

This 'Village' specific section forms part of a wide-ranging consultation on the Local Plan Part II. It is therefore strongly recommended that you first read the 'Mendip' section to gain a wider understanding of the issues and options relating to the district as a whole.

# Baltonsborough

## (Primary Village)

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.

In comparison with the district average, there are a larger proportion of residents in the 45-74 year age bracket. There are currently a small number of households registered as being in housing need.

<u>KEY FACTS</u>		
Parish population:		864
Age profile:		Mendip average:
17%	0-15 yrs	19%
8%	16-24 yrs	10%
18%	25-44 yrs	23%
48%	45-74 yrs	39%
9%	75+ yrs	9%
Approximate housing stock of village: <b>302</b>		
Data sources: ONS Census Statistics 2011 MDC Rural Settlement Role & Function Study 2012		

### Planning for Baltonsborough...

- Baltonsborough is designated in the Local Plan Part I as a Primary Village, which means it has a wider selection of services than many smaller villages.
- Part I of the Local Plan indicates that the village is expected to deliver at least **45** new homes over the Local Plan period 2006-2029.
- To date, **114** houses have either been built or granted conditional planning permission. It is not therefore expected that the Local Plan Part II will seek to allocate any additional housing sites in the village to 2029.
- However, we need to explore whether there are any reasons why further housing should be planned e.g. to respond to a need identified by local people.
- Landowners have requested that we consider **10** sites that they have put forward.

### What you have already said about Baltonsborough...

A draft Community-led Plan was published in April 2012 following village events and a survey. No specific proposals emerged but clear concerns were raised over a particular development site (BAL003a – subsequently permitted by a planning inspector on appeal) and opinions were expressed on other potential development sites. In addition, the following is a summary of other issues identified:

- Protection of orchards
- Support for some light industrial units
- Local concerns with sewage infrastructure and flood management
- Retention of shop and post office, additional cafe/retail premises

### Key Facilities

Our most recent records show the village has the following facilities:

- **Journey to work bus service**
- **Post office**
- **Shop**
- **Pub**
- **Village hall**
- **School**
- **Church**

Is this still correct? Are there any that we have missed?

- Development needs to be in keeping with the village
- Desire for incremental/small-scale housing growth
- Need for affordable housing
- Retention of views around the village

### **What does this mean for the village?**

- ❖ We do not expect to make further allocations of land for housing development in Baltonsborough. However, we need to explore whether there are any reasons why further housing should be planned e.g. to respond to a need identified by local people.
- ❖ The importance of orchards to local people should be taken into account in drawing up the Local Plan Part II, particularly if additional sites need to be allocated.
- ❖ We could seek to allocate some land for local employment, although no site options have yet been put forward for this type of use.

## Have your say...

The following appendix has information on the designations in and around the village as well as the sites that have been put forward for consideration by landowners. To ensure that the views of local communities and stakeholders are reflected in the Local Plan Part II, we would welcome views on a number of issues. Please answer as many (or as few) of the following questions as you wish:

### **Local Distinctiveness and Character**

BALTQ1: What makes Baltonsborough special? Are there any specific areas, features or characteristics that should be protected or improved? In the event that future development is needed, are there any broad areas of the village where this should be located / avoided? *Please answer in general terms – you can comment in detail on specific sites below.*

### **Housing**

BALTQ2: Although Baltonsborough has met and exceeded its minimum housing requirement as set out in the Local Plan Part I, are there any reasons why we should consider identifying further sites for housing in the Local Plan Part II?

BALTQ3: If a need for further development is identified, would you support / not support any of the sites put forward by landowners which are set out in Table B. Why? Please include site reference(s) where applicable and have regard to the constraints outlined in Tables A and B in explaining your reasons.

BALTQ4a: Are there any other potential development sites that we have not identified which you would like to draw our attention to?

BALTQ4b: If further development is needed, what types of development would you like to see on any of the site(s) identified e.g. housing of a particular size or type, affordable housing, custom build or mixed use schemes?

### **Employment**

BALTQ5: Are there any existing employment or commercial sites in or around the village that may be suitable for redevelopment? If so, where and for what type(s) of development?

BALTQ6: Are there any existing employment or commercial sites in or around the village that you feel should be retained in their current use if at all possible? If so where and why?

BALTQ7: Is there a need for any additional land for employment/commercial development? If so, what types and where could such development take place?

### **Development Limit**

BALTQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

BALTQ9: Do you feel the current Development Limit should be changed? If so where and why?

## **Infrastructure/Facilities**

BALTQ10: Is there a need for further infrastructure or facilities in the village e.g. open or recreation space, meeting place, car park? If so, please specify what and where.

## **Open Areas of Local Significance/Local Green Spaces**

BALTQ11: Looking at the Open Areas of Local Significance/Local Green Space criteria (see Mendip Section Appendix 2), do you think all of the sites listed still warrant designation? If so, why are they special?

BALTQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

BALTQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

## **Other Matters**

BALTQ14: Are there any other planning issues in Baltonsborough that you feel should be addressed in the Local Plan Part II?

BALTQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

# **Baltonsborough Appendix**

**Table A: Key designations and other relevant planning information**

<b>Constraint</b>	<b>Information</b>	<b>Implications for Local Plan Part II</b>
<b>Agricultural Land Classification</b>	Baltonsborough is surrounded by agricultural land classed as Grade 3 and Grade 4 which may include some in the 'best and most versatile' category.	In choosing development sites, local planning authorities should seek to use areas of poorer quality agricultural land in preference to that of a higher quality. The grades of agricultural land range from best and most versatile to poor.
<b>Ancient Woodland</b>	None.	Ancient woodlands are an irreplaceable natural habitat and development should avoid their unnecessary loss or deterioration.
<b>Areas of High Archaeological Potential and Interest</b>	An area around the western side of the village is identified as having potential archaeological interest.	Any development within an area of known or potential archaeological interest will have to take into account this archaeological potential.
<b>Area of Outstanding Natural Beauty (AONB)</b>	None.	Development within an AONB is more strictly controlled and must be designed in a way which will not negatively impact upon the characteristics of the AONB.
<b>Coal Consultation Zone</b>	None.	The Coal Authority will need to be consulted on potential sites to see whether there are any possible issues from old coal mining works.
<b>Conservation Area</b>	None.	Any development within the Conservation Area will need to be sympathetic.
<b>Flood Zones</b>	Baltonsborough does not lie within a Flood Zone. The nearest is around 100m to the south west of the village associated with the River Brue.	Development should generally be directed away from areas designated as at most risk from flooding (Zones and 2 and 3).
<b>Green Belt</b>	None.	Development in the Green Belt should be resisted in line with Chapter 9 of the NPPF.
<b>Groundwater Source Protection Zone</b>	None.	Particular care is needed in such areas to ensure development in such areas does not adversely affect the quality of groundwater.
<b>Historic Parks &amp; Gardens</b>	None.	Recorded by English Heritage in recognition of their special historic significance. Any proposed development should be considered against whether it would be likely

		to impact on the special character of any Historic Park and Garden.
<b>Landfill sites</b>	None.	Areas of land which are, or have been subject to landfill may be contaminated and/or lead to abnormal development costs.
<b>Listed Buildings</b>	There are a number of listed buildings in the village: <ul style="list-style-type: none"> <li>• 1 Grade I listed building</li> <li>• 5 Grade II listed buildings</li> </ul> There are also a further 13 listed buildings on the outskirts of the village.	Listed buildings are protected by national policy and development policy 3 of the Local Plan Part 1. Any development will need to ensure the integrity of these listed buildings.
<b>Local Wildlife Sites</b>	There are no Local Wildlife Sites designated in and around Baltonsborough apart from the River Brue itself to the south west of the village.	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
<b>Mendip Bat Consultation Zone</b>	None.	Any development within this area will need to take account of the potential for bats.
<b>Mineral Consultation Areas</b>	None.	MCAs identify where mineral reserves exist which potentially could be needed at some point in the future.
<b>National Nature Reserves (NNRs)</b>	None.	National Nature Reserves are statutorily protected for their ecological and biodiversity value. Development should be directed away from such sites to ensure any adverse impacts.
<b>Open Areas of Local Significance/Local Green Spaces</b>	There are three OALS/LGS areas designated in Baltonsborough (see Table 3 for details). One of these is also a Protected Recreation Area (see below).	These areas are protected from development under development policy 2 of the Local Plan Part I. However all of the areas designated as Local Green Spaces are being reviewed as part of the Local Plan Part II. More details can be found in Table C
<b>Protected Recreation Areas</b>	Three areas of open space within and around the village are designated as protected recreation spaces.	These areas are protected from development under development policy 16 of the Local Plan Part I. Any development here will therefore be resisted.
<b>Quarries – SMLP Quarries</b>	None.	The existence of a quarry site may constrain the development of nearby sites due to noise etc...
<b>Ramsar Sites</b>	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the

		integrity of the Ramsar site.
<b>Regionally Important Geological/ Geomorphological Sites (RIGS)</b>	None.	RIGS are locally designated areas of importance for geology or geomorphology. Any new development would need to be assessed against whether there would be likely to be any adverse effects on such areas.
<b>Rights of Way</b>	There are numerous public rights of way radiating out from and around the village.	Routes over which the public enjoy a legal right to access by foot and sometimes other means. All public rights of way would need to be incorporated into, or reasonably diverted around, new development.
<b>Road Infrastructure</b>	Road infrastructure in Baltonsborough is relatively poor being served by minor roads. The village lies around 1.5 miles from the A361 to the north and approximately 3.5 miles from the A37 to the east.	The standard of local roads may dictate the scale of development a settlement can accommodate.
<b>Scheduled Ancient Monuments (SAMs)</b>	None.	Any development to the west of the village must ensure that the integrity of the SAMs is not damaged.
<b>Sewage Treatment Buffer Zones</b>	None.	Buffer Zones may constrain areas which are capable of being developed for housing in particular.
<b>Sites of Special Scientific Interest</b>	None.	Development should be directed away from these areas and from sites which may have a negative impact upon the integrity of these designated areas.
<b>Special Areas of Conservation (SAC)</b>	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Special Area of Conservation.
<b>Special Landscape Features</b>	None.	Any new development should not have a negative impact upon the special landscape feature and should ideally be located away from it.
<b>Special Protection Areas (SPAs)</b>	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Special Protection

		Area.
<b>Tree Preservation Orders - Areas and Trees</b>	There are two Tree Preservation Order areas at the northern edge of Baltonsborough together with a separate individually protected tree.	Any new development should take account of these areas and ensure that there is no negative impact upon them.

**Table B: Sites put forward for Consideration by Landowners\***

**PLEASE NOTE: The sites listed below are NOT proposals for development put forward by the Council. They are simply a range of options that we need to consider should any additional development be needed.**

Ref and Location	Area (ha)	Key Site Characteristics	Constraints and Considerations	Initial Assessment	Option <u>IF</u> Development is Needed
<b>BAL003a</b> Land adjacent to Church Lane (South)	2.78	Broadly flat agricultural land on the western edge of the village adjoining the Development Limit. Bounded by the Mill Leat development to the west, Church Lane to the east and the Mill Stream Watercourse to the south.	<ul style="list-style-type: none"> <li>• The southern fringe of the site includes small areas in Flood Zones 2 and 3.</li> <li>• Rights of way follow the southern and eastern boundaries, with the latter crossing a small corner of the south eastern boundary.</li> <li>• An Open Area of Local Significance abuts the site to the east.</li> <li>• Listed buildings lie immediately to the east of the site, together with areas of archaeological interest and potential.</li> <li>• The site is prominent open land and affords views towards the wider open countryside.</li> </ul>	Potentially suitable for development subject to careful consideration of identified constraints and would required a detailed assessment of flood risk.	Potentially

<p><b>BAL004</b> Land adjacent to Martin Street</p>	<p>2.07</p>	<p>Field and orchard adjoining the Development Limit with a frontage onto Martin Street. Site BAL025 lies to the east.</p>	<ul style="list-style-type: none"> <li>• The site is identified as a Traditional Orchard which is a habitat of importance as stated in the UK Biodiversity Action Plan.</li> <li>• Rights of Way follow the southern part of the eastern boundary to the site.</li> <li>• No defensible boundary to the east.</li> </ul>	<p>Site is unsuitable for development due to it being classified as being Traditional Orchard Priority Habitat under the UK BAP.</p>	<p>No</p>
<p><b>BAL007</b> Land North of Southview, Martin Street</p>	<p>0.90</p>	<p>Flat agricultural field with hedgerow boundaries. Located to the north of Baltonsborough, adjoining the Development Limit. Adjoins site BAL10 to the east.</p>	<ul style="list-style-type: none"> <li>• Telegraph lines cross the site.</li> <li>• The site is prominent open land and affords views towards the wider open countryside.</li> </ul>	<p>Potentially suitable for development subject to careful consideration of identified constraints.</p>	<p>Potentially</p>
<p><b>BAL020</b> Land at Ham Street</p>	<p>1.34</p>	<p>An open field and traditional orchard on the eastern edge of the village adjacent to current development site. There are mature hedgerows and trees within the site. The site lies around 800m from the village centre on the eastern edge of the development limit.</p>	<ul style="list-style-type: none"> <li>• Telegraph lines.</li> <li>• The majority of the site is identified as a Traditional Orchard which is a habitat of importance as stated in the UK Biodiversity Action Plan.</li> <li>• Right of Way along western boundary.</li> <li>• Underground LPG storage.</li> </ul>	<p>Site is unsuitable for development due to it being classified as being Traditional Orchard Priority Habitat under the UK BAP.</p>	<p>No</p>

<p><b>BAL023</b> Land known as 'Moons', Martin Street</p>	<p>1.15</p>	<p>Flat agricultural field. The site lies beyond the north eastern edge of the defined Development Limit. Adjoins site BAL004 which lies to the south.</p>	<ul style="list-style-type: none"> <li>• The site is identified as a Traditional Orchard which is a habitat of importance as stated in the UK Biodiversity Action Plan.</li> </ul>	<p>The site is unconstrained but located away from the development Limit and does not relate well to the village. Site is unsuitable for development due to it being classified as being Traditional Orchard Priority Habitat under the UK BAP.</p>	<p>No</p>
<p><b>BAL026</b> Woodgate Cottages, Martin Street</p>	<p>0.23</p>	<p>Residential garden off Martin Street to the north of the village. It lies outside the Development Limit and adjoins sites BAL004 (to the south) and BAL023 (to the east).</p>	<ul style="list-style-type: none"> <li>• The garden is south of Woodgate Cottages of which two are listed.</li> <li>• Development would only be logical if in conjunction with BAL004 which is identified as a protected orchard habitat.</li> </ul>	<p>Potentially suitable for development subject to careful consideration of constraints and relationship with surrounding sites.</p>	<p>Yes</p>
<p><b>BAL025</b> Site known as Newlyn Tynings</p>	<p>1.23</p>	<p>Relatively flat agricultural field lying to the north east of the western part of the village.</p> <p>The site is removed from the edge of the settlement, separated by a field to the west and the village school playing field to the south and west.</p>	<ul style="list-style-type: none"> <li>• A public footpath crosses the site from north to south on the western edge.</li> <li>• Cannot currently be accessed although there is potential for an upgraded access from Martin Street which serves the recreation ground.</li> <li>• The site is removed from the settlement.</li> </ul>	<p>Potentially suitable for development although in an isolated location from the development limit and adjoining land is not considered suitable.</p>	<p>Potentially</p>

<b>BAL027</b> Land at Ham Street, opposite Chestnut Close	0.26	Field fronting Ham Street. Lies adjacent to development limit and opposite housing.	<ul style="list-style-type: none"> <li>No specific constraints</li> </ul>	Potentially suitable for development subject to careful consideration of identified constraints.	Potentially
<b>BAL022</b> Willow Croft, Martin Street	0.22	Site is a narrow strip of land adjoining the Development Limit on its shortest side. Undeveloped extent of the site (south-west) is used for informal grazing and includes strong natural screening. Watercourse on south-west edge of the site.	<ul style="list-style-type: none"> <li>South western part of site lies in Flood Zone 2 but is likely to be Flood Zone 3 given known constraints on BAL005.</li> </ul>	This land is not considered suitable due to potential high flood risk already established on adjacent land.	No
<b>BAL005</b> Land at Martin Street	0.93	Flat field located on the southern edge of the village. Site is adjoined by development on its eastern and western edges and fronts onto existing housing on the northern edge also.  Application (2013/1862) refused on flood risk grounds.	<ul style="list-style-type: none"> <li>South western edge is bordered by the Mill Stream.</li> <li>The Environment Agency has indicated that this area is within Flood Zone 3 and subject to more extensive flood risk than shown on the current map.</li> </ul>	This land is not considered suitable for development due to Flood Risk.	No

\*Please note that this excludes sites which have already been given planning consent.

**Table C: Local Green Spaces**

<b>Site Reference</b>	<b>Size of site (in ha)</b>	<b>Description</b>	<b>Notes</b>
Q2BALT001	0.64	Land surrounding St Dunstan's Church. Also includes The Old Vicarage and walled garden.	Some of the site lies behind high stone walling and is not visible from the street.
Q2BALT002	0.21	Play area within the residential area.	Play area protected by Local Plan Policy DP16: Open Space and Green Infrastructure.
Q2BALT003	1.29	Land surrounding private dwelling containing mature trees and tennis court.	Much of the site is not visible from a public road.