning in Wells

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

Site Allocations

Wells is identified in Local Plan Part I as a principal settlement and Core Policy 10 indicates 1,450 new homes are to be delivered over the plan period. 508 homes were completed to March 2017 and total identified supply is 1,371 dwellings leaving a residual of 79 dwellings against the Plan requirement. The supply figure includes the Future Growth Area identified in Local Plan Part I.

While there is a high level of potential supply, there is a need for additional allocations to meet policy requirements. This could be met through WELLS044. Land at Elm Close is identified as a Future Growth Area which would be suitable to meet delivery in the longer term.

Employment Sites

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 Wells Papermill will be explored.

Housing allocations are proposed at:

- **Land off Bubwith Walk WELLS044**
- **Tincknells Depot WELLS116M**
- **Land at Wells Rugby Club WELLS094**

Community facilities are proposed at

- **New Rugby Club Site at Haybridge (linked to WELLS094)**

Development Limit

Development limits were amended to include strategic sites in Local Plan Part I. A change to the development limit is proposed to reflect the developable area associated with the permission on the Future Growth Area identified in Local Plan Part I. The adopted Green Gap designation will be extended to ensure the separation of built development from Haybridge. Limits around sites allocated for development will be revised on adoption.

Local Green Spaces

17 sites have been designated as Local Green Spaces:

- **LGSWELLS001 Part of Blue School Playing Fields**
- **LGSWELLS002 Land opposite The Liberty**
- **LGSWELLS003 Public Garden along Tor Street**
- **LGSWELLS004 Church and Churchyard of St Thomas's Church**
- **LGSWELLS005 Open Area**
- **LGSWELLS006 Land surrounding the Pavillion Sports Ground**
- **LGSWELLS007 Walled Garden forming part of Bishops Palace**
- **LGSWELLS008 Enclosed Gardens of the Bishops Palace**
- **LGSWELLS009 Cathedral Green**
- **LGSWELLS010 Wells Recreation Ground**
- **LGSWELLS011 Church and Churchyard of St Cuthbert's Church**
- **LGSWELLS012 Land alongside Glastonbury Road**
- **LGSWELLS013 Land at Jocelyn Drive and Glastonbury Road**
- **LGSWELLS014 Land at Keward House**
- **LGSWELLS015 Wells Cemetery**
- **LGSWELLS016 Railway Embankment at Portway**
- **LGSWELLS017 East of Churchill Rd/ Sealy Crescent**

Land off Bubwith Walk 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 with a buffer zone where development should be restricted. The promoter has provided updated modelling 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 (adj to Burcott Road) and southerly field (opp Stilling Close) having the most potential

Landscape & Ecology

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

Site is adjacent to Wells Sewage Treatment Works LWS cited for wintering birds including green sandpiper, jack snipe, shoveler, little ringed plover and wood sandpiper part of the waterfowl assemblage of the Somerset Levels and Moors SPA / Ramsar. There is potential for disturbance. Will need surveying in support of TOLSE2. Cetti's warbler, an s41 species, has also been recorded in the LWS.

Potentially greater and lesser horseshoe, barbastelle and serotine bats possibly present at low density.

Heritage

Whilst 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

Site is located within 200m of Wells STW. Updated odour modelling indicates that the central part of the site lies within an area at risk of nuisance from the treatment plant. It is understood that Wessex Water would not object to residential development on the northern parts of the site. The southern part of the site may need additional assessment.

² 'Test of likely significant effect' under the Habitats Regulations 2010

Contaminated land

There is a potential waste disposal site on the northern part 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.

Highways

Satisfactory access will be required to the site, which respects the surrounding residential uses.

Policy XXX Development Requirements and Design Principles WELLS044

- 1. Up to 120 dwellings making provision for affordable housing in line with relevant policies**
- 2. The site should be designed sensitively to ensure no harm to the location.**
- 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. Building materials 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. 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.**
- 7. Additional work will be required to ensure that new residents are not subject to nuisance from the STW and any scheme should minimise the possibility of odour nuisance.**
- 8. Surface water flooding on the northern part of the site will need to be addressed.**
- 9. Further investigation will be required to ensure that any contamination is remediated before development can go ahead.**
- 10. Satisfactory access will need to be achieved.**

Tincknells Depot 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 extensive depot to 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 NW 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 of low biodiversity value.

Heritage

There are adjacent listed buildings to the east - Mendip Hospital (priory health park) 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 XXX Development Requirements and Design Principles GLAS001a

- 1. Up to 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. Building materials 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 and parts of the site are in flood zones 2 and 3.**
- 9. Further investigation will be required to ensure that any contamination is remediated before development can go ahead.**

Land at Wells Rugby Club & New Club Site at Haybridge WELLS094 and WELLS094R

Context

Redevelopment of club and sports ground for housing linked to relocation of Wells Rugby Ground to a new facility at Haybridge. The site is sports pitches and 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 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 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 strengthen hedgerows and landscaping. The removal of floodlighting may also have a benefit to local /foraging bat populations.

Heritage

Whilst 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

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 SW 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 XXX Development Requirements and Design Principles

- 1. Up to 60 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. Building materials 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. Traffic impact assessment will be needed and may constrain the overall capacity of the site as it is accessed through surrounding residential areas

New Rugby Club Site at Haybridge WELLS094R

Context

This is a greenfield site in open countryside west of the small settlement of Haybridge. This is a greenfield site outside the development limits and not adjoining the built up area of the City. However, the sports facility is a use requiring extensive land, much of which will remain green in character. The buildings and hard surfacing associated with the sports provision could appear as an urban feature in the open countryside if not well designed and sited.

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 included in any scheme.

Landscape & Ecology

The site will be largely playing pitches, which are a green use, but there are likely to be some buildings and hard surfaced areas. Whilst the playing pitches will be grassed, the appearance of the site will not be agricultural. The development would have some visual impact on this approach to Wells. Potential impact on views of Ben Knowle Hill.

Greater and lesser horseshoe bats from North Somerset and Mendip Bats SAC are likely to be present. Site is within Band B and provisionally any Masterplan should include 2.1ha of replacement habitat. Loss and / or fragmentation of internal hedgerow is an issue

Site is adjacent to the River Axe wildlife corridor and LWS

Currently the site is improved grassland with over managed hedgerow except for the river corridor. Other bats potentially include Daubenton's, serotine and the rare barbastelle are potentially present at low density along river corridor.

S41 priority species brown hairstreak and wall butterflies may be present in hedgerows.

Heritage

Whilst 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 XXX Development Requirements

- 1. Sports facilities which 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.**
- 4. Building materials should reflect the local materials and style.**
- 5. The site should be designed to safeguard the amenity of neighbouring residential properties.**
- 6. 2.1ha of replacement habitat should be provided.**
- 7. Internal hedgerows should be retained and managed appropriately within any scheme**
- 8. The adjoining wildlife corridor and LWS should be safeguarded in any scheme.**
- 9. Opportunities should be taken to maintain or enhance biodiversity**
- 10. Traffic impact assessment will be needed and may constrain the overall capacity of the site**
- 11. Access by footpath and cycle should be provided for in any scheme.**

WELLS084 Land off Elm Close - Future Growth Area (FGA)

Context

Three fields of open grassland bounded by mature hedgerow. 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. Given the level of short-term supply, this site should be considered as a future growth area which would provide an opportunity for community uses to be incorporated into masterplanning of the site

Landscape & Ecology

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. Development would create a fairly exposed section of development into open countryside with only a limited relationship to the urban edge of the city. There is potential for impact on views of the Special Landscape Feature at Ben Knowle Hill.

Greater and Lesser horseshoe bats are present (Previously surveyed) from North Somerset and Mendip Bats SAC. Site is within Band C. Provisionally a Masterplan should include 1.2ha of replacement habitat. Loss and / or fragmentation of internal hedgerows is an issue.

Common pipistrelle, serotine, brown long-eared, and the rare barbastelle are potentially present at low density.

S41 priority species the brown hairstreak butterfly may be present in hedgerows.

Heritage

Whilst 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 are no constraints which directly cover the site, but large areas to the south are designated tips or tip interest zone

Odour Nuisance

There is a potential for odour nuisance from Wells Sewage Works (c 200m from the southern boundary of the site). Subject to confirmation from Wessex Water, this site is less likely to be affected than other sites

Policy XXX Development Requirements and Design Principles

The site is designated as a Future Growth Area for up to 100 dwellings making provision for affordable housing in line with relevant policies. The following issues will need to be considered before the land can come forward for development.

1. Up to 100 dwellings making 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. 1.2ha 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 protect 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. The need to address contaminated land should be assessed.
10. 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.
11. Building materials should reflect the local materials and style.
12. The site should be designed to safeguard the amenity of neighbouring residential properties.
13. The potential for odour nuisance from the nearby Sewage Treatment Works should be assessed