

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.

# Chilcompton (Primary Village)

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

The village has relatively good access to the A37 and A361. The age profile is relatively consistent with that of the district. There are a significant number of households on the housing waiting list stating that they are in housing need but an exception site scheme for 10 affordable units has been given consent.

## KEY FACTS

Parish population: **2,062**

Age profile:		Mendip average:
19%	0-15 yrs	19%
10%	16-24 yrs	10%
22%	25-44 yrs	23%
41%	45-74 yrs	39%
8%	75+ yrs	9%

Approximate housing stock of village: **799**

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

## Planning for Chilcompton ...

- Chilcompton is designated as a Primary Village and is expected to deliver at least **70** new homes over the Local Plan period 2006-2029. As one of the larger villages, Chilcompton has seen regular infill development and several promoted sites were granted permission to meet a shortfall in district housing land supply under national policy.
- **154** new homes have been built or permitted as at March 2015 (164 as at 1<sup>st</sup> July 2015).
- The Council do not expect to make further allocations of land for housing development in the village.
- There may still be a need to identify sites for specific housing uses or address other local needs.
- **11** sites have been promoted by landowners for future development.

## What you have said about Chilcompton...

A village plan was published in 2013 which provides a detailed review of issues affecting the village. Issues highlighted relevant to Local Plan Part II and other recent discussions have indicated:

1. A need to resist any further significant planned housing provision on large sites;
2. To maintain the separation of the village and Midsomer Norton and protect open land around the village to maintain its character;
3. To retain existing employment sites and land and resist redevelopment for housing;
4. To focus any new dwellings on 1, 2 or 3 bed properties or larger units for self-build;
5. Support for a retirement home in the village;
6. To protect public houses in the village for social and community use;
7. To capture any opportunities to upgrade village infrastructure through one-off proposals or development contributions.

## Key Facilities

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

- **Journey to work bus service**
- **Primary school**
- **Pub**
- **School**
- **Village hall**
- **Church**
- **GP surgery**
- **Recreation ground**

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

## What does this mean for the village?

- ❖ We do not expect to make further allocations of land for housing development in Chilcompton. 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.
- ❖ There could be opportunities to protect character of the village through the review of open spaces.

## 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

CHILQ1: Thinking generally about the village, what makes Chilcompton 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 preferred – or avoided? *Please answer in general terms – you can comment in detail on specific sites below.*

### Housing

CHILQ2: Although Chilcompton 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?

CHILQ3: If a need for further development is identified, 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.

CHILQ4a: Are there any other potential development sites we have not identified which you would like to draw our attention to?

CHILQ4b: 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

CHILQ5: 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?

CHILQ6: 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?

CHILQ7: 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**

CHILQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

CHILQ9: Do you feel the current Development Limit should be changed? If so where and why?

### **Infrastructure/Facilities**

CHILQ10: 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**

CHILQ11: 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?

CHILQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

CHILQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

### **Other Matters**

CHILQ14: Are there any other planning issues in your village that you feel should be addressed in the Local Plan Part II?

CHILQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

# Chilcompton 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>	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>	1 AHAP covers St John's Church and Manor Farm.	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>	The village lies within a coal consultation zone.	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>	The village does not have a Conservation Area.	Any development within the Conservation Area will need to be sympathetic.
<b>Flood Zones</b>	A limited area of flood risk follows the course of the River Somer to the North 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>	Some authorised landfill has taken place in railway cuttings.	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 individual listed buildings mainly focused around the Street and Church Lane.	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>	One site – a field north of Chilcompton.	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.	MCA's 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 five Local Green Spaces in the village (see Table C). These will be reviewed as part of the Local Plan Part II.	These areas are protected from development under development policy 2 of the Local Plan Part I.
<b>Protected Recreation Areas</b>	2 recreation areas – the school playing field and recreation area off Bowden Hill.	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>	There is a RIGS site off tunnel lane to the east of the village.	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 is a network of paths which connect the built-up areas of the village – particularly links between Parsonage Lane, Broadway, Bakers lane and the Street.	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>	The village has good main road connections.	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>	Sewage treatment works to the north 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>	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 is a cluster of TPOs around Pines Close, Carters Way, Frys Well and The Broadway.	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 <u>IF</u> needed
<b>CHIL002</b> Stockhill Road (promoted as a mix of small units and self build units)	0.48	A grazing field and associated farm buildings lying on the south western approaches of the village. Surrounding development is generally linear in nature.	<ul style="list-style-type: none"> <li>• Highway capacity of Stockhill Road.</li> <li>• Foul drainage constraints.</li> <li>• Impact on setting and surrounding landscape.</li> </ul>	<p>Potentially suitable for development subject to detailed consideration of impacts and highlighted constraints.</p> <p>Speculative planning application refused in 2015.</p>	Potentially
<b>CHIL003</b> Land at Parsonage Lane, Chilcompton	3.64	An extensive area of land lying between the southern and northern areas the village. There is a pedestrian link to the B3139 and the site runs parallel to Parsonage Lane. Adjoins housing on both its western and eastern edges. Runs down to the River Somer at the southern edge.	<ul style="list-style-type: none"> <li>• Promoted land introduces a significant area of built development off Parsonage Lane which is less well connected to the main facilities in the village.</li> </ul>	<p>Potentially suitable for development subject to detailed consideration of impacts and highlighted constraints.</p> <p>Speculative planning application refused at appeal in 2015.</p>	Potentially
<b>CHIL005</b> Land at the Street/Bowden Hill	0.32	Field with frontage onto The Street, and onto Bowden Hill. Part of the site fronts onto a watercourse. The site has a farm to the south, residential development to the north and west and some open fields to the east. It is	<ul style="list-style-type: none"> <li>• The access to the site crosses a river (via bridge).</li> <li>• Adjoins 'Open Space of Visual Importance' and playing field.</li> </ul>	<p>Potentially suitable for development subject to the need to take account of the open space of visual significance to the north and impact on protected trees.</p>	Potentially

		currently comprised of agricultural land.			
<b>CHIL006</b> Land at Somer Lea	0.39	Field opposite existing housing. The site has frontage onto Somer Lea and then onto Norton Down Lane. Norton Down Lane then links to the Street which is a main transport route. Fields to the east and south. Low density residential to the north.	<ul style="list-style-type: none"> <li>• Archaeological potential.</li> <li>• Potential impact on protected species.</li> <li>• Protected trees.</li> <li>• Relative accessibility to facilities given its peripheral location.</li> </ul>	Potentially suitable for development subject to consideration of local constraints and impact on village given its peripheral location.	Potentially
<b>CHIL007</b> Land to the North of White Hayes Cottage	0.34	A field with frontage onto 'The Street'. Medium density housing to the south and low density housing to the west, fields to the north and east. Tree cover in the nearby vicinity would soften longer distance views of this new intrusion of linear development.	<ul style="list-style-type: none"> <li>• Wildlife site lies 100m to the east.</li> <li>• Built development in this location would elongate the linear pattern of development.</li> <li>• Relative accessibility to facilities given peripheral location.</li> </ul>	Potentially suitable for development subject to consideration of local constraints and impact on village given its peripheral location.	Potentially
<b>CHIL008</b> Land at Greenditch Cottage, Broadway	1.50	A field with associated dwelling with a garden on the western edge of the village. The site has frontage onto the B3139 (Broadway) and access onto Parsonage Lane. The northern edge of the field enjoys a strong tree belt.	<ul style="list-style-type: none"> <li>• Highways – junction to Parsonage Lane.</li> <li>• Further extends linear form of development.</li> </ul>	Potentially suitable for development subject to detailed consideration of impacts and local constraints.	Potentially
<b>CHIL009</b> The Vicarage (the Rectory) and land to the rear	0.6	Promoted land includes 'the Vicarage' and associated open land to the rear. There is an existing access onto the Street or a possible access via Church Lane.	<ul style="list-style-type: none"> <li>• Mature trees.</li> <li>• Access arrangements.</li> </ul>	Potentially suitable for development subject to detailed consideration of impacts and local constraints.	Potentially

<b>CHIL011</b> Parsonage Lane	0.89	Field located to north of Parsonage Lane opposite Highfield Close.	<ul style="list-style-type: none"> <li>• Potential landscape impact.</li> <li>• Power lines cross the site.</li> </ul>	This part of the village lies on the north side of the Somer Valley and Parsonage Lane. While potentially developable careful consideration will be needed of the landscape impact.	Potentially
<b>CHIL017</b> Land behind 30 and 32 Stockhill Road	0.22	Substantial residential garden area lying to the rear of two existing homes. Area includes strip which could provide an access to this backland plot.	<ul style="list-style-type: none"> <li>• No specific constraints.</li> </ul>	Potentially suitable for development as modest back land development opportunity.	Potentially
<b>CHIL045</b> Parsonage Lane, Chilcompton (promoted for 2 additional self-build dwellings)	0.46	Site is an elongated field and is situated adjacent to Parsonage Lane in an area of relatively sparse development within the village. There is open countryside to the west and residential development to the east and south west.	<ul style="list-style-type: none"> <li>• Potential to elongate the linear pattern of development.</li> <li>• Impact on the rural character of the approach to the village.</li> </ul>	While the open land may be developable in principle, built development in this location would elongate the linear pattern of development and change the rural character of the approach to the village.	Potentially
<b>CHIL046</b> The Old Parsonage, Parsonage Lane (promoted for single self-build dwelling)	0.08	Garden situated adjacent to Parsonage Lane. There is open countryside to the south.	<ul style="list-style-type: none"> <li>• Potential to elongate the linear pattern of development.</li> <li>• Impact on the rural character of the approach to the village.</li> </ul>	Potentially suitable for development subject to consideration of local constraints and impact on village given its peripheral location.	Potentially

\*Excludes sites with planning permission or approval in principle

**Table C: Local Green Spaces**

Site Reference	Size of site (in ha)	Description	Notes
OALSCHIL001	0.31	Site adjacent to a playing field, along "The Street". The River Somer runs through the site.	Much of the site obscured from view by mature trees.
OALSCHIL002	0.49	Section of former railway line, including the bridge. Bridge not accessible and overgrown.	Site covered by DP18: Protection of Former Transport Corridors Safeguarded for Future Transport Use.
OALSCHIL003	0.34	Private walled garden on the corner of Fry's Well.	Not covered by any other designations.
OALSCHIL004	0.14	Pub car park.	Not covered by any other designations.
OALSCHIL005	2.71	Large field behind houses on Wells Road.	Not covered by any other designations.