

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.

Coleford (Primary Village)

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.

The population profile is very similar to the district average. There are currently a significant number of households registered as being in housing need.

Planning for Coleford...

- Coleford is designated in the Local Plan Part I as a Primary Village.
- It is expected to deliver at least **70** new homes over the Local Plan period 2006-2029.
- **6** houses are still to be delivered.
- In villages with a residual housing amount of fewer than 15 houses it is anticipated that this will be provided through small site developments including, where necessary, amendments to development limits.
- **7** 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 Coleford...

A Parish Plan was published in April 2009 and is accompanied by a specific Action Plan. This includes many aspirations which have already been completed including affordable housing and others which are unrelated to planning. However, of some relevance are:

1. Encourage community self-build schemes
2. Build a community hall
3. Improve pavements and walkways and facilitate a crossing in the Goodeaves/the Crescent area
4. Encourage light industry in the village

What does this mean for the village?

- ❖ Consideration needs to be given to how best to accommodate the additional 6 houses, including whether this can be done within existing development limits or whether amendments to this are necessary.
- ❖ Consideration could also be given to any other facilities/infrastructure needed.

KEY FACTS

Parish population:	2,313
Age profile:	Mendip average:
19% 0-15 yrs	19%
10% 16-24 yrs	10%
22% 25-44 yrs	23%
41% 45-74 yrs	39%
7% 75+ yrs	9%

Approximate housing stock of village: **953**

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**
- **Village hall**
- **School**
- **GP surgery**
- **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

COLQ1: What makes Coleford 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

COLQ2: Are there any reasons why we should consider identifying further sites for housing than the 70 outlined in the Local Plan Part I?

COLQ3: 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.

COLQ4a: Are there any other potential development sites that we have not identified which you would like to draw our attention to?

COLQ4b: 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

COLQ5: 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?

COLQ6: 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?

COLQ7: 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

COLQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

COLQ9: Do you feel the current Development Limit should be changed? If so where and why?

Infrastructure/Facilities

COLQ10: 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

COLQ11: 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?

COLQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

COLQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

Other Matters

COLQ14: Are there any other planning issues in Coleford that you feel should be addressed in the Local Plan Part II?

COLQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

Coleford Appendix

Table A: Key designations and other relevant planning information

Constraint	Information	Implications for Local Plan Part II
Agricultural Land Classification	Coleford 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.
Ancient Woodland	Maggs Wood is an ancient woodland lying a short distance to the east of Coleford.	Ancient woodlands are an irreplaceable natural habitat and development should avoid their unnecessary loss or deterioration.
Areas of High Archaeological Potential and Interest	The southern part 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.
Area of Outstanding Natural Beauty (AONB)	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.
Coal Consultation Zone	Large areas around (underneath) the village have been previously worked for coal.	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	None.	Any development within the Conservation Area will need to be sympathetic.
Flood Zones	The very southern tip of the village lies in Flood Zone 3.	Development should generally be directed away from areas designated as at most risk from flooding (Zones 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	None. The nearest zones are around 500m to the south of the village.	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	There are areas where previous tipping operations have taken place to the north east and east of the village.	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 nine listed buildings in and around the village, all of which are Grade II.	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	The following Wildlife Sites lie immediately around the village: 1. Harris Vale – fields of unimproved neutral grassland (1.05 ha). 2. Shipperage Wood – ancient woodland, broadleaved coppice with scattered scrub and bracken (8.5 ha). 3. Maggs Wood – ancient semi-natural broadleaved woodland (6.91 ha). 4. Mells River – river with diverse flora and fauna abutting a range of habitats including ancient woodland (9.16 ha). 5. Whitehole Farm – unimproved grassland and small area of woodland (13.41 ha). 6. Packsaddle Bridge Fields – unimproved calcareous grassland with tufa deposits, marshy flush, broadleaved riparian woodland and stream (18.42 ha).	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
Mendip Bat Consultation Zone	The southern part of the village lies in an area where there is potential for the disturbance of greater horseshoe bats.	Any development within this area will need to take account of the potential for bats.
Mineral Consultation Areas	An extensive minerals consultation area (c. 18 sq. miles) lies outside of but skirts the southern edge of the village by virtue of carboniferous limestone/basalt deposits.	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 four OALS/LGS areas designated in Coleford (see Table 3 for details). One of these is also a Protected Recreation	These areas are protected from development under development policy 2 of the Local Plan Part I.

	Area (see below).	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 the village are designated as Protected Recreation Areas.	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	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.
Road Infrastructure	Coleford lies in 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.	The standard of local roads may dictate the scale of development a settlement can accommodate.
Scheduled Ancient Monuments (SAMs)	None.	Any development to the west of the village must ensure that the integrity of the SAMs is not damaged.
Sewage Treatment Buffer Zones	A Sewage Treatment Buffer Zone lies to the south east of the village overlapping with small parts of the eastern extent of the defined village.	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 Features	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.
Tree Preservation Orders - Areas and Trees	There are four TPO areas in Coleford together with numerous individually protected trees.	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?
COLE012 Land at Colbury House, Anchor Road	0.02	Small residential infill plot.	<ul style="list-style-type: none"> • None. 	Lapsed consent on residential infill plot - remains suitable for development.	Yes
COLE014 Land east of Anchor Road	3.35	<p>Grazing field lying to the far north west of the built up area of the village and lying partly to the rear of existing linear residential development between Greenfields and Lipyeate Cross. Open countryside lies to the east whilst other surroundings – except to the south – are characterised by agricultural land and sporadic clusters of primarily agricultural development</p> <p>Promoted for housing allotments and an employment area.</p>	<ul style="list-style-type: none"> • Lies in open sensitive landscape which affords longer distance views to the east. • Development perpetuates the linear development pattern of the village into open countryside. • Promoted land has no obvious defensible outer boundaries. 	Potentially suitable for development subject to careful consideration of identified constraints.	Yes
COLE021 Land at Springers Hill, Lower Coleford	0.15	<p>Site is part of a grazing field lying on the far south west corner of the village adjoining the Development Limit.</p> <p>The site takes access from a narrow rural lane that is especially steep on the approach from the village.</p>	<ul style="list-style-type: none"> • Within the Mendip Bat Protection Zone. • Narrow and steep access road from village. • The topography of the site has the potential to create a highly visible development. 	Potentially suitable for development subject to careful consideration of identified constraints.	Yes

COLE023 Ropewalk Farm, Highbury	1.46	Agricultural/pasture land adjoining the Development Limit bordered by the Farley Dell development to the south. Land is located in the northern part of Coleford adjacent to houses at Farley Dell.	<ul style="list-style-type: none"> • No obvious defensible outer boundaries to development. • Narrow means of access. • Impact on village setting. 	Potentially suitable subject to careful consideration of identified constraints.	Yes
COLE024 Land off Highbury Street	0.72	Overgrown land to rear of properties on Highbury Street adjacent to affordable scheme at Goodeaves Close. Adjacent to playing field and recycling centre.	<ul style="list-style-type: none"> • Former civic amenity site to north and covers landfill site. • Development would fit within settlement pattern. 	A constrained site. Suitability for housing will depend on the nature and extent of landfill and viability of remediation.	Yes
COLE028 Land adjoining Ashill House, Church Street	2.50	Prominent open field east of Ashill House between Church Street and the Green. Sloping land from north to south. Belt of trees crossing the middle of the site. Means of access from Church Street and appears constrained.	<ul style="list-style-type: none"> • Rights of Way cross site. • Listed buildings opposite (Holy Trinity Church). • Small part of site contains former landfill site. • Impact on setting and character of the village. • Access. 	Potentially suitable subject to consideration of constraints and establishing access.	Yes
COLE029 Land West of 4 Rope Walk	0.3	Paddock adjacent to existing residential properties – some tree screening. Means of access via property on Rope Walk.	<ul style="list-style-type: none"> • Right of Way to the south of the site. • Landscape Impact. 	Potentially suitable subject to consideration of constraints and establishing access.	Yes

*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
Q2COLE001	0.14	Grassed area with seating.	Not covered by any other designations.
Q2COLE002	0.24	Grassed area with seating.	Not covered by any other designations.
Q2COLE003	0.08	Grassed area with seating.	Not covered by any other designations.
Q2COLE004	0.16	Private garden alongside the river.	Not covered by any other designations.