

LOCAL PLAN PART II
DRAFT PRE-SUBMISSION DOCUMENT

DRAFT SETTLEMENT POLICIES -
MENDIP VILLAGES

Baltonsborough

Baltonsborough is a small village – closely related to adjoining Ham Street - approximately 4 miles south east of Glastonbury. It is bounded on the south west by the River Brue and is an area mainly given over to dairy farming.

Baltonsborough is within the Baltonsborough Farms and Orchards Landscape Character Area. Orchards are the most dominant characteristic within this area and these stand out in contrast to the adjacent moors. This area is characterised by frequent dispersed settlement linked by numerous narrow winding lanes and small fields.

Issues raised through the development of the Local Plan have been around the lack of infrastructure in the village. This includes sewerage, road, no gas supply to the village and poor mobile phone coverage. Sensitivities regarding the former have been confirmed by Wessex Water and site visits to the village have confirmed the sensitivity of the road network.

Site Allocations

Baltonsborough is identified in Local Plan Part I as a Primary Village with a minimum housing requirement of 45 –reflecting the smaller size of the village. There has been a significant level of development. In the village with completions and consents (2006-17) totalling 131 dwellings. This is more than the intended level of development for the village therefore there is no residual level of development to be delivered through Local Plan Part II. In line with this strategy no sites will be allocated in Baltonsborough.

Due to its classification as a Primary Village Baltonsborough continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

With the exception of including sites with committed development no amendments are proposed to the Development Limits. Those committed sites to be included are found at:

- Martin St
- Church Lane
- off Ham Street.

Local Green Spaces

The following sites have been designated as Local Green Spaces:

- **LGSBALT001 Land surrounding St Dunstan’s Church**
- **LGSBALT002 Land surrounding Orchard Neville, Ham St**
- **LGSBALT003 Former Play Area off St Dunstan’s Park**

Beckington

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

Site Allocations

Beckington is identified in Local Plan Part I as a Primary Village however future housing numbers in the village were limited to 55. Recent years have seen very large amounts of development. Completion and consent levels from 2006-2017 have been very high at 108 houses. This is significantly more than the intended level of development for the village therefore there is no residual level of development to be delivered through Local Plan Part II. In line with this strategy no sites will be allocated in Beckington.

Due to its classification as a Primary Village Beckington continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

No amendments are proposed to the Development Limits other than to reflect committed development. However, there are 4 significant sites which have planning permission which are included in development limits south of Warminster Road, north of Warminster Road, off Bath Road and at Mill Lane.

Local Green Spaces

The following sites have been designated as Local Green Spaces:

- **LGSBECK001 Land between Goose Street and The Lays**
- **LGSBECK002 Church and rectory gardens**
- **LGSBECK003 Mound at Sandy's Land and Rylands**
- **LGSBECK004 The Glebe Field, Warminster Road**
- **LGSBECK005 Grazing field on Church Street**

Binegar and Gurney Slade

Gurney Slade lies on the A37, 6kms from Shepton Mallet and 5kms from Chilcompton. The village of Binegar lies immediately to the west. The development of both villages has been characterised by farming and quarrying and an active mineral quarry still operates at Gurney Slade.

Site Allocations

Local Plan Part I designates Binegar and Gurney Slade together as a Secondary Village and together they are expected to deliver a minimum of 40 new homes. Recent years have seen relatively low levels of windfall development with completion and consent levels from 2006-2017 totalling 11 homes.

Consequently there is a residual level of 29 homes to be delivered through Local Plan Part II. Due to the number of homes still to be developed, and the level of windfall development of the recent past, it is appropriate to look for a site(s) to allocate to deliver this housing.

Binegar is a sensitive location which is very rural in nature. It is sparsely developed over a series of narrow country lanes. Development of any scale here would significantly alter the open rural nature of the village. The setting of the Church is also an important characteristic of the village which should be protected. Sites in Binegar have the potential to impact on the Mells Valley bat SAC.

Gurney Slade is less sensitive in landscape terms, but sites here are constrained by the proximity to Gurney Slade quarry and access issues with the busy A37.

Both villages lie in a Groundwater Source Protection Zone and there are local issues with surface water flooding and drainage.

In spite of the Local Plan Part I's allocation of 40 houses, none of the available sites are suitable locations for development of this scale and could not be developed without significant impact on the local landscape and infrastructure. Some smaller scale development (up to 11 dwellings) could be accommodated at the junction of Station Road/A37 (GS001), however the site lies adjacent to a designated wildlife site and there are a number of other considerations including sewerage and access.

Due to their classifications as a Secondary Villages, Binegar and Gurney Slade continue to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Site GS001 Land off Station Road, to be allocated for residential development under policy **XXX**.

Development Limit

No changes are proposed.

Local Green Spaces

Five areas are to be designated as Local Green Spaces:

- **LGSBIN001 Church and Churchyard Holy Trinity Church**
- **LGSBIN002 Land to the rear of Holy Trinity Church**
- **LGSGS001 Play area and field**
- **LGSGS002 Field, bordered by wall and trees**
- **LGSGS003 Green seating area near the western entrance to Gurney Slade**

GS001 Land off Station Road, Gurney Slade

Context

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

Landscape & Ecology

Further investigation of the site's ecological impacts will be needed, specifically the impact on the Mells Valley SAC (the site is a very suitable habitat for the Greater Horseshoe Bat, Lesser Horseshoe Bat, Daubenton's Bat and Barbastelle Bat) and impact on the adjacent stepping stone (Broad Leave Wood) of the ecological network and Binegar Quarry Local Wildlife site.

Heritage

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

Highways

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

Policy **XXX Development Requirements and Design Principles GS001**

- 1. Up to 11 dwellings including affordable housing consistent with relevant policies.**
- 2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location.**
- 3. Building materials should reflect the local materials and style.**
- 4. The site should be designed to safeguard the amenity of neighbouring residential properties.**
- 5. Opportunities should be taken to maintain or enhance biodiversity and particular consideration will be needed of the impact on the Mells Valley SAC (the site is listed as a suitable habitat for the Greater Horseshoe Bat, Lesser Horseshoe Bat, Daubenton's Bat and Barbastelle Bat) and impact on the adjacent stepping stone (Broad Leave Wood) of the ecological network and Binegar Quarry Local Wildlife site.**
- 6. Appropriate consideration of the village's situation in Groundwater Source Protection Zone**
- 7. The site will need to provide appropriate sewerage as there is no mains sewerage in the village**
- 8. Appropriate consideration of flooding and drainage will be needed given the site's proximity to flood risk areas and the village issues with surface water flooding.**
- 9. Provision of safe access onto the A37 from Binegar Lane.**
- 10. The site should be considered in the context of local mineral operations.**

Butleigh

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

Site Allocations

Local Plan Part I limited future housing numbers in the village to 45 due to the smaller size of the village. Recent years have seen relatively low levels of windfall development with completion and consent levels from 2006-2017 totalling 13 houses. Consequently there is a residual level of 32 homes to be delivered through Local Plan Part II. Due to the number of homes still to be developed, and the level of windfall development of the recent past, it is appropriate to look for a site(s) to allocate to deliver this housing.

Due to its classification as a Primary Village Butleigh continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Site BUT003 Land at West View, Sub Road to be allocated for residential development under policy XXX.

Development Limit

Changes to the development limit to:

- Include a new small site BUT012 36 Cornish Cottages which can accommodate an anticipated 2 dwellings.
- Reflect committed development at Parkfield's Orchard.
- Correctly show the garden boundaries of the houses south of Holm Oaks

Local Green Spaces

Two areas are to be designated as Local Green Spaces:

- **LGSBUT001 Land surrounding Butleigh Court & Butleigh House**
- **LGSBUT002 Corner of High Street & Water Lane**

BUT003 Land at West View, Sub Rd

Context

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

Landscape & Ecology

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

Heritage

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

Policy XXX Development Requirements and Design Principles BUT003

- 1. Up to 38 dwellings, making provision for affordable housing in line with relevant policies.**
- 2. The site should be designed sensitively to ensure no harm to the conservation area setting.**
- 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location.**
- 4. 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**

Chewton Mendip

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

Site Allocations

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

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

Development Limit

An amendment is proposed to the Development Limit to include part of a converted building at Kings Hill.

Local Green Spaces

The following sites have been designated as Local Green Spaces:

- **LGSCHEW001 Churchyard and adjacent field**
- **LGSCHEW002 Paddock east of High Street, opposite the Vicarage**

Chilcompton

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

Site Allocations

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

Due to its classification as a Primary Village Chilcompton continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

The following amendments are proposed to reflect recent development:

- Limit to be amended by the Somerset Wagon (High Street) to reflect recent development
- Limit to be extended to include permission granted adjacent to the Recreation Ground.

Local Green Spaces

The following sites have been designated as Local Green Spaces:

- **LGSCHIL001 Green area along "The Street"**
- **LGSCHIL002 Recreation Ground**
- **LGSCHIL003 River Somer Walk and Watercress Beds**
- **LGSCHIL004 Green area along Parsonage Lane**
- **LGSCHIL005 Green area behind houses on Wells Road**

Coleford

Coleford is the second largest village in Mendip, situated to the north of the River Mells and five miles west of Frome. It played a central role in the Somerset coalfield. The village is accessed by a complicated network of minor roads and is isolated from the main routes, being just under three miles from the A367 to the west and around four miles from the A361 to the south. There are a number of wildlife sites around the village and it is partly within the Bat Consultation Zone. The landscape setting is particularly important to the character of the lower part of the village.

Site Allocations

Local Plan Part I limited future housing numbers in the village to 70 due to the environmental constraints and the isolation of the village from main transport routes. Recent years have seen relatively high levels of windfall development and completions and consents from 2006-2017 have already provided for 67 homes. Consequently there is a residual level of 3 homes to be delivered through Local Plan Part II.

Due to its classification as a Primary Village Coleford continues to have an identified Development Limit. Over the lifetime of the plan additional small scale development could potentially come forward within this boundary to meet the residual requirement.

However, a suitable site has been put forward, which could deliver above the minimum requirement number of homes but remain proportional to the size, needs and limitations of the settlement.

- **Site COLE024, land off Highbury Street to be allocated for residential development under policy XXXX**

Development Limit

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

Local Green Spaces

9 areas are designated as Local Green Spaces:

- **LGSCOLE001 Beacon View**
- **LGSCOLE002 Careys Mead**
- **LGSCOLE003 Farley Dell**
- **LGSCOLE004 The Green**
- **LGSCOLE005 Beacon View East**
- **LGSCOLE006 Green surrounding the village sign**
- **LGSCOLE007 Church Street garden**
- **LGSCOLE008 Lower Playing Fields**
- **LGSCOLE009 Corner on Church Street**

COLE024, Land off Highbury Street

Context

The site is 0.72 ha and is outside but adjacent to, development limits. It is a brownfield site which is currently not in use. It is well related to the village and accessible to most village facilities. It is enclosed by building/structures on 3 sides and the recreation field on the fourth side. It is visually well contained. The site could provide for the residual housing requirement in the village and some additional homes above minimum requirement.

Landscape & Ecology

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

Heritage

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

Land Contamination

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

Policy XXX Development Requirements and Design Principles COLE024

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

Coxley

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

Site Allocations

Coxley is designated in the Local Plan Part I as a Secondary Village and expected to deliver a minimum of 40 houses. 74 homes have been built to date and a further 7 granted permission or under construction. This gives a total of 81 homes. Coxley is constrained in planning terms by areas of high flood risk, heritage assets and access issues onto the A39 and/or narrow rural lanes. The village has also seen high levels of recent development and in light of this, it is not proposed to allocate any large housing sites in Coxley.

However, site COX030 could offer significant benefits to the village in terms of a community hub and is well located in relation to the village core and existing facilities. However, concerns about access, flooding and impact on protected species will need to be appropriately addressed.

Due to its classification as a Secondary Village Coxley continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

The development limit should be amended to reflect new development adjacent to the A39, at "Coxley Vineyards".

Local Green Spaces

No Local Green Spaces are proposed in Coxley.

COX030 Land adjacent to the Pound Inn and A39

Context

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

Landscape & Ecology

Site is an area of unimproved grassland with scrub, although the southern area of the site is a car park. The River Sheppey, a wildlife corridor, runs along the site's northeast and western borders and is bounded by mature trees. The river supports Otters and Daubenton's bats which are sensitive to removal of bankside vegetation and introduced lighting

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

Heritage

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

Highways

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

Policy **XXX Development Requirements and Design Principles COX030**

- 1. The site is allocated for appropriate community uses and provision must be made for this to remain in perpetuity.**
- 2. A small number of dwellings could be included on the site to subsidise the development of community facilities.**
- 3. Appropriate consideration of flood risk is needed as the River Sheppey runs directly along the northern edge of the site and the north western half of the site is predominantly within Flood Zone 2**
- 4. Provision of suitable access**
- 5. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location.**
- 6. 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 the river bank protected from removal of vegetation and artificial lighting. Survey work will be required to establish whether the site supports protected bats.**

Croscombe

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

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

Site Allocations

Croscombe is designated in the Local Plan Part I as a Primary Village. It is expected to deliver at least 35 new homes over the Local Plan period 2006-2029, a level which takes into account its topographical constraints. A further 15 -20 homes are still to be delivered and in light of this, allocation of a suitable site is considered appropriate. Due to the number of homes still to be developed, and the level of past development an allocation is proposed at Fayreway for up to 20 dwellings.

Due to its classification as a Primary Village Croscombe continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Site CROS008 Land at Fayreway, to be allocated for residential development under policy XXX.

Development Limit

The following amendments are proposed to the Development Limit

- Minor extension west of Rookery Lane to reflect committed development.
- Amendment to the Development Limit east of Boards Lane to reflect committed development. This extension would also include site CROS014 in order to draw a logical Development Limit line.

Local Green Spaces

Five areas are to be designated as Local Green Spaces:

- **LGSCROS001 Allotments**
- **LGSCROS002 Churchyard of St Mary's Church**
- **LGSCROS003 Griffin's Green**
- **LGSCROS004 Area alongside the River Sheppey**
- **LGSCROS005 Weir and area alongside the River Sheppey**
- **LGSCROS006 Playing Field and Fayrefield**

CROS008 Land at Fayreway

Context

The site is 1.5 ha and comprises a large field north of residential properties on Fayreway. It lies outside but adjacent to, current development limits.

Landscape & Ecology

This site occupies an elevated position and careful design will be needed to mitigate the impact of the site on the surrounding landscape.

Part of 'dispersal area' of priority grassland ecological network with a core area adjacent to the site to the north. The majority of the site is improved grassland but a broad strip at the north end appears to be south facing unimproved grassland possibly priority grassland with scrub. The dispersal area will need to be replaced or avoided therefore limiting the site area capable of being developed. May support s41 butterfly species. Lesser horseshoe and serotine bats may be present at low densities.

Heritage

Site abuts the Conservation Area therefore development will need to be sympathetic to this and sensitively designed to ensure that the conservation area setting is not harmed. The site lies within an Area of High Archaeological Potential and the site area is known to contain the remains of a medieval field system (ridge and furrow), the site consequently may contain heritage assets with archaeological interest.

Highways

Careful consideration of access onto the A371 will be required.

Policy XXX Development Requirements and Design Principles CROS008

- 1. Up to 20 dwellings making provision for affordable housing in line with relevant policies.**
- 2. The site should be designed sensitively to ensure no harm to the conservation area setting**
- 3. Careful consideration of access onto the A371 will be required.**
- 4. The potential impact on surface water flooding in the centre of the village will need to be considered.**
- 5. Dispersal area of the Somerset Ecological Network will need to be replaced or avoided in any scheme.**
- 6. Survey work will be needed to establish whether the site supports protected butterfly or bat species.**
- 7. Appropriate consideration of the site's Archaeological Potential.**
- 8. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location and sensitive valley landscape.**
- 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**

Ditcheat

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

Site Allocations

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

Due to its classification as a Primary Village Ditcheat continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

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

- DIT008 Land adjacent to the eastern edge of Ditcheat to be allocated for residential development under policy XXX.
- DIT010 Folly Orchard to be allocated for residential development under policy XXX.

16 houses are allowed for on allocated sites. The remaining 3 dwellings can be expected to come from incremental development within development limits.

Development Limit

No changes are proposed to the Development Limit.

Local Green Spaces

Four areas are proposed to be designated as Local Green Spaces:

- **LGSDIT001 Church and Churchyard of St Mary Magdalene**
- **LGSDIT002 Playground and Playing Field**
- **LGSDIT003 Land at Ditcheat House**
- **LGSDIT004 Green at Lintern's Close**

DIT008 Land adjacent to the eastern edge of Ditchheat

Context

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

Landscape & Ecology

Desktop search shows Barn Owl (A) and Grass Snake (A) are recorded on the site. However, the site is an arable field of low biodiversity value

Heritage

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

Flood Risk

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

Policy XXX Development Requirements and Design Principles DIT008

- 1. Up to 13 dwellings making provision for affordable housing in line with relevant policies.**
- 2. Inclusion of appropriate open space and landscaping to reflect the village context**
- 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location and in particular the rural approach to the village.**
- 4. 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. Appropriate consideration of the archaeological potential of the site (which falls within an AHAP) will be needed.**
- 8. The site's impact on surface water flooding must be considered.**
- 9. The site must include safe highway and pedestrian access, including appropriate links to core facilitates in the village.**

DIT010 Folly Orchard

Context

This site is located on the corner of two roads which border its eastern and southern boundaries. It is currently in agricultural use and the western boundary is adjacent to existing development (Holly Orchard) and is well related to the rest of the village. The total site area is 0.8ha in size, but it is proposed that only the southern part (0.3ha) is allocated for housing on the condition that the adjacent orchard (0.5ha) is appropriately retained and maintained.

Landscape & Ecology

Desktop search shows that Barn Owl (A) and Grass Snake (A) are present on the site. The site is improved grassland used as horse paddock with tree line /hedgerow along the northern edge and hedgerow on western boundary. There are nearby roost of brown long-eared and serotine bats to the west. Site may be important to juveniles of latter species. Lesser horseshoe bats are possibly present at low density. There are links to bat commuting structures to the west and north of Ditchheat.

Heritage

The site lies in close proximity to protected heritage assets, specifically Ditchheat Manor and St Mary Magdalene Church and careful consideration of these heritage assets will be needed.

Policy XXX Development Requirements and Design Principles DIT010

- 1. Up to 3 dwellings.**
- 2. Land to the north of site must be retained and maintained as traditional orchard.**
- 3. The site should be designed sensitively to ensure no harm to the protected heritage assets.**
- 4. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural 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 and the site's role in supporting protected bats will need to be further investigated and maintained in any scheme.**
- 8. Appropriate consideration of the archaeological potential of the site (which falls within an AHAP) will be needed.**
- 9. The site's impact on surface water flooding must be assessed.**

Doulling

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

Site Allocations

Local Plan Part I designates Doulling as a Secondary Village making it appropriate for development aimed at meeting more localised housing, business and service needs. It was expected to deliver 15 homes over the plan period.

Recent years have seen low levels of incremental development with completion and consent levels from 2006-2016 totalling 5 houses. Consequently there is a residual level of 10 homes to be delivered through Local Plan Part II. Due to the number of homes still to be developed, and the level of past development it is appropriate to allocate a site to deliver this housing.

Due to its classification as Secondary Village Doulling continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Site DOU003 Land East of Chelynych Road to be allocated for residential development under policy XXX. The allocated site forms part of a larger field.

Development Limit

The following amendments are proposed to the Development Limit:

- Change to include permitted minor development at The York Inn House
- Amend to include Land to the East of Farm Road, promoted for a single dwelling (DOU008)
- Amend to include recent development at Carey Close

Local Green Spaces

Designate the following sites as LGS:

- **LGSDOU001 Play Area**
- **LGSDOU002 St Aldhelm's Church and Churchyard**
- **LGSDOU003 Glebeland Community Area**

DOU003 Land East of Chelynych Road

Context

Agricultural field broadly parallel with Chelynych Road adjacent to the A361. Southern portion of the site lies to the rear of a row of semi-detached/terraced housing. Development of the whole field in its entirety would significantly alter the character of the village and its landscape and result in a disproportionate amount of growth and a change in settlement form. However, a more modest development of up to 11 houses grouped close to existing development could be more acceptable and allow for buffer zones

around the quarry necessary to ensure both amenity for any development and the ongoing quarrying business.

Landscape & Ecology

Desktop studies show a potential impact on the serotine bat and the whole village falls within Mendip Bat Consultation Zone. However, this is a arable land of low biodiversity value except eastern edge of scrub may be used by commuting bats. Northern part of site lies within a Regionally Significant Geological Site.

Heritage

Site abuts the Conservation Area therefore development will need to be sympathetic to this and sensitively designed to ensure that the Conservation Area setting is not harmed. The site lies within an Area of High Archaeological Potential and the site area is known to contain the remains of a medieval field system (ridge and furrow), the site consequently may contain heritage assets with archaeological interest.

Policy XXX Development Requirements and Design Principles DOU003

- 1. Up to 11 dwellings making provision for affordable housing in line with relevant policies.**
- 2. The site should be designed sensitively to ensure no harm to the conservation area setting**
- 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location and sensitive landscape.**
- 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 reference to commuting bats.**
- 7. Consideration of the impact on Regionally Significant Geological Site to the north**
- 8. Appropriate mitigation measures will be needed to ensure mineral working at the adjacent quarry can continue.**
- 9. Appropriate consideration of the site's archaeological potential will be needed.**

Draycott

Draycott is located on the A371, 3kms from Cheddar and on the administrative boundary with Sedgemoor District. The village lies on the southern edge of the Mendip Hills AONB.

Draycott is a compact village with development constrained by the Mendip Hills to the north and floodplain in the Cheddar valley to the south. The village has good access to Cheddar.

The village and neighbouring Rodney Stoke has a long association with strawberry production.

Site Allocations

Draycott is designated as a Primary Village and the village is expected to deliver at least 65 new homes over the Local Plan period 2006-2029. 32 new homes have been built or permitted leaving 33 homes to meet the planned requirement.

Due to the number of homes still to be developed, and the level of past development, an allocation is proposed at Westfield Lane, combining two promoted sites, (DRAY004a and DRAY022). These are to be developed together as a comprehensive scheme. This site could deliver above the minimum requirement number of homes but remain proportional to the size, needs and limitations of the settlement. Traffic generation will need to be carefully considered, as the approach roads are narrow.

Due to its classification as a Primary Village Draycott continues to have an identified Development Limit. Over the lifetime of the plan additional small scale development could potentially come forward within this boundary

Sites DRAY004a and DRAY022 to be allocated for residential development under policy **XXX**.

Development Limit

No changes are proposed.

Local Green Spaces

The following location is designated as a Local Green Space:

- **LGSDRAY001 Church and churchyard of St Peter's Church and adjacent field.**

Land at Westfield Lane, Draycott DRAY004A & DRAY0022

Context

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

Creation of an access from Westfield Lane would require the demolition of at least one of the dwellings fronting Westfield Lane. The farm access from Baggs Lane would not be suitable.

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

Landscape & Ecology

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

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

Heritage

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

Highways

A suitable access will need to be provided and careful consideration of the impact of traffic on the roads around the site will be required.

Policy XXX Development Requirements and Design Principles DRAY004a/DRAY022

- 1. Up to 33 dwellings including affordable housing consistent with relevant policy.**
- 2. Sites DRAY004a and DRAY022 should be masterplanned and developed together to provide a comprehensive scheme.**
- 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location.**
- 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 and particular consideration will be needed of the impact on the SAC. 0.4ha of accessible replacement habitat will be required on site.**
- 7. A suitable access will need to be provided and careful consideration of the impact of traffic on the roads around the site will be required. Road conditions may limit the capacity of the site.**

Evercreech

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

Site Allocations

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

Due to its classification as a Primary Village Evercreech continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

The following amendments are proposed:

- Amend to include recent development at Horsehill Farm
- Amend Development Limit to reflect the development of the Primary School and deletion of OALS001 (a correction from the previous District Local Plan 2001).

Local Green Spaces

The following sites have been designated as Local Green Spaces:

- **LGSEVE001 Evercreech Sports Club - Recreation Field off Pecking Mill Road**
- **LGSEVE002 Playing field with play area**
- **LGSEVE003 Former railway line**
- **LGSEVE004 The Millennium Garden**
- **LGSEVE005 Former railway line**

Faulkland

Faulkland is a small village that lies within the parish of Hemington, close to Radstock and Midsomer Norton in Bath and North East Somerset.

Historically the village has been characterised by farming and coal mining. The A366 runs through the village.

Site Allocations

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

Due to its classification as a Secondary Village Faulkland continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

No amendments are proposed to the Development Limits other than to reflect committed development. There are 2 sites which have planning permission which are included in development limits south of West Farm and between Oaklea and Faulkland Farm. There is also a small change to include existing buildings at Ashgrove and The Beeches.

Local Green Spaces

The following sites have been designated as Local Green Spaces:

- **LGSFAULK001 Village Green**
- **LGSFAULK002 Village pond**

Holcombe

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

Site Allocations

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

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

Due to its classification as a Secondary Village Holcombe continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

Development Limit to be amended to include committed development on the north western edge of the village (Stratton Road).

Local Green Spaces

The following sites are to be designated as LGS:

- **LGS HOL001 Recreation Ground**
- **LGS HOL002 St Andrews Churchyard**
- **LGS HOL003 Jubilee gardens, Stratton Road**

Kilmersdon

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

Site Allocations

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

Due to its classification as a Secondary Village Kilmersdon continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

No amendments are proposed to the Development Limits.

Local Green Spaces

The following sites have been designated as Local Green Spaces:

- **LGSKILM001 Church and Churchyard of St Peter and St Paul Church**
- **LGSKILM002 Village hall and playing field**
- **LGSKILM003 Land north of B3139**

The Lydfords

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

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

Site Allocations

Local Plan Part I identifies The Lydfords as a secondary village with a requirement for 25 homes over the plan period. As at 31st March 2017, 22 houses had either been completed or consented. Therefore three further houses need to be delivered over the plan period. This number is likely to be accommodated within development limits over the plan period, therefore no sites will be allocated in The Lydfords.

Due to their classification as a Secondary Village The Lydfords continue to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

One change to the Development Limit at Church Lane, East Lydford to reflect existing development.

Local Green Spaces

The following sites have been designated as Local Green Spaces:

- **LGSWESTLYD001 Land surrounding Bridge Farm**
- **LGSWESTLYD002 Land surrounding Higher House**

Meare & Westhay

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

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

Site Allocations

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

Due to their classification as a Secondary Village Meare & Westhay continue to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

The Development Limits will be altered to reflect committed development to the south of The Levels and Bramble Close but no further changes are proposed.

Local Green Spaces

The following sites have been designated as Local Green Spaces:

- **LGSMEA001 Land surrounding St Mary's Church**
- **LGSMEA002 Cemetery**

Norton St Philip

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

Site Allocations

Norton St Philip was identified in Local Plan Part I as a Primary Village however future housing numbers in the village were limited to 45. Recent years have seen significant development. Completion and consent levels from 2006-2017 have been very high at 95 houses. This is significantly more than the intended level of development for the village therefore there is no residual level of development to be delivered through Local Plan Part II. In line with this strategy no sites will be allocated in Norton St Philip.

Due to its classification as a Primary Village Norton St Philip continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

No amendments are proposed to the Development Limits other than to reflect committed development. There is a site which has planning permission and is under construction which is included in development limits, at Longmead Close.

Local Green Spaces

The following sites have been designated as Local Green Spaces:

- **LGSNSP001 Land east of Wellow Lane**
- **LGSNSP002 Lyde Green**
- **LGSNSP003 Great Orchard**
- **LGSNSP004 Ringwell Lane**
- **LGSNSP005 Church Green**
- **LGSNSP006 Church yard**
- **LGSNSP007 Fortescue Fields South**
- **LGSNSP008 Fortescue Fields West**
- **LGSNSP009 Church Mead**
- **LGSNSP010 Shepherds Mead**

Nunney

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

Site Allocations

Local Plan Part I defined Nunney as a primary village and the village is expected to accommodate at least 55 new homes. Recent years have seen relatively low levels of windfall development with completion and consent levels from 2006-2017 totalling 2 dwellings. Consequently there is a residual level of 53 homes to be delivered through Local Plan Part II.

Due to its classification as a Primary Village Nunney continues to have an identified Development Limit. Over the lifetime of the plan additional small scale development could potentially come forward within this boundary.

However, given the low level of windfall development that has come forward in recent years it is appropriate to allocate a site to facilitate development.

- **Site NUN001a land at Green Pitts Lane to be allocated for residential development under policy XXXX**

Development Limit

No amendments are proposed to the Development Limits.

Local Green Spaces

The following areas are to be designated as Local Green Spaces:

- **LGSNUN001 Riverside green area across the River from Nunney Castle**
- **LGSNUN002 Green area that includes Nunney Castle and adjacent Riverside Land**
- **LGSNUN003 Land surrounding the Village Hall**
- **LGSNUN004 Wooded area adjacent to the River**
- **LGSNUN005 Quarry Gardens**

NUN001a Land at Green Pitts lane

Context

Flat field adjoining settlement boundary to the south of the village. Majority of site is currently used for agriculture. Part of the southern edge is used as a truckers stop. The eastern corner is fenced off and used as a paddock. Opposite existing residential development with good access to the road network.

Outline planning permission (2014/0198/OTS) for the erection of up to 100 no. dwellings, vehicular access from Green Pitts Lane, pedestrian/cycle access from Glebelands, highways improvements, public open space, drainage and associated works was refused and then dismissed at appeal. Reasons for refusal included:

- That the proposed development of up to 100 dwellings would represent a significant, unnecessary and unjustified encroachment of built development beyond the development limits that would harm the scenic and distinctive rural character of the site;
- The proposal would generate a significant number of private vehicle movements and the level and location of the proposed development would not make satisfactory provision for access by all means of travel (particularly by means other than the private car);
- In the absence of suitable planning obligations secured under Section 106 of the Town and Country Planning Act 1990 as amended, the proposal would not make adequate provision for public recreational open space, a Travel Plan or affordable housing.

Landscape & Ecology

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

An Ecology Strategy on file was prepared for the previous application (100 homes) which was agreed subject to conditions. Surveys are now out of date which may require amending the strategy. The site is an arable field with smaller field of unimproved grassland. It is within Band C of Mells Valley SAC. Provisionally a Masterplan should include 0.25ha of accessible replacement habitat (dependent on updated bat activity surveys). In combination effects with other developments affecting the SAC around Frome should be considered.

Heritage

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

Highways

A comprehensive approach will be needed to provide safe access by a range of means (including by means other than private car).

Sewerage

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

Surface Water Flooding

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

Policy XXX Development Requirements and Design Principles NUN001

- 1. Up to 55 dwellings making provision for affordable housing in line with relevant policies.**
- 2. The site should be designed sensitively to ensure no harm to the Conservation Area setting and nearby listed buildings.**
- 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location.**
- 4. Building materials should reflect the local materials and style.**
- 5. The site should be designed to safeguard the amenity of neighbouring residential properties.**
- 6. A comprehensive approach will be needed to provide safe access by a range of means (including by means other than private car).**
- 7. Opportunities should be taken to maintain or enhance biodiversity including providing 0.25ha of accessible replacement habitat.**
- 8. In combination effects with other developments affecting the SAC around Frome should be assessed.**
- 9. Adequate provision of open space and recreational areas**
- 10. Protection and easement of the existing sewer required**
- 11. Appropriate drainage provision taking into account the site's proximity to an area of high risk of surface water flooding on the other side of the A361 and concerns raised by local residents about the impact on existing development**

Oakhill

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

Site Allocations

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

Due to its classification as a Secondary Village Oakhill continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

The Development Limited is to be amended to include development permitted at Galley Batch Lane.

Local Green Spaces

The following sites have been designated as Local Green Spaces:

- **LGSOAK001 Cemetery adjacent to Pepy's Cottage**
- **LGSOAK002 Walled grounds of Pondsmead Nursing Home**
- **LGSOAK003 Church and churchyard of All Saint's Church**

Rode

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

A Neighbourhood Plan for the village was “made “ in 2017.

Site Allocations

Rode is identified in Local Plan Part I as a Primary Village with the requirement of 65 homes. Completion and consent levels from 2006-2017 have provided 78 houses. This is more than the intended level of development for the village therefore there is no residual level of development to be delivered through Local Plan Part II. In line with this strategy no sites will be allocated in Rode

Due to its classification as a Primary Village Rode continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

Amendments are proposed to the Development Limits to reflect committed development and to reflect minor alterations made by the Neighbourhood Plan There is a site which has planning permission at Church Farm which will be included, and an amendment at Church lane.

Local Green Spaces

The Neighbourhood Plan has designated the following sites as Local Green Spaces:

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

Stoke St Michael

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

Site Allocations

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

Site SSMS008 to be allocated for residential development for up to 17 homes under policy XXX.

Due to its classification as a Primary Village Stoke St Michael continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary and this will be expected to account for the remainder of the residual requirement, amounting to 13 houses.

Development Limit

An amendment is proposed to the development limit to reflect committed development between Gooseacre and 1 Mendip Road and to include Gooseacre as a consequence of the infill development.

Local Green Spaces

Six areas are to be designated as Local Green Spaces:

- **LGSSSM001 Churchyard of St Michael's Church and adjacent land**
- **LGSSSM002 Smallholding and paddocks**
- **LGSSSM003 The Lychgate and garden**
- **LGSSSM004 The Millenium Wood**
- **LGSSSM005 The green, St Michael's Close**
- **LGSSSM006 Play area, Moonshill Road**

SSMS008 Land west of Frog Lane

Context

The site is on the western edge of the village and is flat agricultural land. It is across the road from the village playing fields to the east and development to the south. It is bounded on 2 sides by mature hedgerow and trees. It is alongside Stoke Hill, which is the main east to west route through the village.

Landscape & Ecology

Hazel Dormice are recorded on the site. Part of the SSSI St Dunstan's Well and Mells Valley SAC (designated for its importance to the Greater Horseshoe bat) lies approx. 200m to the west of the site.

The site is Part of field (0.60ha) of improved grassland with existing hedgerow on east and southern boundaries. It is within Band C of Mells Valley SAC. Provisionally a Masterplan should include 0.1ha of accessible replacement habitat.

Existing hedgerows potentially supports hazel dormice. 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.

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

Heritage

The Grade II Listed Home House lies 140m to the east of the site

Policy XXX Development Requirements and Design Principles SSM008

- 1. Up to 17 dwellings, making provision for affordable housing in line with relevant policies.**
- 2. The site should be designed sensitively to ensure no harm to the countryside setting.**
- 3. The site should be designed sensitively to ensure no harm to the setting of the nearby listed building.**
- 4. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural 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 and manage any potential impact on protected species.**
- 8. New and retained hedgerows should be protected by additional planting and a buffer of meadow grassland, and not incorporated as residential garden boundaries, to help manage any potential impact on protected species such as hazel dormice or commuting bats.**
- 9. Site should be designed to guard against any impact on the Groundwater Source Protection Zone 1.**
- 10. The site should be designed to minimise the risk of worsening surface water flooding elsewhere in the village.**

Walton

Walton is a large village of around 400 homes lying between the Somerset Levels and the Polden Hills. The village is bisected by the busy A39 and funding options are being considered for a bypass around the village.

Walton lies within the Polden Ridge Landscape Character Area. This area is characterised by the large open fields which surround the village.

Site Allocations

Local Plan Part I identifies Walton as a secondary village with a requirement for 40 homes over the plan period. As at 31st March 2017, 54 houses had either been completed or consented. This is more than the intended level of development for the village therefore there is no residual level of development to be delivered through Local Plan Part II. No sites will therefore be allocated in Walton.

Due to its classification as a Secondary Village Walton continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

No amendments are proposed to the Development Limits.

Local Green Spaces

The following sites have been designated as Local Green Spaces:

- **LGSWAL001 Land surrounding The Rectory**
- **LGSWAL002 Land surrounding Walton House**
- **LGSWAL003 Land surrounding Church of the Holy Trinity & The Old Parsonage**

West Pennard

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

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

Site Allocations

Local Plan Part I identifies West Pennard as a secondary village with a dwelling requirement of 25 homes over the plan period. As at 31st March 2017, 16 houses had either been completed or consented, leaving a remainder of 9 to be delivered.

Due to its classification as a Secondary Village West Pennard continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

- Site WPEN014 Land to the side and rear of Avalon to be allocated for residential development under policy XXX.

This allocation is expected to deliver 5 houses, leaving a remainder of 4 to be delivered over the plan period within the existing development boundary.

Development Limit

Amendments are proposed to the Development Limits to take account of committed development at Bishops Orchard and south of Fallowfields.

Local Green Spaces

Two areas are to be designated as Local Green Spaces:

- **LGSWESTPEN001 Land surrounding Whitegates and The Grange**
- **LGSWESTPEN002 Churchyard and land surrounding The Old Vicarage and West Pennard House**

WPEN014 Land to the side and rear of Avalon

Context

The site is 0.25 ha and is in a relatively central location, reasonably close to the village school, village hall and church. The site is relatively flat and open.

Landscape & Ecology

The site is partly within development limits and the remainder sits in line with other linear development. Some evidence of Lesser horseshoe and brown long-eared bats present at moderate and low density respectively.

Heritage

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

Policy XXX Development Requirements and Design Principles WPEN014

1. **Up to 5 dwellings making provision for affordable housing in line with relevant policies.**
2. **Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location.**
3. **Building materials should reflect the local materials and style.**
4. **The site should be designed to safeguard the amenity of neighbouring residential properties.**
5. **Opportunities should be taken to maintain or enhance biodiversity, with particular reference to the presence of protected bats.**

Westbury sub Mendip

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

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

Site Allocations

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

Due to its classification as a Primary Village Westbury Sub Mendip continues to have an identified Development Limit. Over the lifetime of the plan additional small scale development could potentially come forward within this boundary to meet the residual requirement.

Site WSM006 to be allocated for residential development under policy **XXX**.

Development Limit

Amendments are proposed at Torlea, Wells Road and at Stable Cottages to allow for committed development. No further changes to the development limits are proposed.

Local Green Spaces

Four areas are to be designated as Local Green Spaces:

- **LGSWSM001 land north of Ash Tree Farm, off Old Ditch**
- **LGSWSM002 land north of Free Hill Farm, off Old Ditch**
- **LGSWSM003 Land at School Hill and The Hollow**

- **LGSWSM004 St Lawrence Church and Court House Farm**

WSM006 Land at Roughmoor Lane

Context

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

The site is well related to the village and accessible to most village facilities. It is enclosed by development on 2 sides and whilst it is visible across open land to the south, it is not prominent in the landscape. The site could provide for the residual housing requirement in the village. Traffic generation and access onto the A371 will need to be carefully considered. There is also scope to include community facilities on the site, which is adjacent to the village playing fields. Additional land is included in the site area to allow for this.

Landscape & Ecology

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

Site is part of a large arable field with hedgerow to the west, located in Band B of North Somerset and Mendip Bats SAC. Provisionally any masterplan should include 0.97ha of accessible replacement habitat. In combination effects with other developments affecting the SAC around Cheddar should be further investigated.

Common pipistrelle, serotine, lesser horseshoe and the rare barbastelle bats also possibly present at low density

Heritage

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

Highways

Further investigation will be required of traffic impacts and a safe access onto the A371 will be required.

Policy XXX Development Requirements and Design Principles WSM006

- 1. Up to 40 dwellings including affordable housing consistent with relevant policy.**
- 2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location.**
- 3. Building materials should reflect the local materials and style.**
- 4. The site should be designed to safeguard the amenity of neighbouring residential properties.**

5. **Opportunities should be taken to maintain or enhance biodiversity and particular consideration will be needed of the impact on the Mendi Bat SAC and in combination effects with developments around Cheddar.**
6. **Further investigation will be required of traffic impacts and a safe access onto the A371 will be required.**
7. **The impact on nearby listed buildings and the Conservation Area will need to be carefully considered.**
8. **The site should provide for improved local community facilities and the potential to provide for a new village hall should be investigated. The area of the site is larger than that required for the residential development to allow for this.**

Wookey Hole

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

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

Site Allocations

Wookey Hole was identified in Local Plan Part I as a Secondary Village however future housing numbers in the village were limited to 15 due to the smaller size of the village and the village's environmental sensitivity. 16 houses have been built or permitted to date. Due to the level of past commitments and Wookey Hole's environmental significance (including falling within the Mendip Bat Consultation Zone and bordering the AONB) no sites are allocated.

Due to its classification as a Secondary Village, Wookey Hole continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

No amendments are proposed to the Development Limits.

Local Green Spaces

The following sites have been designated as Local Green Spaces:

- **LGSWOOKH001 Wooded area**
- **LGSWOOKH002 Church and churchyard of St Mary Magdalene's Church**
- **LGSWOOKH003 Part of the campsite, car park, river and grassed areas**

Wookey

Wookey is large village with 1300 residents and 300 homes. It lies on the River Axe and whilst served only by minor roads, lies approximately 750m to the A371 and good connections with Wells. There are numerous listed buildings and the scheduled ancient monument at Court Farm which influence the character of the village. There are also areas of more modern housing to the north and west of the village.

Site Allocations

Wookey was identified in Local Plan Part I as a Secondary Village and was expected to deliver a minimum of 40 homes during the plan period. There have been large amounts of development in the village in recent years with 68 houses built or approved between 2006-2016. This is significantly more than the intended level of development for the village therefore there is no residual level of development to be delivered through Local Plan Part II. In line with this strategy no sites will be allocated in Wookey.

Due to its classification as a Secondary Village Wookey continues to have an identified Development Limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

Development Limit

The Development Limit is to be amended to include development permitted at Henley Lane.

Local Green Spaces

The following sites have been designated as Local Green Spaces:

- **LGSWOOK001 Green area around St Matthew's Church**
- **LGSWOOK002 Green area at Glebe Paddock**
- **LGSWOOK003 Abbey Close**