

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.

# Butleigh (Primary Village)

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 characterised by the traditional orchards of the surrounding countryside.

The age profile for the village shows a significantly higher proportion of people aged over 45 in comparison to the district average. There are a small number of households in Butleigh that consider themselves to be in housing need.

## Planning for Butleigh...

- Butleigh is designated in the Local Plan Part I as a Primary Village.
- It is expected to deliver at least **45** new homes over the Local Plan period 2006-2029.
- **12** homes have been built or approved leaving **33** houses still to be delivered. This excludes the development of the Butleigh Hospital which was counted as development in countryside.
- In villages with a residual housing amount of more than 15 houses it is anticipated that a site or sites will be allocated to accommodate this housing through the Local Plan Part II.
- **17** sites have been put forward by landowners for us to look at to see which may be the most suitable.

## What you have said about Butleigh....

We know a lot of thinking about Planning has been done in Butleigh and the responses from Butleigh's parish questionnaire sent out in 2013 identified the following planning issues:

1. Household size – most households are either one or two persons, large households are in the minority.
2. Ageing population - the majority of the village's population, over the course of the next 15 years, will be in retirement.
3. Affordable housing - Respondents were in favour of small scale and affordable housing.
4. Community facilities - Some demand for a village hall/community venue and a café. Provision of a footpath along Sub Road also important.
5. Orchards - Orchards should be preserved or added to.

### KEY FACTS

Parish population: **823**

Age profile:		Mendip average:
17%	0-15 yrs	19%
7%	16-24 yrs	10%
14%	25-44 yrs	23%
50%	45-74 yrs	39%
12%	75+ yrs	9%

Approximate housing stock of village: **319**

Data sources:  
ONS Census Statistics 2011  
MDC Rural Settlement Role & Function Study 2012

### Key Facilities

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

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

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

## What does this mean for the village?

- ❖ Land needs to be allocated to accommodate the remaining 33 houses still to be delivered in Butleigh.
- ❖ Land could be allocated for a village hall/community centre.
- ❖ The orchards that are important to people could potentially be protected.

## 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 by landowners for consideration. 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:

### Local Distinctiveness and Character

BUTQ1: Thinking generally about the village, what makes Butleigh special? Are there any specific areas, features or characteristics that should be protected or improved? Is there a specific area around the villages which is preferred – or avoided? *Please answer in general terms – you can comment in detail on specific sites below.*

### Housing

BUTQ2: Are there any reasons why we should consider identifying sites for in addition to the Local Plan Requirement of 45 homes set out in the Local Plan Part II?

BUTQ3: Which of the sites in Table B would you support / not support and why? Please include site reference(s) where applicable and have regard to the constraints outlined in Tables A and B in explaining your reasons.

BUTQ4a: Are there any other potential development sites we have not identified which you would like to draw our attention to?

BUTQ4b: 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

BUTQ5: 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?

BUTQ6: 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?

BUTQ7: 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**

BUTQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

BUTQ9: Do you feel the current Development Limit should be changed? If so where and why?

## **Infrastructure/Facilities**

BUTQ10: Is there a need for further infrastructure or facilities in the village e.g. open space, meeting place, car park? If so, please specify what and where.

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

BUTQ11: Looking at the Open Areas of Local Significance/Local Green Space, (see Mendip Section Appendix 2), do you think all of the sites listed still warrant designation? If so, why are they special?

BUTQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

BUTQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

## **Other Matters**

BUTQ14: Are there any other planning issues in your village that you feel should be addressed in the Local Plan Part II?

BUTQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

# Butleigh 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>	Land around the whole village is classified as Grade 3.	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>	Park Wood, an area of ancient woodland lies approximately 500m to the west of the village.	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 of High Archaeological Potential and an Area of Archaeological Interest cover much of the village to the north.	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 Referral 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>	Much of the village lies within a Conservation Area. Information on what a Conservation Area is can be found <a href="#">here</a> .	Any development within the Conservation Area will need to be sympathetic.
<b>Flood Zones</b>	A relatively large area of Flood Zone 3 lies within 400m to the west of the village.	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>	A potential area of contaminated land lies to the south west of the village within 800m.	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 II* listed building</li> <li>• 20 grade II listed buildings</li> </ul>	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>	Two LWS's on the edge of the village: <ol style="list-style-type: none"> <li>1. Moor Meads (49.57ha) - old parkland with areas of unimproved and semi-improved neutral grassland.</li> <li>2. Higher Rocks Farm Reservoir (0.12ha) - a disused reservoir with areas of woodland, scrub and grassland with major tufa cascade with grottos where stream descends into valley.</li> </ol>	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 6 areas designated as OALS/LGS (see Table 3 for details).	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 below.
<b>Protected Recreation Areas</b>	Four areas of open space within and around the village which are designated as protected recreation spaces.	These areas are protected from development under development policy 16 of the Local Plan Part I, therefore any development here will 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 a number of ROW which lead into the village from the surrounding countryside.	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>	Served only by minor roads. Approx 5.6km to primary route A361 to the north and 6.3km to primary route A37 to the south.	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>	A sewage treatment buffer zone lies adjacent to the west of the west of the village.	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 Feature</b>	The Butleigh Park/Cedar Avenue Special Landscape Feature is located to the north west of the village. This is a local landscape designation details of which can be found in the <a href="#">Mendip Assessment of Special Landscape Features</a> .	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 three trees with Tree Preservation Orders and two Tree Preservation Areas.	Any new development should take account of these areas and ensure that there is no negative impact upon them.

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

***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	Potential Development Option
<b>BUT001</b> Land West of Coombe Lodge, Barton Road, Oddway, Butleigh	1.02	Field with road frontage on two edges with a slight slope away to a watercourse in a southerly direction. Low density residential development surrounds the site aside from its northern edge. Site lies south of the main core of the village.	<ul style="list-style-type: none"> <li>Site lies beyond development limits.</li> <li>Watercourse on the site.</li> </ul>	Site is potentially suitable for development. subject to identified constraints and consideration of landscape impact.	Yes
<b>BUT002b</b> Land at Butleigh Hospital, Butleigh	5.38	<p>A number of grazing fields lying outside and removed from development limits to the south of what could be considered the very fringe of the settlement.</p> <p>The area could be accessed from a number of roads that run around the perimeter. Site slopes downwards in a south to north direction.</p>	<ul style="list-style-type: none"> <li>Far eastern part of the site is designated as a BAP Traditional Orchard Priority Habitat.</li> </ul>	The northern part of the sites is potentially suitable subject to careful consideration of constraints.	Yes
<b>BUT002c</b> Land south of Barton Road and east of Sub	0.8	Long field lying outside and removed from the development limits.	<ul style="list-style-type: none"> <li>Southern portion of site is designated as a BAP Traditional</li> </ul>	The northern part of the site is potentially suitable subject to the	Yes

Road			<p>Orchard Priority Habitat.</p> <ul style="list-style-type: none"> <li>• Peripheral location from core of the village.</li> <li>• Impact on countryside.</li> <li>• No clear defensible development boundary.</li> </ul>	identified constraints and landscape considerations.	
<p><b>BUT003</b> West View, Sub Road, Butleigh (joining land on its eastern side/boundary)</p>	1.60	<p>An undeveloped open area adjacent to the south of what could be considered the main core of the village, lying outside but adjacent to development limits. The OS map base identifies the area as a playing field however the owners submission and aerial photography give no indication that the area is used for this.</p>	No known constraints.	<p>Site is potentially suitable for development.</p> <p>The site is well integrated into the built form of the village and adjoins the current defined Development Limit and would be an acceptable location for future development needs. Site access may need to be improved given current narrow access lane.</p>	Yes
<p><b>BUT005</b> Land at Henley Lane, Butleigh</p>	2.44	<p>Site is an L shaped area made up of three agricultural fields. Located on the south east fringe of the main part of the village, adjacent to the development limit, the land can be accessed via Henley Lane. The land is relatively flat and there is some low density development on the fringes.</p>	No known constraints.	<p>Site is potentially suitable for development given its relationship with the existing form of the village although it is unlikely that the whole area would be necessary to meet the housing needs of the village.</p>	Yes
<p><b>BUT006</b> Land at Sub Road, Butleigh</p>	1.60	<p>The site is made up of two grazing paddocks lying to the south west of the main core</p>	No known constraints.	<p>Site is potentially suitable for development.</p>	Yes

		of the village. It lies outside and removed from the development limit.		There is direct access to the road.	
<b>BUT006a</b> Land at Sub Road, Butleigh	0.57	The site is an agricultural field lying adjacent to the development limit and containing a number of trees which sits between Chapel Lane and Sub Road and is adjacent to the southerly part of the village to the east. Public highways define the north and western boundaries.	<ul style="list-style-type: none"> <li>• Site lies within a Conservation Area.</li> </ul>	<p>Site is potentially suitable for development.</p> <p>Exception site for 8 dwellings under development. Part of a larger site considered suitable in principle being directly adjacent to existing development although the appropriateness would need to be considered with regard to the Conservation Area.</p>	Yes
<b>BUT010</b> Land at Parkfields Orchard, Butleigh	1.35	Two parcels of promoted land – east and west of Parkfield Orchard. Grazing paddock. Access from Parkfields Orchard, Henley Lane or Backtown.	<ul style="list-style-type: none"> <li>• Within a Conservation Area.</li> <li>• Application for bungalow development withdrawn in 2010.</li> </ul>	The site is adjacent to the settlement and could be considered for small scale development subject to the sensitivities of the Conservation Area.	Yes
<b>BUT012</b> 36 Cornish's Cottages, Butleigh	0.11	Part of a large garden.	<ul style="list-style-type: none"> <li>• Within a Conservation Area.</li> </ul>	Site lies outside limits but there is built development to the west and south. There are trees on the site but there appears to be scope for the single dwelling envisaged.	Yes
<b>BUT015</b> Lower Rockes Farm , Compton Street, Butleigh	1.59	Agricultural land adjacent to Lower Rockes Farm and adjacent to the Development Limit. Currently screened by high hedge/trees.	<ul style="list-style-type: none"> <li>• Lower Rockes Farmhouse to the north of the site is Grade II Listed.</li> <li>• Rights of Way.</li> <li>• Loss of</li> </ul>	Potentially suitable subject to consideration of constraints and extent to which loss of traditional orchards can be	Yes

		Farm to north subject to conversion/new build scheme refused at appeal (2014/0599).	Traditional Orchards (priority habitat). <ul style="list-style-type: none"> <li>Impact of development and access on adjacent Conservation Area.</li> </ul>	justified.	
<b>BUT017</b> Land adjacent to Sub Road, Butleigh	1.33	This is a level agricultural site screened by high hedges and trees. Located south of the main village, opposite the Butleigh Hospital Site and pub on Sub Road. The site is also close to the bus stop.	<ul style="list-style-type: none"> <li>Public rights of way along the western boundary.</li> <li>Impact on rural setting of the settlement.</li> </ul>	Potentially suitable subject to consideration of landscape impact and constraints.	Yes
<b>BUT018</b> Land north of Butleigh Hospital	0.7	Enclosed field to the south of the PH and north of residential development Means of access from Sub Road	<ul style="list-style-type: none"> <li>Loss of trees to create access (non- TPO)</li> </ul>	Potentially suitable subject to consideration of landscape impact and constraints.	Yes
<b>BUT008a</b> Land at Chapel Lane, Butleigh	0.89	Former orchard now used primarily for grazing. It enjoys strong hedgerow/tree boundaries. The main core of the village lies to the east of the site.	<ul style="list-style-type: none"> <li>Impact on Conservation Area.</li> <li>Traditional Orchard Priority Habitat.</li> </ul>	This land is not considered suitable for development given the impact on a Priority Habitat.	No
<b>BUT016</b> Orchard Farm, Kingweston Road	0.40	This is a level Greenfield site at Orchard Farm, Kingweston Road which is currently used a garden. Access to the site could be achieved from Kingweston Road and Harepits Lane.	<ul style="list-style-type: none"> <li>The site is located some distance south of the main village and current development limit.</li> </ul>	This land is not considered suitable for development given its relative isolation from the core area of the village and current development limits.	No
<b>BUT004</b> Land adjacent to Baltonsborough Road	1.99	Field to the north of the village which is currently a productive orchard. The site has strong hedgerow boundaries and can be	<ul style="list-style-type: none"> <li>Adjacent to an extensive Local Wildlife Site to the north and west.</li> <li>Whole site is</li> </ul>	This land is not considered suitable for development given the impact on a Priority Habitat.	No

		accessed from Baltonsborough Road. The site adjoins the development limit to the south.	designated as a BAP Traditional Orchard Priority Habitat.		
<b>BUT009</b> Land east of Butleigh	0.30	The site lies on the eastern edge of the village within the Conservation Area. Only part of the land is being promoted – immediately south of BUT009a.	<ul style="list-style-type: none"> <li>• Within a Conservation Area.</li> <li>• Traditional Orchard Habitat.</li> </ul>	The land is not considered suitable given the impact on orchards and the open character of the conservation area in this location.	No
<b>BUT009a</b> Field fronting Backtown	0.35	The site lies on the eastern edge of the village adjacent to the recent housing development at Admirals Mead. The land is currently a grazing paddock and lies within the defined conservation area. Strong hedgerows define the site and would soften longer.	<ul style="list-style-type: none"> <li>• Within a Conservation Area.</li> </ul>	The land is not considered suitable given the impact of built development on the open character of the conservation area.	No

\*Excludes sites which have planning consent or approval in principle

### Table C: Local Green Spaces

Site Reference	Size of site (in ha)	Description	Notes
<b>Q2BUT001</b>	4.22	Large area in the north of the village. Appears to cover land around the church and village hall as well as a number of private gardens behind high stone walling.	Site lies within the Butleigh Conservation Area. Much of the site not visible from the street.
<b>Q2BUT002</b>	0.05	Open green space in the centre of the village with mature trees and seating.	Site lies within the Butleigh Conservation Area.
<b>Q2BUT003</b>	0.04	Well maintained private garden behind stone wall.	Site lies within the Butleigh Conservation Area.
<b>Q2BUT004</b>	0.05	Private garden behind stone walling.	Site lies within the Butleigh Conservation Area.
<b>Q2BUT005</b>	0.06	Private garden.	Obscured from public view by mature trees. Site lies within the Butleigh Conservation Area.
<b>Q2BUT006</b>	0.12	Open space between housing and a farm.	Not visible from a public road. Site lies outside but adjacent to the Butleigh Conservation Area.