

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.

Chewton Mendip

(Primary Village)

Chewton Mendip is a small village in the north of the district, approximately four miles from Wells and 16 miles from Bristol. It lies 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.

The age profile of the village is in line with that of Mendip as a whole. There are currently no households in the parish who are registered as being in housing need.

Planning for Chewton Mendip...

- Chewton Mendip is designated in the Local Plan Part I as a Primary Village.
- It is expected to deliver at least **15** new homes over the Local Plan period 2006-2029. This reflects the small size of the village and the fact that it is within the AONB. Its AONB status will clearly have implications for the potential for development in the village.
- **11** houses are still to be delivered.
- In villages with a requirement of less than 15 homes the Part I Plan anticipates this would be met through incremental development within existing limits. However adjustments to development limits or development allocations could also be considered.
- **5** 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 Chewton Mendip....

As yet no Community Plan has been prepared for Chewton Mendip and we do not know of one currently in production. Therefore we have no evidence of how the community of Chewton Mendip would like evolve over future years.

However the village did respond to a Village Survey undertaken by the Council in 2008. This response highlighted a few issues that were considered to be important:

1. Affordable housing: a need for affordable housing as many younger people have to move out of the village.
2. The school and village hall are particularly valued.
3. The maintenance of roads, verges and hedgerows needs improvement.

What does this mean for the village?

- ❖ 11 houses are still to be delivered – can these occur naturally within the settlement boundary or would an allocated site be better?

KEY FACTS

Parish population: **585**

Age profile:		Mendip average:
16%	0-15 yrs	19%
10%	16-24 yrs	10%
26%	25-44 yrs	23%
41%	45-74 yrs	39%
7%	75+ yrs	9%

Approximate housing stock of village: **101**

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**
- **Shop**
- **Pub**
- **School**
- **Village hall**
- **Church**

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

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

CHEWQ1: What makes Chewton Mendip 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

CHEWQ2: Are there any reasons why we should consider identifying further sites for housing than the 15 outlined in the Local Plan Part I?

CHEWQ3: 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.

CHEWQ4a: Are there any other potential development sites that we have not identified which you would like to draw our attention to?

CHEWQ4b: 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

CHEWQ5: 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?

CHEWQ6: 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?

CHEWQ7: 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

CHEWQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

CHEWQ9: Do you feel the current Development Limit should be changed? If so where and why?

Infrastructure/Facilities

CHEWQ10: 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

CHEWQ11: 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?

CHEWQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

CHEWQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

Other Matters

CHEWQ14: Are there any other planning issues in Chewton Mendip that you feel should be addressed in the Local Plan Part II?

CHEWQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

Chewton Mendip Appendix

Table A: Key designations and other relevant planning information

Constraint	Information	Implications for Local Plan Part II
Agricultural Land Classification	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.
Ancient Woodland	None.	Ancient woodlands are an irreplaceable natural habitat and development should avoid their unnecessary loss or deterioration.
Areas of High Archaeological Potential and Interest	A large Area of High Archaeological Potential covers the village.	Any development within an area of known or potential archaeological interest will have to take into account this archaeological potential.
Area of Outstanding Natural Beauty (AONB)	The majority of the village, except for the western tip, is within the Mendip Hills AONB.	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.
Coal Consultation Zone	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.
Conservation Area	The whole village is encompassed within a Conservation Area. Information on what is a Conservation Area can be found here .	Any development within the Conservation Area will need to be sympathetic.
Flood Zones	None.	Development should generally be directed away from areas designated as at most risk from flooding (Zones and 2 and 3).
Green Belt	None.	Development in the Green Belt should be resisted in line with Chapter 9 of the NPPF.
Groundwater Source Protection Zone	Within Groundwater Source Protection Zone 1.	Particular care is needed in such areas to ensure development in such areas does not adversely affect the quality of groundwater.
Historic Parks & Gardens	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.
Landfill sites	None.	Areas of land which are, or have been subject to landfill may be contaminated and/or lead to abnormal development costs.
Listed Buildings	There are a number of listed buildings in the village: <ul style="list-style-type: none"> • 1 Grade I listed building • 17 Grade II listed buildings 	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.
Local Wildlife Sites	There are two Local Wildlife Sites on the edge of the village: <ol style="list-style-type: none"> 1. Chewton Mendip Park (30.92 ha) - an old parkland site with veteran trees. 2. Chew Down (1.05 ha) - a moderately species rich, sloping calcareous grassland. 	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
Mendip Bat Consultation Zone	None.	Any development within this area will need to take account of the potential for bats.
Mineral Consultation Areas	None.	MCAs identify where mineral reserves exist which potentially could be needed at some point in the future.
National Nature Reserves (NNRs)	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.
Open Areas of Local Significance/Local Green Spaces	There are two areas designated as OALS/LGS (see Table C 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.
Protected Recreation Areas	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, therefore any development here will be resisted.
Quarries – SMLP Quarries	None.	The existence of a quarry site may constrain the development of nearby sites due to noise etc...
Ramsar Sites	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.
Regionally Important Geological/ Geomorphological Sites (RIGS)	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.
Rights of Way	The village is served by several rights of way.	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.
Road Infrastructure	A39 runs through the village and joins primary route A37 approx 3.3km to the north of village.	The standard of local roads may dictate the scale of development a settlement can accommodate.
Scheduled Ancient Monuments (SAMs)	Two Scheduled Ancient Monuments lie to the west of the village. The northern site consists of a group of three bowl barrows and one long barrow and the southern, smaller site consists of a bowl barrow.	Any development to the west of the village must ensure that the integrity of the SAMs is not damaged.
Sewage Treatment Buffer Zones	None.	Buffer Zones may constrain areas which are capable of being developed for housing in particular.
Sites of Special Scientific Interest	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.
Special Areas of Conservation (SAC)	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.
Special Landscape Feature	None.	Any new development should not have a negative impact upon the special landscape feature and should ideally be located away from it.
Special Protection Areas (SPAs)	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.
Traditional Orchards	There are no Traditional Orchards identified in the village.	Traditional Orchards are an important rural feature and habitat and development should avoid their unnecessary loss or deterioration.
Tree Preservation Orders - Areas and Trees	One provisional TPO exists in the centre of the village.	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	Potential Development Option?
CHEW001 Land at Coles Lane	0.54	Significantly sloping rough grazing field adjacent to the heart of the village. Site is surrounded by residential development on all but the eastern edge which is defined by a lane from which site access can be secured. Longer distance views of the site are limited by terrain on opposite side of the valley.	Site lies within: <ul style="list-style-type: none"> • Conservation Area • Groundwater Protection zone • Area of High Archaeological Potential • Mendip Hills AONB 	Site is potentially suitable for development. However, given the slope of the site and hence prominence in the village, design quality and development density would need careful consideration.	Yes
CHEW008 Land opposite Waldegrave House	0.85	The site is on the edge of the settlement, outside the existing development limit, and adjacent to one of the village's main roads. It is part of a larger agricultural field on	Site lies within: <ul style="list-style-type: none"> • Mendip Hills AONB • Groundwater Protection Zone • Site is very close although not directly adjacent to a Local Wildlife Site. 	Potentially suitable for development although further investigation will be needed into the constraints outlined.	Yes

		the north western edge of the village running parallel with Lower Street. Land on the opposite side of the road is in use as a large dwelling and garden.			
CHEW009 Land adjacent to the Old Rectory, Chewton Hill	0.35	<p>The site lies outside but adjacent to development limits, on the boundary of the AONB in the north east of the village.</p> <p>The site is surrounded by a number dispersed residential properties and the area as a whole has a wooded feel. Access could potentially be secured via back lanes rather than from Chewton Hill.</p>	<p>Site lies within:</p> <ul style="list-style-type: none"> • Conservation Area • Groundwater Protection Zone • Area of High Archaeological Potential • Mendip Hills AONB 	Potentially suitable for development although further investigation will be needed into the constraints outlined.	Yes
CHEW014 Barrow Farm	0.11	Site for an additional dwelling in a group of converted barns outside the existing settlement limit. The barns are accessed by a track off Kings Hill but there are footpath links to village services.	<p>Site lies within:</p> <ul style="list-style-type: none"> • Conservation Area • Groundwater Protection Zone 	Potentially suitable for development although further investigation will be needed into the constraints outlined.	Yes
CHEW016 Land east of Rose Cottage, Dumpers Lane	0.11	<p>Small greenfield site on the edge of the village, outside the existing development limits, currently used as a garden.</p> <p>Classed as agricultural although the owner has applied for</p>	<p>Site lies within:</p> <ul style="list-style-type: none"> • Conservation Area • Groundwater Protection Zone • Topography: approximately half of the site is sloping and this will also be a consideration in 	Potentially suitable for development although further investigation will be needed into the constraints outlined.	Yes

		<p>certificate of lawful development to reclassify this as garden. Promoted for one or two self build plots with a small commercial outbuilding.</p> <p>The proposed site access is from Dumpers Lane, off the A39.</p>	<p>terms of access from the A39.</p> <ul style="list-style-type: none"> Trees: a number of trees would need to be moved/lost in development of the site and the impact of this will need to be considered. 		
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*Please note that this excludes sites which have already been given planning consent.

Table C: Local Green Spaces

Site Reference	Size of site (in ha)	Description	Notes
OALSCHEW001	1.81	Churchyard of St Mary Magdalene's Church and adjacent field.	Site lies within the Chewton Mendip Conservation Area and the Mendip Hills Area of Outstanding Natural Beauty.
OALSCHEW002	0.92	Sloping field above the main road through the village (A39). Currently used as a paddock.	Site lies within the Chewton Mendip Conservation Area and the Mendip Hills Area of Outstanding Natural Beauty.